

PLANNING COMMISSION

City of Holladay

May 2, 2023

City Council Chambers – 4580 S. 2300 E. Holladay



City of Holladay

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 **05/01/2023** to the Community and Economic Development Department; cmarsh@cityofholladay.com. Emailed comments will be read by the Commission Chair.

MEETING 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. **“Children’s Art Studio Summer Camp” – Conditional Land Use Permit: Home Occupation – 4600 S. Wellington St (R-1-10 Zone)**
Review and consideration of a request by Applicant **Kelly Philpott** as Owner, for a Conditional Use Permit for Home Occupation. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.08.040 *File #23-2-04*
2. **“Children’s Art Preschool” – Conditional Land Use Permit: Home Occupation Preschool – 4600 S. Wellington St (R-1-10 Zone)**
Review and consideration of a request by Applicant **Kelly Philpott** as Owner, for a Conditional Use Permit for a Home Occupation Preschool (up to 12 children). Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.08.040 *File #23-2-06*
3. **“Brinton Home Salon” – Conditional Land Use Permit: Home Occupation – 5266 S. Cottonwood Club Dr. (R-1-10 Zone)**
Review and consideration of a request by Applicant **Erin Brinton** as Owner, for a Conditional Use Permit for Home Occupation. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.08.040 *File #23-2-04*
4. **“2410 Kentucky Facade Update” Holladay Village - Architectural Design – 2410 Kentucky Ave (HV ZONE)**
Review and consideration of an architectural update proposal by Applicant/Property Owner, Nate Brockbank. Item reviewed as an administrative action of a permitted land use in the HV zone. Review to include architectural design details and related site features as per procedures and development standards of the Holladay Village zone §13.71, and §13.08.010D of the Holladay Code. *File #23-9-02*
5. **“4987 South Fairbrook” Right of Way Street Vacation – 4987 S Fairbrook (ZONE)**
Vacation of an unused portion of landscaped right of way at the intersection of Fairbrook and Arbor Lane. The area is proposed to be added to the re-described property description of the applicant’s abutting lot (Lot 31, Arborwood Park) required by Holladay Ord §14.48 and 13.10.080D *File #22-1-12*

ADJOURN

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted on the City of Holladay bulletin board, the City website www.cityofholladay.com, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: [DAY, MONTH DATE, 2023 @ TIME AM/PM]

*Stephanie N. Carlson MMC, City Recorder
City of Holladay*

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

FILE# 23-2-04; 23-2-06

PHILPOTT - HOME OCC. and PRESCHOOL

ADDRESS:

4600 S Wellington Street

LEGAL DESCRIPTION: 22-04-405-049

COM 1069 FT N & N 89° E 129.18 FT & N 28° W 108.79 FT FR SW COR OF SE 1/4 OF SE 1/4 SEC 4 T 2S R 1E SL MER N 28° W 56.11 FT N 89° E 265 FT M OR L TO CEN OF WELLINGTON ST SELY 56.11 FT M OR L S 89° W 262.5 FT M OR L TO BEG LESS STREET & CANAL 0.25 AC 7732-0621 9501-6715 9802-1967

APPLICANT/REPRESENTATIVE:

Kelly Philpott

PROPERTY OWNER:

Kelly Philpott

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailed 04/07/2023; 4/21/2023

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.08.040, 13.76.725

EXHIBITS:

- Zone map
- Staff Report
- Applicant Narrative
- Applicant supporting doc.

STAFF:

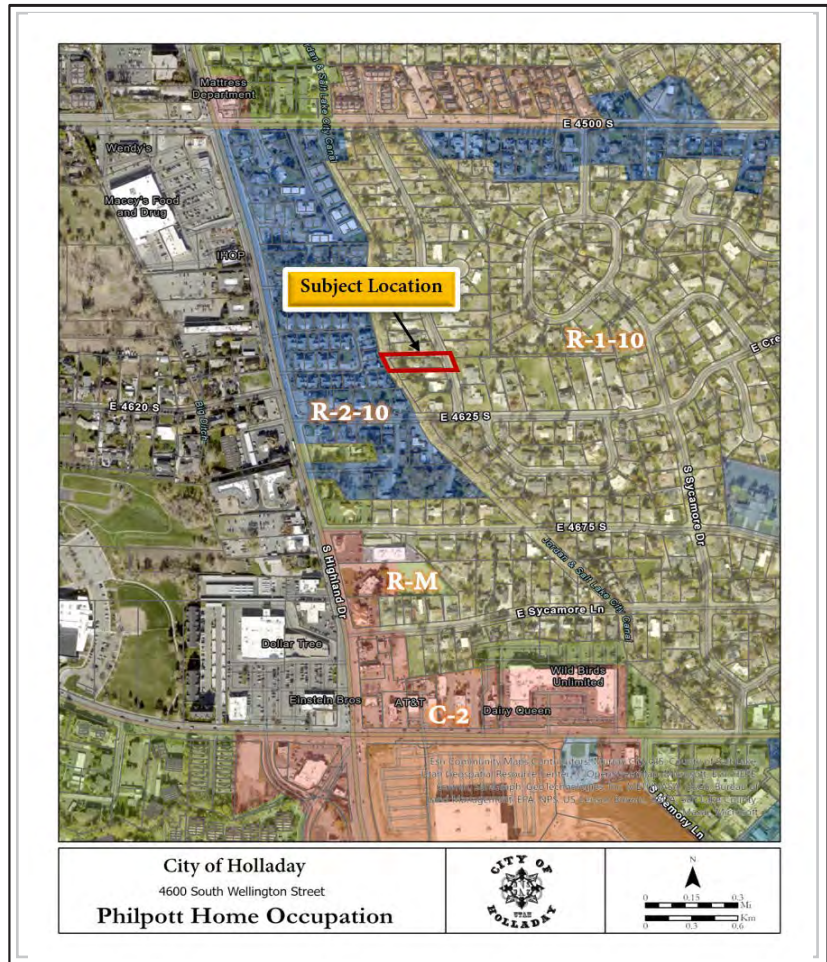
Carrie Marsh, City Planner

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:



REVISED NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Home Occupation Preschool

Date: Tuesday, MAY 2nd 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 review and consider a clarified proposal by Kelly Philpott for a Conditional Use Permit allowing a home occupation classified as *art studio preschool* at her property located at **4600 South Wellington St** in the R-1-10 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.76.730.

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

Please submit comments via email by 5:00 pm 05/01/2023 to Carrie Marsh, cmarsh@cityofholladay.com; City Planner. 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 webpage.

ATTENTION: This notice was mailed on 04/07/2023 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.



REVISED NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Home Occupation

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Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

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

Please submit comments via email by 5:00 pm 05/10/2023 to Carrie Marsh, cmarsh@cityofholladay.com; City Planner. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

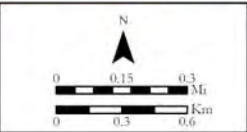
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City of Holladay
 4600 South Wellington Street
Philpott Home Occupation



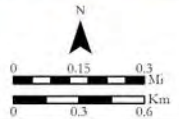


City of Holladay Community Maps Contributors: Murray City GIS, County of Salt Lake, Utah Geospatial Resource Center, OpenStreetMap, Microsoft, ESRI, Garmin, Satellite, GeoTechnologies, Inc, METI/NAAS, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, US Dept of Labor, Google Earth, Mapbox, ArcGIS

City of Holladay

4600 South Wellington Street

Philpott Home Occupation





Request: **CONDITIONAL USE – HOME OCCUPATION**
Project Children’s Art Studio and Preschool
Address: 4600 S Wellington Street
Zone: R-1-10
Applicant: Kelly Philpott
File No: 23-2-04; 23-2-06
Notice: Mailed to properties within 500’ on 4/07/2023 for Item #1; 4/21/2023 for Item #2.
Planner: Carrie Marsh

GOVERNING POLICIES/ORDINANCES:	13.03.020	CONDITIONAL USE SUBMITTAL REQUIREMENTS
	13.08.040	CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS
	13.76.730	HOME OCCUPATION (REGULATIONS)
	13.76.720	HOME DAYCARE/PRESCHOOL
	13.100	LAND USE TABLE (ALLOWED AS CONDITIONAL)
	05.54.010	HOME OCCUPATION (BUSINESS LICENSE)

PLANNING COMMISSION ACTION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue for each application. All motions require findings which support the decision. As directed by ordinance, Home Occupation applications shall be approved if the Land Use Authority can apply conditions which mitigate possible adverse effects of the proposed use. Holladay Ord. 13.08.040F

EXCECUTIVE SUMMARY

The City of Holladay conditionally allows the use of an individual’s dwelling for business purposes when the business use is incidental and secondary to the use of the dwelling for dwelling purposes. Home occupation ordinances allow for professional services be provided within main building, not an accessory building or yard space.

Ms. Philpott is seeking a Conditional Use Permit to conduct art lessons, which involves students ages 5-11 coming to the dwelling for four weeks in June for two hours per day, Monday through Thursday. The public hearing for this conditional use was held on April 18, 2023 and was continued due to the recognized need for two separate Conditional Use Permits based on two separate use types being proposed and the age and number of children involved. Ms. Philpott is seeking a second Conditional Use Permit to operate a preschool at the dwelling for up to 12 children under the age of six and not in full day school.

APPLICANT / PROPERTY SUMMARY

Applicant Kelly Philpott owns property at 4600 South Wellington, in a single-family residential zone (R-1-10). Ms. Philpott is requesting approval to license their home-based business providing art lessons for children age 5-11. She intends to see operate a summer camp as well as provide for normal weekly lessons. Pleases see the applicant’s narrative provided in the packet. Mrs. Philpott states that her lessons will be provided within an existing basement apartment with a separate entrance. Pick up and drop off will be directly facilitated by Mrs. Philpott, the process is also described in the narrative.

In addition to art classes and camps, Ms. Philpott is requesting approval to operate a preschool from the same space for up to 12 children who would be under the age of six. The preschool would operate on Tuesday and Thursday mornings from 9am to 11am during the school year (September – May).

TECHNICAL REVIEW COMMITTEE ASSESMENT

The TRC has reviewed both applications in accordance with regulating section 13.08.040 (Conditional Use Permit Review/Approval Standards), 13.76.730 (Home Occupation), and 13.76.720 (Home Daycare/Preschool) of the ordinance and found that the application has met the required provisions.

TRC RECOMMENDATIONS

The TRC recommends the commission consider the applicant's oral presentation as well as any public comments (written or oral) as part of the required public hearing while considering each conditional use permit request.

Staff recommends approval of **Item #1 for a Home Occupation** with the following suggested findings and conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F

Suggested Findings:

1. Land use and home occupation requirements as proposed follow existing city ordinances
2. All conditional uses as proposed meet approval standards as outlined in Chapter 13.08.040F

Suggested Conditions:

1. Off street parking areas shall be maintained as available during business hours – no street parking allowed.
2. Pick up Drop off shall be directly facilitated by the owner of the business – requiring the driver remain in the vehicle.
3. Obtain a Holladay business license
4. Hours of operation limited to Monday through Friday, 9am to 11am for four weeks in the summer
5. Conditions or complaints found to be in violation of set standards will require re-review by the planning commission or possible revocation of this permit as determined by the Community Development Director

SUGGESTED MOTION FORMAT:

*"I motion the Holladay Planning Commission move to _____ (APPROVE, DENY, CONTINUE) the application for a Home Occupation for "**Philpott Children's Art Studio** ", located at **4600 South Wellington.**, based upon the findings that the application _____(see above for staff suggested findings). This motion is subject to the following conditions _____(see above for staff suggested conditions)."*

Staff recommends approval of **Item #2 for a Home Occupation Preschool** with the following suggested findings and conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F

Suggested Findings:

1. Land use and home occupation requirements as proposed follow existing city ordinances
2. All conditional uses as proposed meet approval standards as outlined in Chapter 13.08.040F

Suggested Conditions:

1. Off street parking areas shall be maintained as available during business hours – no street parking allowed.
2. Pick up and Drop off shall be directly facilitated by the owner of the business – requiring the driver remain in the vehicle.
3. Maximum of 12 children on the premises at one time, including the caregiver's own children under the age of six and not in full day school
4. Obtain a Holladay business license
5. Hours of operation limited to Tuesday and Thursday, 9am to 11am, during the school year.
6. Conditions or complaints found to be in violation of set standards will require re-review by the planning commission or possible revocation of this permit as determined by the Community Development Director

SUGGESTED MOTION FORMAT:

*"I motion the Holladay Planning Commission move to _____ (APPROVE, DENY, CONTINUE) the application for a Home Occupation for "**Philpott Children's Art Preschool** ", located at **4600 South Wellington.**, based upon the findings that the application _____(see above for staff suggested findings). This motion is subject to the following conditions _____(see above for staff suggested conditions)."*

From: [Marjorie Delaney](#)
To: [Carrie Marsh](#)
Subject: approval of zoning change for Kelly Philpott
Date: Friday, April 28, 2023 8:11:26 AM

[External Email - Use Caution]

As neighbors (4586 S Wellington St) immediately north of the Philpott residence, we do not anticipate any traffic or parking problems to occur as a result of the proposed art classes which Kelly wants to teach in her home. Simply dropping off and picking up the children should not be a problem. If you have any further questions, please feel free to contact me at 801-859-1035 (Marjorie).

Thank you. Marjorie and Gary Delaney

From: [Venessa Dobson](#)
To: [Carrie Marsh](#)
Cc: kellyphilpott@gmail.com
Subject: Kelly Phillpott business
Date: Monday, April 24, 2023 5:03:14 PM

[External Email - Use Caution]

To Whom it May Concern:

I am a Holladay resident residing at 4593 S Wellington street. I live across the street from Kelly Philpott.

Kelly has an application in to the city to start a business out of her home this summer. As a neighbor, Kelly is very responsible, thoughtful and kind. I am certain that she would maintain thoughtful organization in the operation of the business.

As a small business owner myself, I am grateful to live in Utah, as it is the #1 state in the country for its support in small business. It is the backbone for our economy.

I absolutely stand behind Kelly as she begins this new business to teach the arts to children. I am hopeful that she garners your approval as well.

Please reach out if you have any questions or concerns.

Kindly,
Venessa Dobson

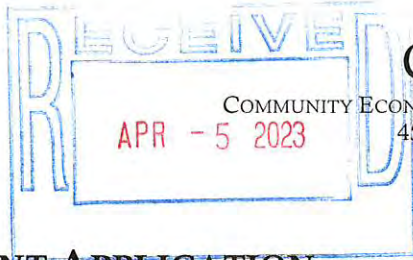
From: [Chris Davis](#)
To: [Carrie Marsh](#)
Subject: Art Studio on Wellington
Date: Thursday, April 27, 2023 8:28:36 PM

[External Email - Use Caution]

I am writing to support Kelli Philpot's plan for an art studio at her home on Wellington Street. I am not concerned about the traffic or the parking. I have discussed this with Kelli and agree with her pick-up/drop-off plan. I live at 1901 East Cresthill Drive, kitty-corner from the Philpots.

Sincerely,

Chris Davis



City of Holladay

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

GENERAL LAND USE/DEVELOPMENT APPLICATION

Name of Proposed Project: Children's Art Studio

Address of Project: 4600 S. Wellington St., Holladay, UT 84117

TYPE OF REQUEST: (mark all that apply)

ADMINISTRATIVE PROCEEDURES APPLY (ORD. 13.08)	LEGISLATIVE PROCEEDURES APPLY (ORD. 13.07)
<input type="checkbox"/> SITE PLAN () PERMITTED of () CONDITIONAL	<input type="checkbox"/> REZONE of PROPERTY
<input type="checkbox"/> SUBDIVISION PLAT	<input type="checkbox"/> GENERAL PLAN AMENDMENT
<input type="checkbox"/> CONDOMINIUM PLAT	<input type="checkbox"/> CODE AMENDMENT
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> HISTORIC SITE DESIGNATION
<input type="checkbox"/> NON-CONFORMING USE DECLARATION	<input type="checkbox"/> DEVELOPMENT AGREEMENT AMENDMENT
<input type="checkbox"/> OTHER:	<input type="checkbox"/> ANNEXATION

Applicant Name: (Please Print) Kelly Philpott Property Owners Name: (Please Print) Nathan & Kelly Philpott *ATTACH SIGNED "OWNER AFFIDAVIT"*

Applicant's Mailing: Address: 4600 S. Wellington St. City: Holladay State: UT Zip: 84117

Applicant Phone: 760.271.0677 Applicant's Email Address: kellymphilpott@gmail.com

Main Contact Person (Please Print): Name: Kelly Philpott Phone: 760.271.0677 email: kellymphilpott@gmail.com

Brief summary of proposal / request:
I would love to open a children's art studio in our basement apartment.

FILING FEES: (ORD 3.35)				OFFICE USE ONLY	
SITE PLAN REVIEW	\$600.00	REZONE of PROPERTY	\$900.00 + \$85.00/acre	FILE NUMBER	<u>23-2-04</u>
SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$600.00	PARCEL NUMBER	<u>22-04-405-049</u>
SUBDIVISION: Final = 6% of the cost of improvements)	\$2,000.00 + \$100.00/lot	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre	GENERAL PLAN	
CONDOMINIUM	\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00	ZONE	<u>R-1-10</u> ACRES: <u>25</u>
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange	PC ACTION	DATE:
CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION		CL ACTION	DATE:
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT			

RECEIPT DATE 4/5/2023 No. 191143

RECEIVED FROM Kelly Philpott \$ 100.00

one hundred dollars and no/100 DOLLARS

FOR RENT
 FOR condition use permit application - home business

ACCOUNT		<input type="radio"/> CASH
PAYMENT	<u>100.00</u>	<input checked="" type="radio"/> CHECK
BAL. DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM _____ TO _____

BY Came Mann

ill not be accepted.
gs dates at that time
onth
e applicant.

**City of Holladay
AFFIDAVIT OF PROPERTY OWNERSHIP
for property located at**

Address: 4600 S. Wellington St. Holladay, UT 84117

Subdivision: _____ Plat: _____ Lot: _____

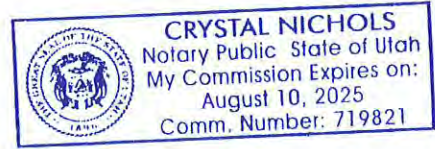
PROPERTY OWNER

I (we), Kelly Philpott being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statement herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Kelly Philpott
Property Owner

Property Owner

ACKNOWLEDGMENT



State of Utah)
County of Salt Lake) ss.

The foregoing affidavit was acknowledged before me this 5th day of April, 2023, who duly acknowledged to me that he did execute the same.

My commission expires: August 10, 2025 _____
Notary Public Crystal Nichols

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described above, do authorize as my agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Holladay considering this application and to act in all respects as our agent in matters pertaining to the attached application.

ACKNOWLEDGMENT

State of Utah)
County of _____) ss.

The foregoing affidavit was acknowledged before me this _____ day of _____, 20____, who duly acknowledged to me that he did execute the same.

My commission expires: _____
Notary Public _____

Kelly Philpott
4600 S. Wellington St.
Holladay, UT 84117

April 4, 2023

Dear Holladay City Planning Commission,

I am requesting the use of the basement apartment in our home at 4600 S. Wellington Street to be used as an Art Studio for kids. I am a licensed teacher who taught elementary school for 10 years in the public school system. Along with a current teaching license, I also have a Master's Degree in Elementary Education. My husband and I have three children, and our two daughters love to do art! We love to explore different mediums of art at home such as painting, clay, printmaking, embroidery, oil pastels, and their favorite... building creations from recycled and thrown away materials. I believe that art allows my children to express themselves and build confidence.

- 1) My proposed art studio for kids would consist of a summer camp that runs for the four weeks in June for two hours a day Monday through Thursday (The exact times would be 9am-11am). I would be inviting children ages 5-11 years old to attend.
- 2) I would also like to hold art classes for preschool and kindergarten students during the school year (September-May) on Tuesday and Thursday mornings from 9am-11am.

As for our space, our basement apartment has a separate exterior entrance with a bathroom and kitchen. One of our daughters went to an in-home preschool where we drove up and dropped off our child to a waiting teacher. After the class was over, we drove up and the teacher helped get the child into the car and buckled in, so that we could drive off without ever getting out of the car. It worked seamlessly. This is the way that I would like to run drop-off and pick-up. No one will be parking and getting out of their cars to pick up. I will also have one assistant teacher who will be teaching with me. There is a concrete slab parking spot that is in front of our house for the other teacher to use. She will not need to park on the street.

Thank you for considering this project. I hope you will allow me to open this art studio in our community.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Philpott". The signature is written in black ink and is positioned below the word "Sincerely,".

Kelly Philpott

Notice of Neighborhood Meeting

March 15, 2023

Kelly Philpott
4600 S. Wellington Street
Holladay, UT 84117
kellyphilpott@gmail.com

Dear Neighbor,

A neighborhood meeting will be held on Monday, April 3rd at 4:30pm at the Holladay City Library in the Holladay Meeting Room to discuss a proposed Children's Art Studio in my home located at 4600 S. Wellington Street. Please join me to discuss this project application and share your thoughts and feelings.

Please note that this is not a city of Holladay planning commission or city council meeting. This is a pre-meeting prior to presenting a pending application to the city of Holladay.

Thank you,

A handwritten signature in cursive script that reads "Kelly Philpott". The signature is written in black ink and is positioned below the typed name and contact information.

4/3/2023

Neighborhood Meeting

my address:

4600 S. Wellington St.

summer camp:

four weeks in June

M-Th 9am - 11am

Preschool/Kindergarten Art:

Tuesdays & Thursdays

9am - 11am

Process Art

clay

Printmaking

Tie Dye

Paper Mâché

Artist Study

Painting

Portraits

embroidery

weaving

Me:

10 years teach elem.

master's degree in edu.

4/3/2023

Neighborhood Meeting

4:30 pm

Kelly Philpott

Reid Philpott

Elsa Philpott

Owner of 2204405020000
4598 S PARKFIELD PL
MILLCREEK UT 84117

Owner of 22044050470000
4584 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044050610000
1828 E HOLLADAY FARM LN
HOLLADAY UT 84117

Owner of 22044050210000
4598 S PARKFIELD PL
MILLCREEK UT 84117

Owner of 22044050480000
4605 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044050640000
1815 E PEYTON CT
HOLLADAY UT 84117

Owner of 22044050220000
9483 S WINDEMERE CT
SOUTH JORDAN UT 84095

Owner of 22044050490000
4600 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044050650000
1819 E PEYTON CT
HOLLADAY UT 84117

Owner of 22044050230000
455 W 200 N
SALT LAKE CITY UT 84103

Owner of 22044050500000
4618 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044050680000
1816 E PEYTON CT
HOLLADAY UT 84117

Owner of 22044050240000
1935 E SPRING LN
HOLLADAY UT 84117

Owner of 22044050510000
211 S WILD FLOWER CIR
ALPINE UT 84004

Owner of 22044050690000
1820 E PEYTON CT
HOLLADAY UT 84117

Owner of 22044050250000
1855 E CRESTHILL DR
HOLLADAY UT 84117

Owner of 22044050520000
150 CRESTVIEW DR
PARK CITY UT 84098

Owner of 22044050700000
1832 E PEYTON CT
HOLLADAY UT 84117

Owner of 22044050260000

Owner of 22044050530000
4572 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044050710000
1836 E PEYTON CT
HOLLADAY UT 84117

Owner of 22044050430000
2278 E 6525 S
COTTONWOOD HTS UT 84121

Owner of 22044050540000
4574 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044050720000
4593 S HOLLADAY FARM LN
HOLLADAY UT 84117

Owner of 22044050440000
4566 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044050590000
1818 E HOLLADAY FARM LN
HOLLADAY UT 84117

Owner of 22044050730000
1857 PATTON TER
MCLEAN VA 22101

Owner of 22044050460000
11656 SIERRA CREST CT
SAN DIEGO CA 92131

Owner of 22044050600000
7220 RHINEHART WY
LAS VEGAS NV 89149

Owner of 22044050740000
4599 S HOLLADAY FARM LN
HOLLADAY UT 84117

Owner of 22044050750000
4603 S HOLLADAY FARM LN
HOLLADAY UT 84117

Owner of 22044060090000
1835 E COTTONWOOD GLEN CT
HOLLADAY UT 84117

Owner of 22044760060000
4593 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044050760000
1842 E PEYTON CT
HOLLADAY UT 84117

Owner of 22044060100000
1832 E COTTONWOOD GLEN CT
HOLLADAY UT 84117

Owner of 22044760070000
4605 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044050770000
1848 E PEYTON CT
HOLLADAY UT 84117

Owner of 22044060110000
1836 E COTTONWOOD GLEN CT
HOLLADAY UT 84117

Owner of 22044760080000
1901 E CRESTHILL DR
HOLLADAY UT 84117

Owner of 22044050910000
1821 E HOLLADAY FARM LN
HOLLADAY UT 84117

Owner of 22044060160000
792 E DRAPER VIEW RD
DRAPER UT 84020

Owner of 22044760090000
1915 E CRESTHILL DR
HOLLADAY UT 84117

Owner of 22044050920000
1825 E HOLLADAY FARM LN
HOLLADAY UT 84117

Owner of 22044060170000
11238 S WYNGATE LN
SANDY UT 84092

Owner of 22044760100000
1927 E CRESTHILL DR
HOLLADAY UT 84117

Owner of 22044050930000
1829 E HOLLADAY FARM LN
HOLLADAY UT 84117

Owner of 22044280090000
2396 E BERNADINE DR
SALT LAKE CITY UT 84109

Owner of 22044760110000
5528 S AVALON DR
MURRAY UT 84107

Owner of 22044050940000
PO BOX 171078
SALT LAKE CITY UT 84117

Owner of 22044760010000
196 E 3200 N
KAMAS UT 84036

Owner of 22044760160000
4112 S 1400 E
SALT LAKE CITY UT 84124

Owner of 22044050950000
4591 S HOLLADAY FARM LN
HOLLADAY UT 84117

Owner of 22044760030000
4575 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044760170000
4968 S STANFORD LN
HOLLADAY UT 84117

Owner of 22044050960000
4968 S HOLLADAY PINES CT
HOLLADAY UT 84117

Owner of 22044760040000
4577 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044760190000

Owner of 22044050980000
PO BOX 17352
SALT LAKE CITY UT 84117

Owner of 22044760050000
4585 S WELLINGTON ST
HOLLADAY UT 84117

Owner of 22044760220000
4568 S SUNCREST DR
HOLLADAY UT 84117

Owner of 22044760230000
4574 S SUNCREST DR
HOLLADAY UT 84117

Owner of 22044790050000
PO BOX 57231
MURRAY UT 84157

Owner of 22044760240000
4580 S SUNCREST DR
HOLLADAY UT 84117

Owner of 22044790060000
993 E BIRKEN ST
WASHINGTON UT 84780

Owner of 22044760250000
195 W 2950 S
SOUTH SALT LAKE UT 84115

Owner of 22044790070000
10812 NE 143RD ST
KIRKLAND WA 98034

Owner of 22044770010000
1855 E 4650 S
HOLLADAY UT 84117

Owner of 22044790110000
1894 E WAGSTAFF DR #21415
HOLLADAY UT 84117

Owner of 22044770070000
1855 E 4650 S
HOLLADAY UT 84117

Owner of 22044790120000
4136 S CAMILLE ST
HOLLADAY UT 84124

Owner of 22044770090000
1857 E 4650 S
HOLLADAY UT 84117

Owner of 22044810020000
9527 S GLASS SLIPPER RD
SANDY UT 84092

Owner of 22044770110000
2856 PALOMA ST
PASADENA CA 91107

Owner of 22044810030000
9527 S GLASS SLIPPER RD
SANDY UT 84092

Owner of 22044780010000
1913 E WAGSTAFF DR
HOLLADAY UT 84117

Owner of 22044810040000
2102 E CARRIAGE CHASE LN
SANDY UT 84092

Owner of 22044780020000
1930 E 4625 S
HOLLADAY UT 84117

Owner of 22044810050000
PO BOX 171014
SALT LAKE CITY UT 84117

Owner of 22044790020000
1028 S 1900 E
SALT LAKE CITY UT 84108

Owner of 22044810060000
9527 S GLASS SLIPPER RD
SANDY UT 84092

FILE# 23-2-05

BRINTON HOME OCCUPATION - SALON

ADDRESS:

5266 S. Cottonwood Club Dr.

LEGAL DESCRIPTION: 22-09-453-008

LOT 2, CAMBRIDGE ESTATES SUB. 4764-0052 6907-2796
9860-8289 10226-7150 10236-4211 10357-7426

APPLICANT/REPRESENTATIVE:

Erin Brinton

PROPERTY OWNER:

Erin Brinton

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #3

PUBLIC NOTICE DETAILS:

Mailed 04/21/2023

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.08.040

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

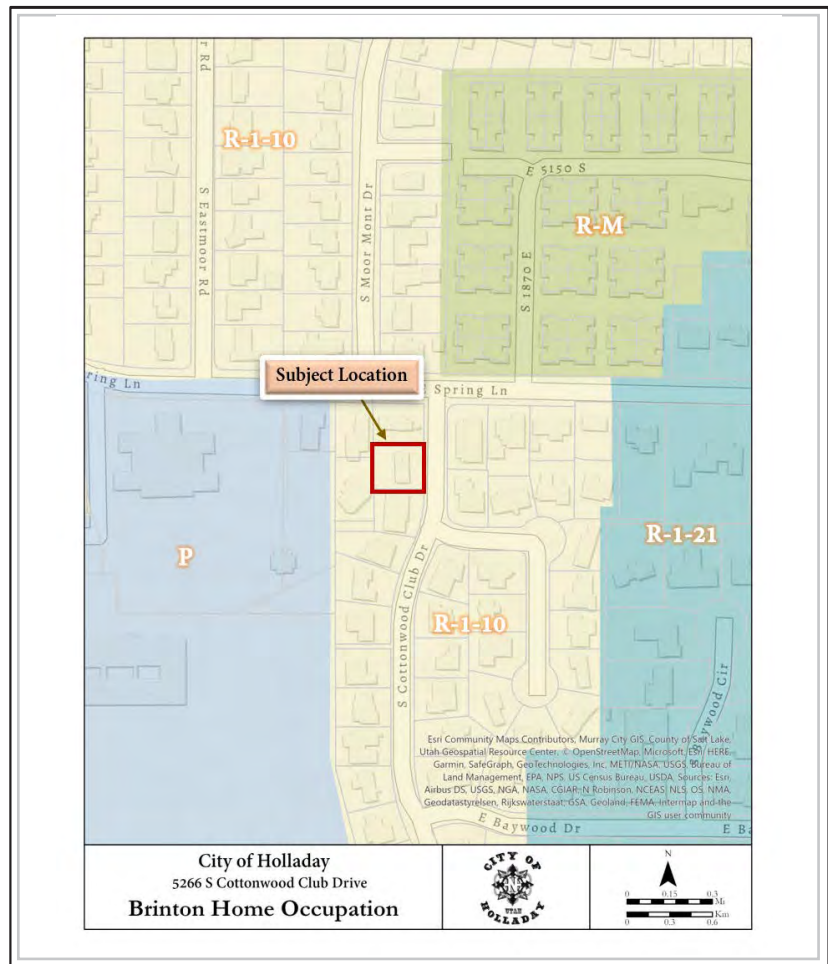
Carrie Marsh, City Planner

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:



NOTICE OF A PUBLIC HEARING
CONDITIONAL USE PERMIT – Home Occupation

Date: Tuesday, MAY 2nd 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 review and consider a proposal by Erin Brinton for a Conditional Use Permit allowing a home occupation at her property located at **5266 S. Cottonwood Club Dr.** in the R-1-10 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.76.730.

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

Please submit comments via email by 5:00 pm 05/01/2023 to Carrie Marsh, cmarsh@cityofholladay.com; City Planner. 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 webpage.

ATTENTION: This notice was mailed on 04/21/2023 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.



NOTICE OF A PUBLIC HEARING
CONDITIONAL USE PERMIT – Home Occupation

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Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

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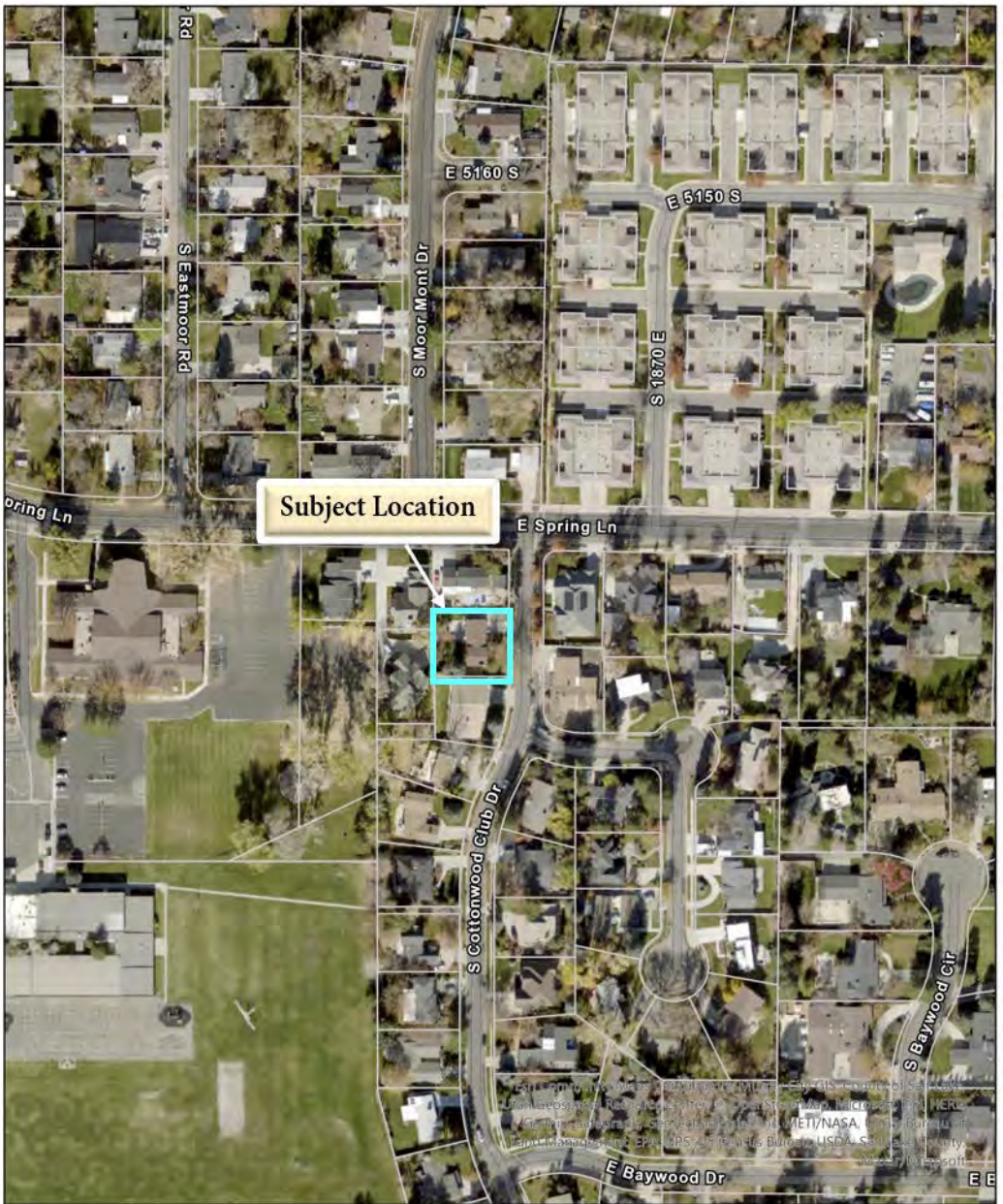
****No zone or ordinance change is proposed in conjunction with the/this application. ****

Please submit comments via email by 5:00 pm 05/01/2023 to Carrie Marsh, cmarsh@cityofholladay.com; City Planner. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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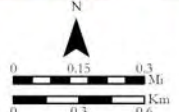


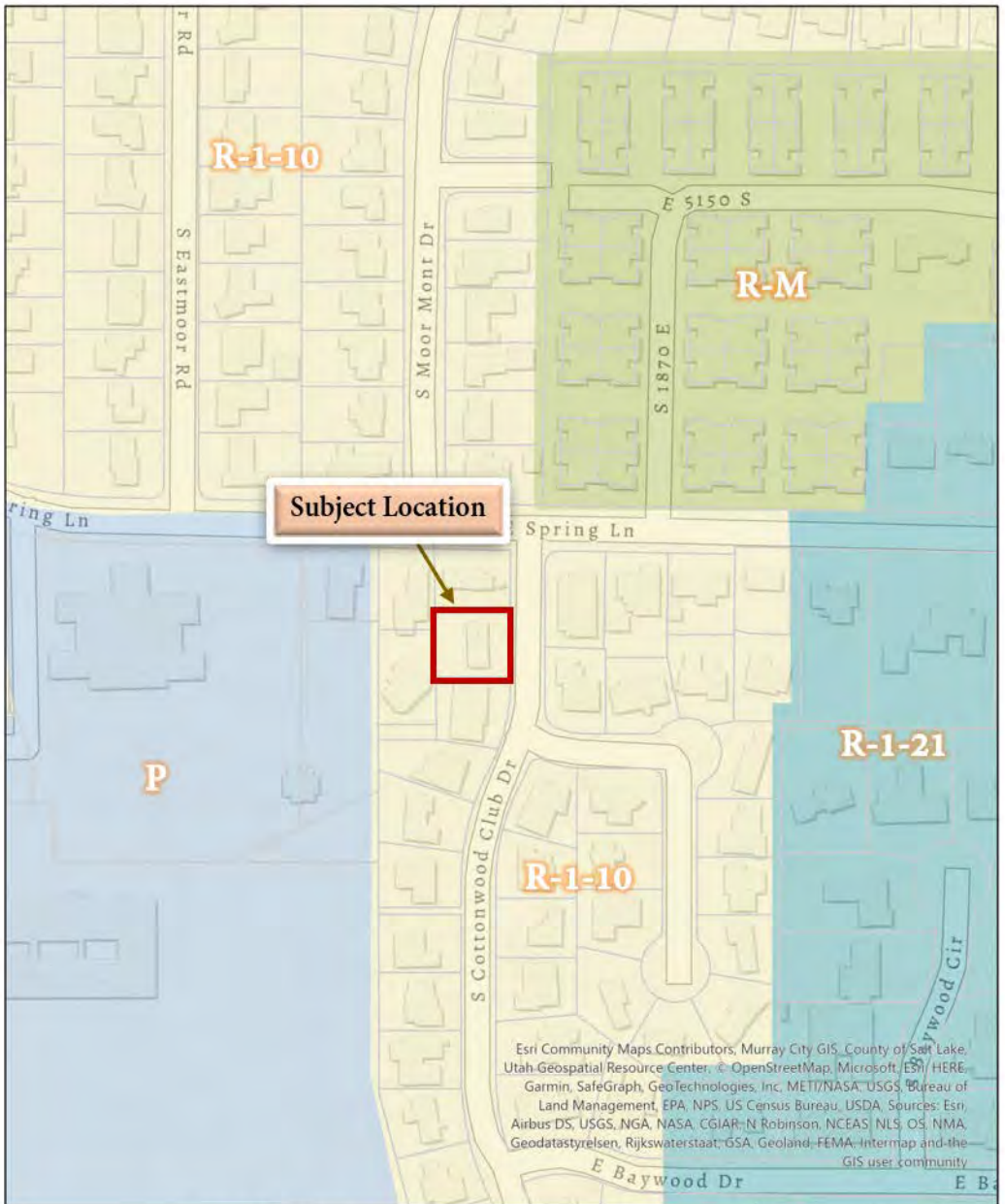


Subject Location

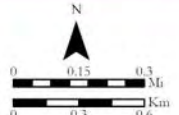


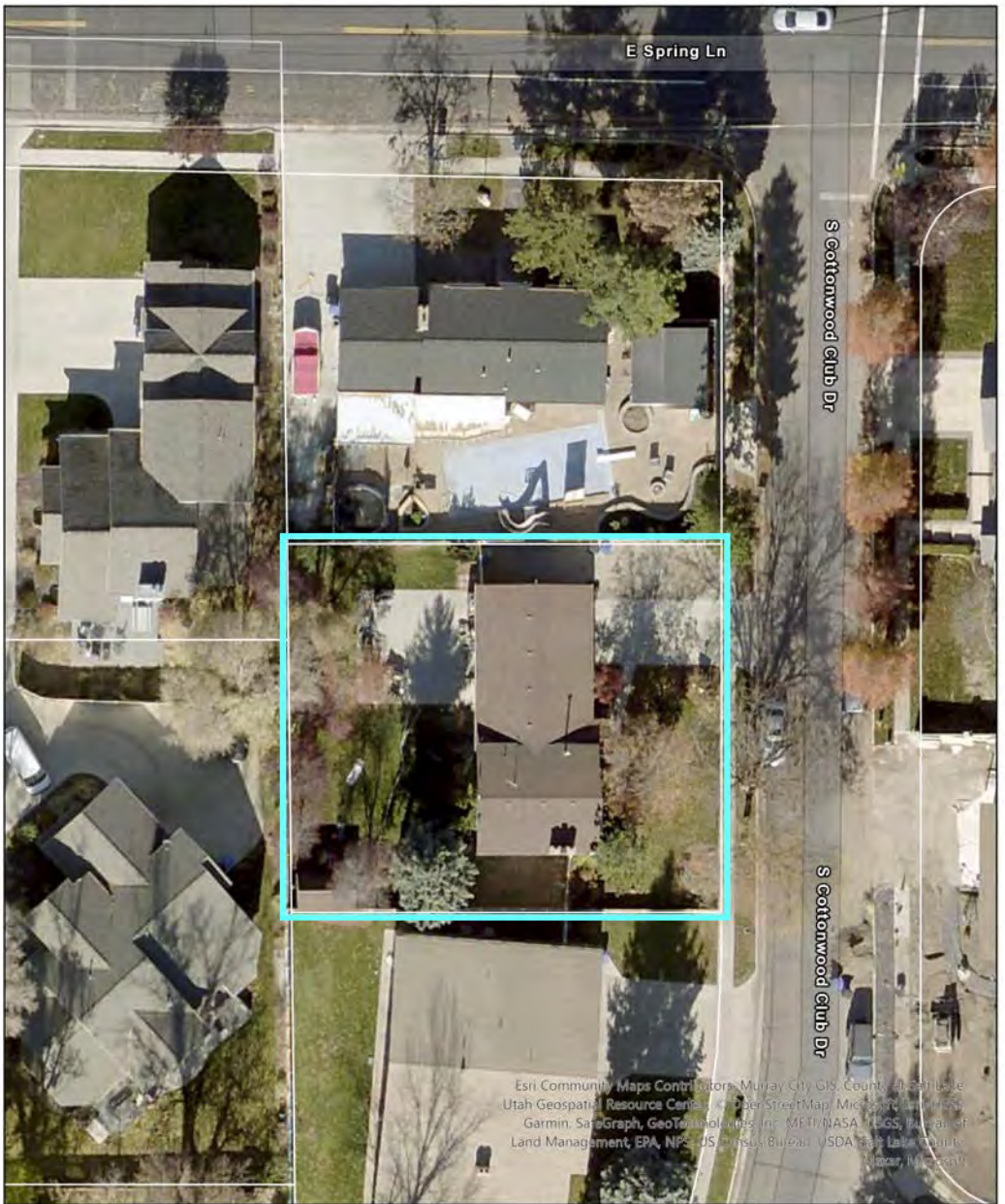
City of Holladay
5266 S Cottonwood Club Drive
Brinton Home Occupation



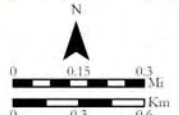


City of Holladay
 5266 S Cottonwood Club Drive
Brinton Home Occupation





City of Holladay
 5266 S Cottonwood Club Drive
Brinton Home Occupation





Request: **CONDITIONAL USE – HOME OCCUPATION**
 Project: Erin Brinton
 Address: 5266 S Cottonwood Club Dr.
 Zone: R-1-10
 Applicant: Erin Brinton
 File No: 23-2-05
 Notice: Mailed to properties within 500’ on April 21, 2023.
 Planner: Carrie Marsh

GOVERNING POLICIES/ORDINANCES:	13.03.020	CONDITIONAL USE SUBMITTAL REQUIREMENTS
	13.08.040	CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS
	13.76.730	HOME OCCUPATION (REGULATIONS)
	13.100	LAND USE TABLE (ALLOWED AS CONDITIONAL)
	05.54.010	HOME OCCUPATION (BUSINESS LICENSE)

PLANNING COMMISSION ACTION 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, Home Occupation applications shall be approved if the Land Use Authority can apply conditions (if any) which mitigate possible adverse effects of the proposed use. Holladay Ord. 13.08.040F

EXCECUTIVE SUMMARY

The City of Holladay conditionally allows the use of an individual’s dwelling for business purposes when the business use is incidental and secondary to the use of the dwelling for dwelling purposes. Home occupation allows for the production of goods on the property and requires that the sale of those goods involve the use of the main building, not an accessory building or yard space. Ms. Brinton is seeking a Conditional Use Permit to conduct business which involves customers coming to the dwelling to purchase personal services on the premises by appointment.

APPLICANT / PROPERTY SUMMARY

Applicant Erin Brinton owns property at 5266 S Cottonwood Club Dr., in a single-family residential zone (R-1-10). Ms. Brinton is requesting approval to license their home-based salon business consisting of esthetic services including facials and waxing. She intends to provide services Tuesday through Friday from 10am to 5pm by appointment only. Only one client will be present at a time and client appointments will have a half hour gap between them. The salon is located in a basement with a separate entrance with three parking spaces provided on the driveway.

TECHNICAL REVIEW COMMITTEE ASSESMENT

The TRC has reviewed the application in accordance with regulating section 13.08.040 (Conditional Use Permit Review/Approval Standards) and 13.76.730 (Home Occupation) of the ordinance and found that the application has met the required provisions.

TRC RECOMMENDATIONS

The TRC recommends the commission consider the applicant’s oral presentation as well as any public comments (written or oral) as part of the required public hearing while considering this conditional use permit request. Staff recommends approval of this item with the following suggested findings and conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F

Findings:

1. Land use and home occupation requirements as proposed are in compliance with existing city ordinances
2. The conditional use as proposed meets approval standards as outlined in Chapter 13.08.040

Conditions:

1. Off street parking areas shall be maintained as available during business hours – no street parking allowed.
2. Obtain a Holladay business license
3. Hours of operation limited to Tuesday through Friday, 10am to 5pm
4. Conditions or complaints found to be in violation of set standards will require re-review by the planning commission or possible revocation of this permit as determined by the Community Development Director

SUGGESTED MOTION FORMAT:

*“I motion the Holladay Planning Commission move to _____ (APPROVE, DENY, CONTINUE) the application for a Home Occupation for “**Melissa Davis: Sole Balance Foot Zone Therapy**“, located at **3975 S.3210 E.**, based upon the findings that the application _____(see above for staff suggested findings). This motion is subject to the following conditions _____ (see above for staff suggested conditions).”*



CONDITIONAL USE: HOME BASED BUSINESS APPLICATION & REQUIRED SUBMITTALS

****For businesses requiring customers, clients, employees or other outside traffic coming to the home.****
(5.54.010 & 13.76.730)

Following Documents are Required for a Complete Submittal:

1. The following information shall be submitted to the Community Economic Development Department:

- Completed **General Development Application** Form
- Applicable fees as per 03.35
- Proof of Ownership – Signed Ownership Affidavit, *Applicant must reside at the residence*
- Narrative detailing the request; to the Planning Commission and reasons or justifications for the granting of such use. This letter should explain the nature of the business, business hours, traffic impacts (if any), etc. to assist staff and the Planning Commission better understand the request. The letter should address why the Conditional Use will not be in contrast to the public interest and whether or not the proposed use will be in keeping with the character of the existing zoning of the area. Refer to the Home Occupation Ordinance and describe all sections that apply to your request. Review Holladay Ord. 13.08.040 for approval/denial standards.
- Onsite Parking plan accommodating all traffic
- Building floor plans showing operations, if required by the Community Economic Development Department

2. The application should be filed no later than **3 weeks prior** to the desired public hearing date before the Planning Commission. The Planning Commission generally meets on the 1st and 3rd Tuesday of the month

Application Procedure and Process as per 13.08.040

1. The Community Development Director will notify you of the Planning Commission meeting date
2. The Community Development Department will publish a notice in required media and mail notice to all property owners within 500' meeting and will post notice on your property (do not remove this notice)
3. The agenda on which this item will be considered will be available/posted 24hours prior to the meeting
4. To mitigate the potential detrimental effects, the Planning Commission will consider all elements of 13.08.040F while reviewing your application, please review sections entitled:
 - a. A conditional use shall..
 - b. A conditional use shall not...
5. If the anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use permit shall be denied.
6. The Planning Commission will make a decision only after the required public hearing.
7. If approved a conditional use permit shall not relieve an applicant from obtaining any other authorization, permit, or license required under this title or other title of this code.
8. A C.U.P. approval shall run with the land, unless otherwise specified and is subject to revocation, or expiration



GENERAL LAND USE/DEVELOPMENT APPLICATION

Name of Proposed Project: Brinton Home Salon

Address of Project: 5266 S. Cottonwood Club Dr. Holladay UT 84117

TYPE OF REQUEST: (mark all that apply)

ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)		LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)	
<input type="checkbox"/>	SITE PLAN () PERMITTED of () CONDITIONAL	<input type="checkbox"/>	REZONE of PROPERTY
<input type="checkbox"/>	SUBDIVISION PLAT	<input type="checkbox"/>	GENERAL PLAN AMENDMENT
<input type="checkbox"/>	CONDOMINIUM PLAT	<input type="checkbox"/>	CODE AMENDMENT
<input checked="" type="checkbox"/>	CONDITIONAL USE PERMIT	<input type="checkbox"/>	PUBLIC STREET: NAME CHANGE, VACATION + CLOSURE or DESIGNATION
<input type="checkbox"/>	SPECIAL EXCEPTION	<input type="checkbox"/>	HISTORIC SITE DESIGNATION
<input type="checkbox"/>	NON-CONFORMING USE DECLARATION	<input type="checkbox"/>	DEVELOPMENT AGREEMENT AMENDMENT
<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	ANNEXATION

Applicant Name: (Please Print) Erin Brinton Property Owners Name: (Please Print) Erin Brinton

Applicant's Mailing:
 Address: 5266 S. Cottonwood Club Dr. City: Holladay State: UT Zip: 84117

Applicant Phone: 801.809.4397 Applicant's Email Address: erin@erinbrinton.com

Main Contact Person (Please Print):
 Name: Same as above Phone: - email: -

Brief summary of proposal / request:
I would like to operate my salon business from my home. I work 3-4 days per week, seeing 3-5 clients a day.

FILING FEES: (ORD 3.35)			
SITE PLAN REVIEW	\$600.00	REZONE of PROPERTY	\$900.00 + \$85.00/acre
SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$600.00
SUBDIVISION: Final = 6% of the cost of improvements	\$2,000.00 + \$100.00/lot	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre
CONDOMINIUM	\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION	
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	\$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION	\$75.00
SPECIAL EXCEPTION	\$600.00	OTHER	
SUBDIVISION AMENDMENT	\$500.00		
			FINAL TOTAL DUE: <u>100-</u>

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

CITY OF HOLLADAY
AFFIDAVIT OF PROPERTY OWNERSHIP
FOR PROPERTY LOCATED AT

ADDRESS: 5266 S. Cottonwood Club

SUBDIVISION _____ PLAT _____ LOT _____

PROPERTY OWNER

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

Erin Brinton
PROPERTY OWNER

PROPERTY OWNER

ACKNOWLEDGMENT

STATE OF UTAH)

) SS.

COUNTY OF SALT LAKE)

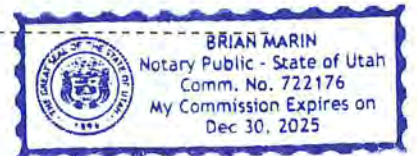
THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2023, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 12/30/2025

Brian Marin

NOTARY PUBLIC

PROPERTY OWNER'S
AGENT AUTHORIZATION



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

ACKNOWLEDGMENT

STATE OF UTAH)

) SS.

COUNTY OF _____)

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

City Of Holladay,

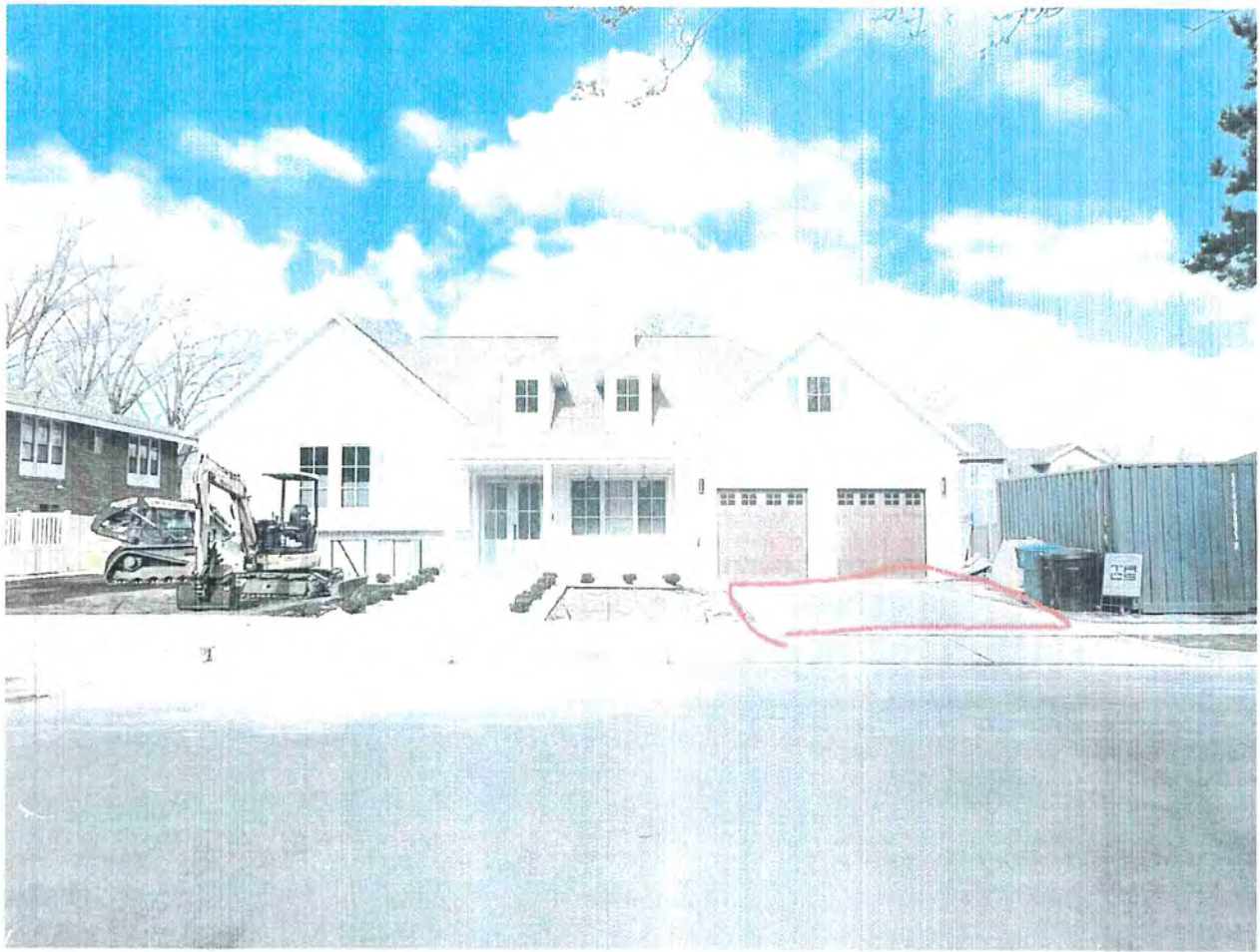
I am applying for a conditional use permit for my home based esthetics business.

I am a Master Esthetician, I perform facial and waxing services to clients. My business hours are Tuesday-Friday 10-5. My business will not have any impact on traffic, as I am by appointment only. I see one client at a time with 30 minute cleanup time in between each client. Clients will park in my driveway and there will be no on street parking. We have a two car garage for our personal cars and 3 parking spaces in the driveway. The door into the business is a basement entrance set back away from sidewalks and is nicely landscaped.

I don't have any reason to believe my small home based business will bother my neighbors or affect Holladay in any way.

Thank you for your consideration.

Erin Brinton



Parking Site Plan for 5266 Cottonwood Club Drive. Conditional Use Permit Application.

Please see the parking area in red. There are 2 spots in the driveway, and the grey container is being removed and will add an additional 3rd space.

City of Holladay
4580 So. 2300 East
Holladay UT 84117

801-272-9450

Receipt No: 2.015578

Apr 19, 2023

Mrs. Brinton

Previous Balance:	.00
Building Permits - Land Use Fees	100.00
10-34-3000 Land Use Fees	
<hr/>	
Total:	100.00
<hr/> <hr/>	
Cash	100.00
Total Applied:	100.00
<hr/>	
Change Tendered:	.00
<hr/> <hr/>	

04/19/2023 11:49 AM

April 20th, 2023

Erin Brinton

5266 Cottonwood Club Dr.

Holladay, Utah 84117

801-809-4397

RE: Notice of neighborhood meeting.

Dear Neighbor,

A neighborhood meeting will be held on Wednesday, April 26th, from 7:00 pm to 7:30 pm,

In the front yard of 5266 S. Cottonwood Club Dr. Holladay, Utah 84117

We will discuss my proposed application for a conditional use permit within Holladay City.

Please join me in discussing my proposal for my home-based business. I run a small esthetics business providing facials and waxing, which will not affect my neighbors or the city of Holladay. Please come with any questions or concerns you might have.

Please note that this is NOT a City of Holladay Planning Commission or City Council meeting. This pre-meeting is before presenting a pending application to the City of Holladay.

Thank you.

Erin Brinton

801-809-4397

Brinton Neighborhood Meeting Addresses

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ZIP	PROPERTY_LOCATION
BOARDMAN, MATTHEW S; JT BOARDMAN, JESSIC	5231 S EASTMOOR RD	HOLLADAY UT	84117-6916	5231 S EASTMOOR RD
JAMES, WILLIAM A & BARBARA P; TRS	5214 S MOOR MONT DR	HOLLADAY UT	84117-6925	5214 S MOOR MONT DR
HICKENLOOPER, MATTHEW S; JT LONGSTAFF, R	1801 E SPRING LN	HOLLADAY UT	84117-6928	1801 E SPRING LN
SORENSEN, SHAWN K & LEEA S; TC	5213 S MOOR MONT DR	HOLLADAY UT	84117-6924	5213 S MOOR MONT DR
SCHREYER, KIRSTEN; JT SCHREYER, RYAN; JT	1821 E SPRING LN	HOLLADAY UT	84117-6972	1821 E SPRING LN
LARRY JOE WILKINS & DEBRA L WILKINS TRUS	1814 E SPRING LN	HOLLADAY UT	84117-6929	1814 E SPRING LN
HAZEN, SHAWN L & CARLY V; JT	5290 S COTTONWOOD CLUB DR	HOLLADAY UT	84117-7610	5280 S COTTONWOOD CLUB DR
FREDERICKSON, AARON; JT WHYTE-FREDERICKS	1820 E SPRING LN	HOLLADAY UT	84117-6929	1820 E SPRING LN
BEZYACK, KATHRYN D	5280 S COTTONWOOD CLUB DR	HOLLADAY UT	84117-7610	5280 S COTTONWOOD CLUB DR
ZARR, LOUISE S	PO BOX 17635	SALT LAKE CITY UT	84117-0635	5302 S COTTONWOOD CLUB DR
SHIELDS, YVONNE M; TR (YMST)	5316 S COTTONWOOD CLUB DR	HOLLADAY UT	84117-7648	5316 S COTTONWOOD CLUB DR
HARKER, JOSH & EMILY ANNE CLARK; JT	1826 E SPRING LN	HOLLADAY UT	84117-6929	1826 E SPRING LN
WHITWORTH, STEVE L & SHARI P; TRS (S&SW	1858 E SPRING LN	HOLLADAY UT	84117-6971	1858 E SPRING LN
NAM, SANG Y	1860 E SPRING LN	HOLLADAY UT	84117-6971	1860 E SPRING LN
GRISLEY, LARS; JT GRISLEY, KATIE; JT	1839 COTTONWOOD CLUB CIR	HOLLADAY UT	84117-7626	1839 E COTTONWOOD CLUB CIR
AYUB, BRISA; JT REID, GORDON K; JT	1849 COTTONWOOD CLUB CIR	HOLLADAY UT	84117-7626	1849 E COTTONWOOD CLUB CIR
LESLIE JANE HALL MARSTELLA FAMILY TRUST	1857 COTTONWOOD CLUB CIR	HOLLADAY UT	84117-7626	1857 E COTTONWOOD CLUB CIR
PELLATT, MORTON & SLATTERY, MARTHA L; TR	5287 COTTONWOOD CLUB CIR	HOLLADAY UT	84117-7638	5287 S COTTONWOOD CLUB CIR
WEST, ARNOLD J & JENNIFER B; TRS	3441 S DECKER LAKE DR	WEST VALLEY UT	84119-3477	5255 S COTTONWOOD CLUB DR
PAUL, ROBERT P; TR (RPP TR)	5293 S COTTONWOOD CLUB DR	HOLLADAY UT	84117-7654	5293 S COTTONWOOD CLUB DR
ARRINGTON, DAVID L & GEORGANNE B; TRS	5309 S COTTONWOOD CLUB DR	HOLLADAY UT	84117-7647	5309 S COTTONWOOD CLUB DR
BLAZEK, JEROME E JR & RUTH A; JT	1846 COTTONWOOD CLUB CIR	HOLLADAY UT	84117-7637	1846 E COTTONWOOD CLUB CIR
HAWKINS, TYLER M; JT HAWKINS, HEATHER E;	5304 COTTONWOOD CLUB CIR	HOLLADAY UT	84117-7645	5304 S COTTONWOOD CLUB CIR

FILE# 23-9-02

HOLLADAY VILLAGE, BUILDING DESIGN

ADDRESS:

2410 East Kentucky Ave

LEGAL DESCRIPTION: 22-10-206-040

BEG N 21°54' E 255.29 FT & S 38°00'30" E 702.05 FT & N 65°30' E 157.425 FT FR N 1/4 COR SEC 10, T 2S, R 1E, SLM; N 65°30' E 90.61 FT; S 24°30' E 143.37 FT; S 70°11'42" W 90.646 FT; N 24°36'40" W 36.432 FT; N 52°03'29" E 1.174 FT; N 39°18'12" W 4.489 FT; N 24°36'54" W 94.906 FT TO BEG. 0.30AC M OR L. 6654-0272 9661-8902

APPLICANT/REPRESENTATIVE:

Nate Brockbank, Nolen Mendenhall

PROPERTY OWNER:

N BROCKBANK INVESTMENTS, LLC

ZONING:

HV, Holladay Village

GENERAL PLAN DISTRICT:

Mixed Use-Holladay Village (MU-HV)

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailed 04/21/2023

REQUEST:

Architectural Design Approval

APPLICABLE REGULATIONS:

13.71.070

EXHIBITS:

- Zone map
- Staff Report
- Applicant Narrative
- Building Design

STAFF:

Jonathan Teerlink, CED Director

DECISION TYPE:

Administrative/Procedural:

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

SITE VICINITY MAP



Notes:



Request: **BUILDING DESIGN UPDATE – HOLLADAY VILLAGE ZONE**
 Address: 2410 East Kentucky
 Zone: Holladay Village (HV)
 Applicant: Nate Brockbank
 File No: 23-9-02
 Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.06.050B	ADMINISTRATIVE DECISION PROCEDURES
	13.08.010D	ADMINISTRATIVE APPROVAL PROCEDURES
	13.71	HOLLADAY VILLAGE ZONE DEVELOPMENTS

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. §13.71.065

BACKGROUND

Located east of Holladay Blvd is the locally known, “Old State Liquor Store”. Built in 1963 this building has provided a space for several Holladay businesses.

The city requires all remodeling of existing structures within the HV Zone to update or also “remodel” the façade. Such projects are required to approved by the Planning Commission prior to construction. Nate Brockbank, property owner and Nolen Mendenhall, Architect and have been working with the Holladay Technical Review Committee (TRC) in designing a faced update the “Old Liquor Store”, which complies the Holladay Village zone design standards.



PROJECT SUMMARY

- *No proposal for an expansion of the building footprint or overall height*
- Current use provides martial art training by “Flash Academy”
- New interior remodel intends to support a change to a restaurant use.
- HV Zone requires a façade update when any interior remodel and/or change of use is proposed (Ord. §13.71.020)
- Onsite parking layout is static and directly affects the number of available patron tables.

TECHNICAL REVIEW COMMITTEE ANALYSIS

Restaurants under 10,000 sq ft are a permitted use in the Holladay Village zone – no conditional use permit review is required. As the proposal changes the use of the property, the applicant must update the building design prior to building permit approval. It is the opinion of the TRC that the proposed façade update is in step with the goals of the HV area.

DESIGN: Critical and fundamental design focus is clearly stated by ordinance: Holladay Village Building Design ([13.71.080.E](#)). The applicant’s proposed design came as a result of a review process by the TRC under direction of the Community and Economic Development Director as well as a direct past experience of the applicant’s architect, serving on Holladay’s Design Review Board (DRB) for 3+years.

Currently, the membership of the Holladay DRB is under filled. City administration is reviewing applications to replace outgoing members. According to §13.71.070B3, in lieu of a DRB recommendation, the TRC has gone to great lengths to ensure that the PC can review an overall building design which is in harmony with stated design elements. The proposed result is a façade update of an existing building fits that with the motif of the Holladay Village and intends to be welcome addition to the mix of designs and styles of buildings in the Village.

STAFF RECOMMENDATIONS

The PC should allow the public input on the building design and to allow the applicant to present the project in detail. SPECIFICALLY: The commission is encouraged to have in in-depth conversation with the applicant regarding:

- Existing parking conditions to accommodate interior and exterior seating. – NO street parking on Kentucky Ave will be allowed by this use.
- Preservation, enhancing tree canopy along all property lines and street tree planting.

For procedural clarity, the motion is only to approve or to continue the applicant’s building design and related site features as they relate to 13.71. It is the staff’s recommendation to the PC to review and discuss this project for compliance with design guidelines established by the zone ordinance for an existing building. They include;

- Compatibility with objectives of the HV zone
- Building Design
 - Building Mass, no continuous mass of uniform height for more than 100’
 - Breaks in the roofline with distinct roof character which relates to façade articulations.
 - Structural Articulation
 - Façade Embellishments
 - Recessed primary entrances
 - Consistency of chosen architectural style featuring
 - Window and door treatment which embellishes the facade.
 - Decorative light fixtures.
 - Unique facade treatment, such as decorative materials and design elements.
 - Decorative paving.
 - Trellises, railings, gates, grillwork, or unique landscaping
 - High quality exterior finishes
- Public amenities, art, plaza, patios, etc.
- Landscaping as provided in 13.77
 - Parking areas, entrances should enhance neighboring properties
- Lighting, if any, shall be Dark Sky Complaint and be of LED in the warm kelvin spectrum



As the TRC held discussions with the applicant over the above points, a recommendation by the CED Director is provided based upon the following findings;

- A. In accordance with 13.71.070.B3 this department has waived the DRB review step as described in 13.71.070.C based upon the following findings
1. Current reorganization of the Holladay DRB membership will cause undue delay to this remodel project, and
 2. The existing building is not proposed to be rebuilt, expanded or added to, and
 3. The TRC has found the proposed façade update to be compliant with the Design Standards of the Village zone, and
 4. The architect is a 6-year member and former Chair of the Holladay Design Review Board, and
 5. Planning Commission review remains the as a final approving body.
- B. The redesign is found to be in harmony with design standards set forth in 13.71.080 as architecture which will “...improve the quality and compatibility of development in the HV Zone”, by representing the vision of the Holladay Village master plan providing a range of retail uses by enhancing existing, small scale buildings by updating the building styles.

SAMPLE MOTION: “I move to _____ (approve, continue) the amended building design for 2410 East Kentucky Ave., in the HV zone. Finding that this design”



CITY of HOLLADAY

Nolen Mendenhall
Mendenhall Architecture & Design
4635 South Highland Drive
Holladay, UT 84117

RE: 2410 East Kentucky Remodel

Mr. Mendenhall,

The Holladay administration is currently in the process of interviewing new DRB members with backups just for this scenario. Based on that situation here is what I propose. I will be evoking the following [Holladay code](#):

13.71.070.B3. When the Community and Economic Development Director determines, after review of the conceptual design plan, that one or more of the application requirements and procedural steps is not applicable to the application under consideration, such requirements may be waived in writing.

Based upon 13.71.070.B3 this department has waived the DRB review step as described in 13.71.070.C based upon the following findings

- 1) The existing building is not proposed to be rebuilt,*
- 2) The TRC has found the proposed façade update to be compliant with the Design Standards of the Village zone,*
- 3) Current reorganization of the Holladay DRB membership will cause undue delay to this remodel project,*
- 4) The architect for this project is a 6 year member and former Chair of the Holladay Design Review Board, and*
- 5) Planning Commission review remains the as a final approving body.*

As such, I have the following upcoming Planning commission meetings are available Oct. 4th, Oct 18th and Nov 8th

Let me know how you and your client would like to proceed.

Sincerely,

Jonathan Teerlink
CED, Director
City of Holladay





NOTICE OF A PUBLIC HEARING
COMMERCIAL SITE & BUILDING DESIGN

Date: Tuesday, MAY 2nd 2023
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

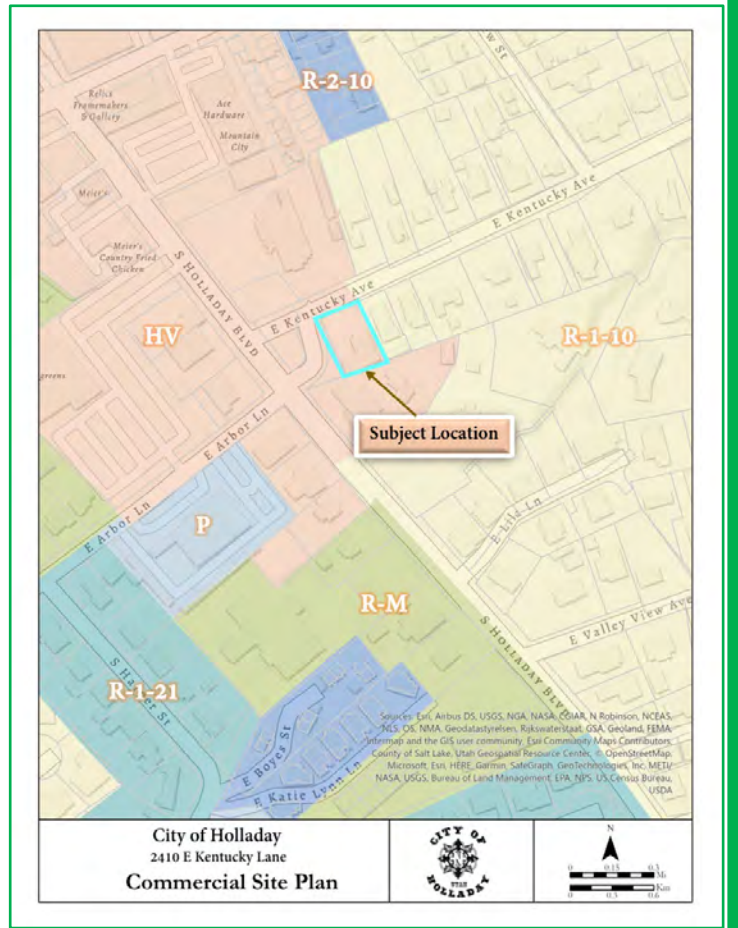
Notice is hereby given that the City of Holladay Planning Commission will review and consider a site and building design update proposal by Nate Brockbank. The applicant’s interior remodel plan, to accommodate a change of use at **2410 East Kentucky Ave**, requires a façade update designed in accordance with the Holladay Village zone design guidelines. Planning Commission review and consideration will be according to Holladay Ord. §13.71.070.

****NO ZONE OR ORDINANCE CHANGE IS PROPOSED IN CONJUNCTION WITH THIS APPLICATION****

Please submit comments via email by 5:00 pm 05/01/2023 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 04/21/2023 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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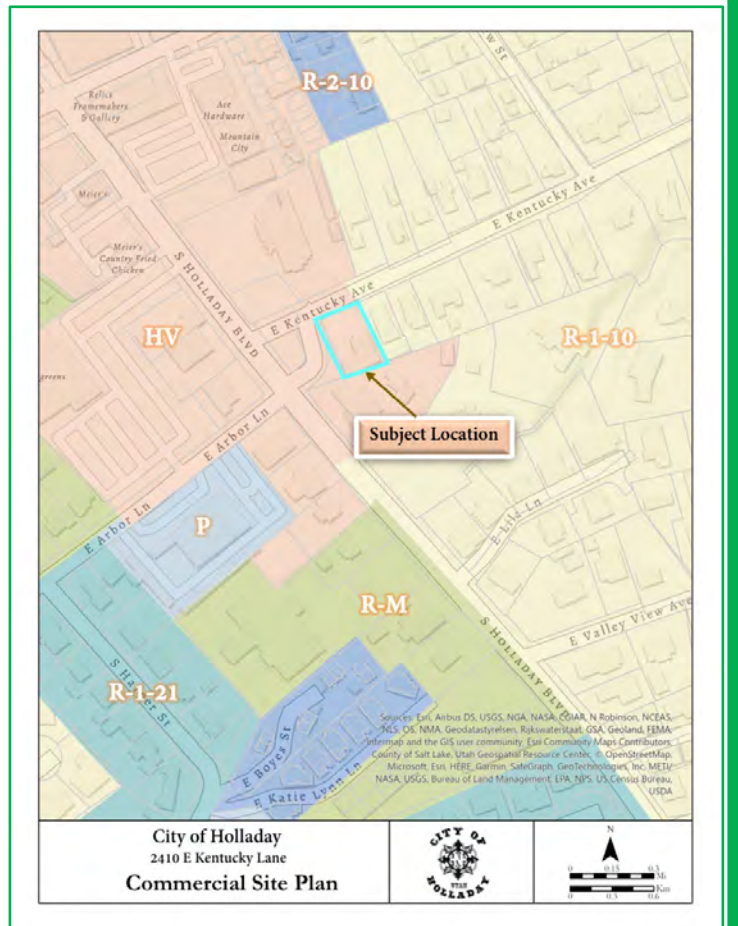
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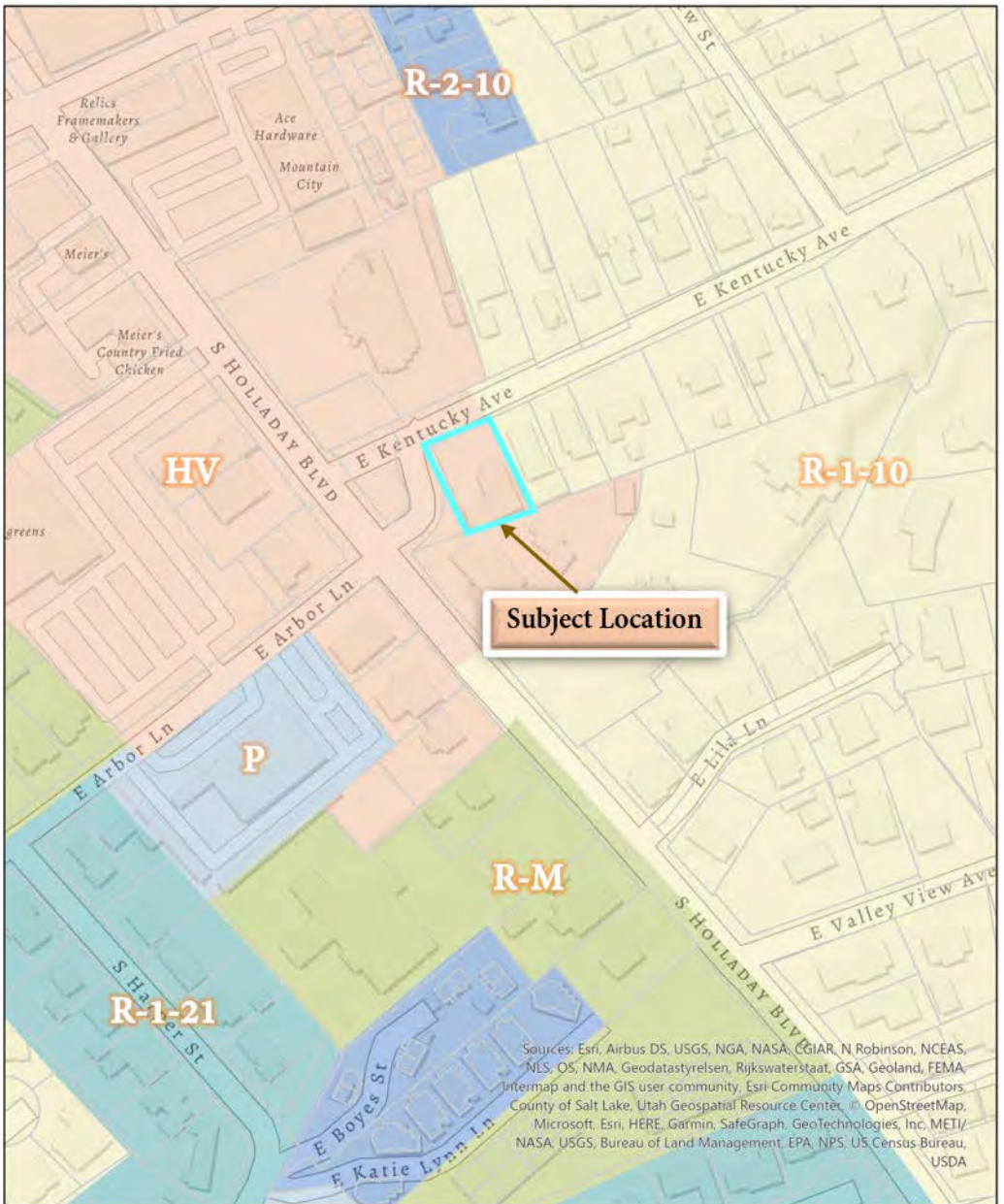
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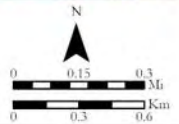
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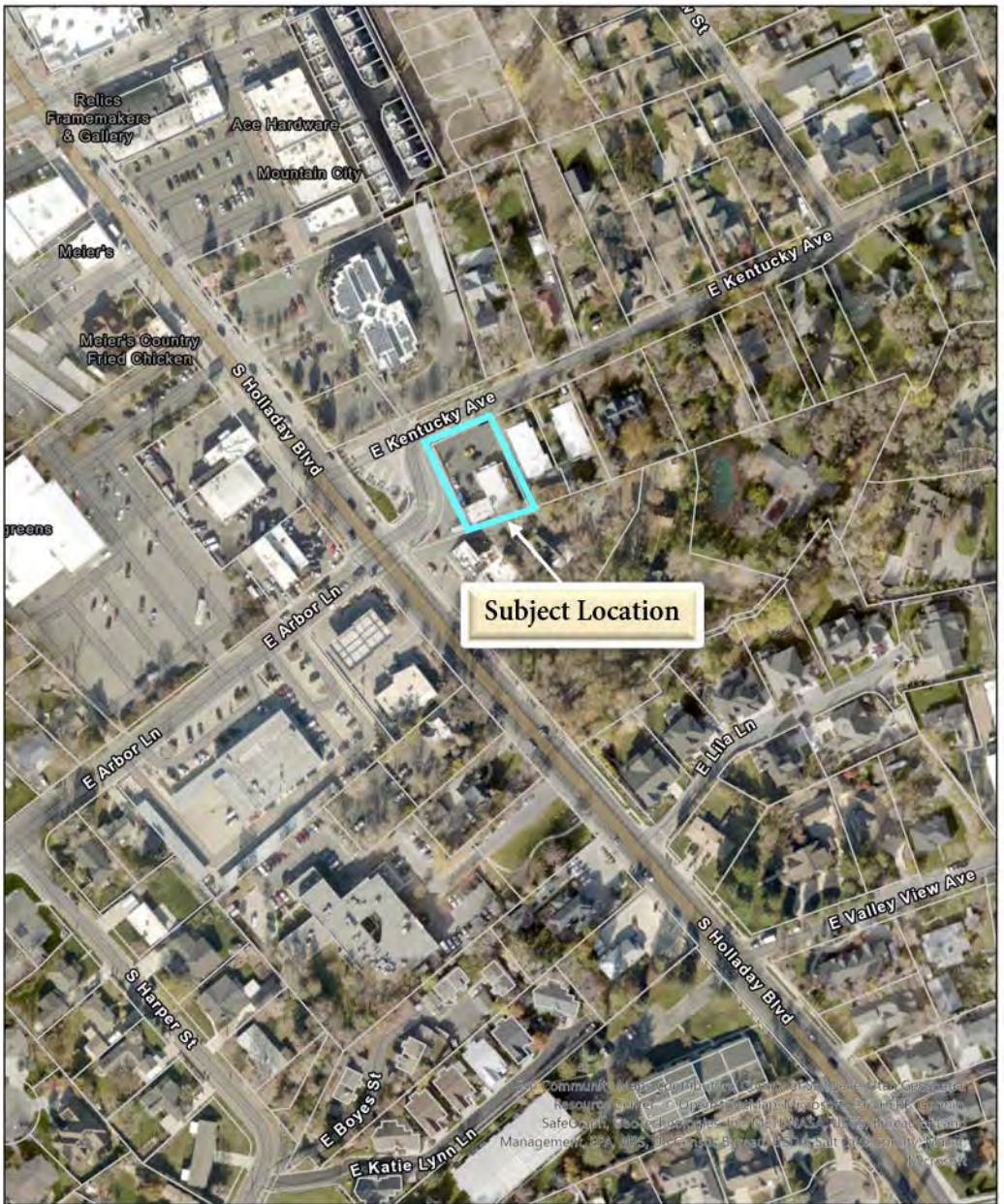
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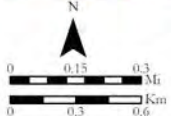
City of Holladay
 2410 E Kentucky Lane
Commercial Site Plan





Subject Location

City of Holladay
2410 E Kentucky Lane
Commercial Site Plan

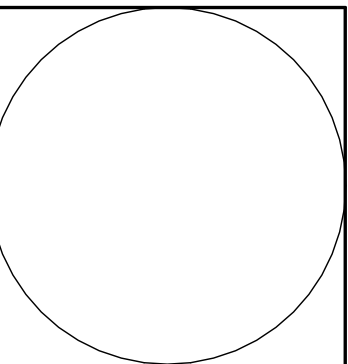
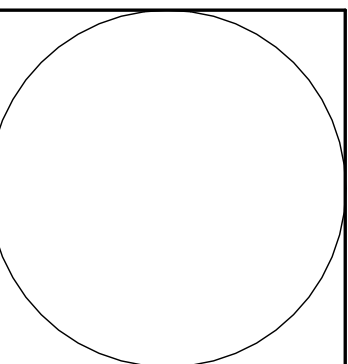






Mendenhall
Architecture
& Design, LLC

4635 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UT
801.277.2935



THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS THEREFOR, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MENDEHALL 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:
KENTUCKY BUILDING
2410 EAST KENTUCKY AVE.
HOLLADAY, UT 84117

revisions:		
DATE	BY	DESCRIPTION

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

3D Site View
A.02

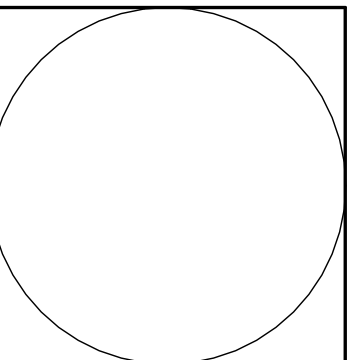
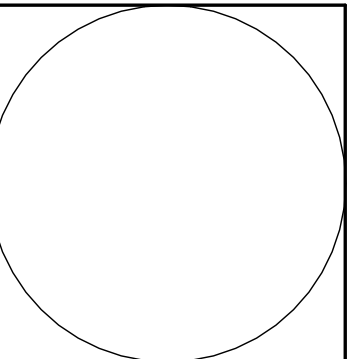


1 ISOMETRIC SITE



**Mendenhall
Architecture
& Design, LLC**

4635 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UT
801.277.2935



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revisions:

DATE	MARK	DESCRIPTION

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

Rendering
A.03

FILE# 22-1-12

STREET VACATION

ADDRESS:

4987 South Faribrook

LEGAL DESCRIPTION:

Intersection of Arbor Lane and Fairbrook Lanes

APPLICANT/REPRESENTATIVE:

Kyle Ranson

PROPERTY OWNER:

Kyle Ranson

ZONING:

R-1-21

GENERAL PLAN DISTRICT:

Low Density Residential-Protected (CE-P)

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailed 04/21/2023

REQUEST:

Street Vacation / Subdivision Amendment

APPLICABLE REGULATIONS:

13.10.080D

14.48

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

Jonathan Teerlink, CED Director

DECISION TYPE:

Legislative:

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

SITE VICINITY MAP



Notes:



Request: **STREET VACATION – INTERSECTION OF FAIRBROOK & ARBOR LANE**
 Project: “4987 Fairbrook Street Vacation”
 Address: Junction of Arbor Lane and Fairbrook Lane
 Zone: R-1-21 (Residential, one home per half acre)
 Applicant: Kyle and Courtney Ranson
 File No: 23-1-12
 Notice: Mailed 04/21/2023
 Staff: Jonathan Teerlink

GOVERNING ORDINANCES:	14.48	STREET VACATIONS
	13.10.080.D	VACATION OF ALL OR SOME OF A PUBLIC STREET (PLAT)

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

The City Council, upon **recommendation from the Planning Commission**, is authorized to approve an amendment to a subdivision or an amendment to a recorded plat that includes the creation of, or amendment or vacation of, all or part of a public street or other public easement or right-of-way. Amending a subdivision plat requires review and approval by the Land Use Authority (Planning Commission). Decisions and approval must be during public meeting. The notice for the required public hearing of this first step, with a mailed notice to all properties accessing this portion of the street proposed to be vacated

SUMMARY

Review and consideration of an application by Kyle Ranson, Property Owner to vacate a portion of unused right of way by adjusting the curvature and alignment of the public street around an existing landscaping island at the **junction of Arbor Lane and Fairbrook Lane**, and to include the area into applicant’s property (lot 31 Arborwood Park)

TECHNICAL REVIEW COMMITTEE ANALYSIS

During the original development of Arborwood Park (1946), a wide road curvature at this intersection was designed and dedicated as part of the subdivision plat, as approved by Salt Lake County Commission. Up until approximately 1997, this area was void of a landscaping island. Without direct access to Salt Lake County planning documents, it is assumption by this department that the island was installed to slow traffic around this wide curve at this intersection. Since that time the abutting property owner(s) have landscaped, maintained and irrigated this island which features a small public walkway and on-street parking stall. Though a small path meanders behind the landscaping, the city does not maintain any feature of this area. City ordinance §2.11.300, 13.10.080.D and §14.48 allows an applicant to petition the city to vacate portions of public right of way. The applicant, as the abutting property owner, is interested in receiving this ‘unused’ public property.



1970 aerial



1997 aerial

During the preparation of this application the area proposed to vacated has been prepared under close review and recommendation by the City of Holladay Engineering department. The TRC accepted proposal describes an appropriate area of 2,764 sq ft to be vacated while still maintaining the city-standard 50' public right of way widths for both Fairbrook and Arbor lanes and also providing a standard road curvature dimension of a residential street – design standards which, if the Arborwood Park subdivision were proposed today would be held to.

The TRC feels it appropriate to make the commission aware of a similar condition directly across the street. An adjacent landscaping area, also within the public right of way is currently maintained by the abutting property owner. Though no application to vacate this adjacent area is proposed or assumed to be considered as part of this application, the dimensions of the applicant's vacation area, as currently presented to the commission, may prevent a similar proposal for the adjacent area – a petition would narrow width of the right of way to less than standard public right of way width.

RECOMMENDATION

All required elements needed to present a petition for street vacation have been submitted and reviewed by the TRC. The application has been determined to be complete and ready for review and recommendation by the Planning Commission. The TRC collectively feels that this 2,764 square feet street vacation proposal is appropriate. The Planning Commission should conduct the required public hearing and moderate a discussion based upon pertinent points set forth in Holladay ordinance 13.10.080.D and 14.48 before forwarding a recommendation to the City Council. Staff has provided recommended findings.

RECOMMENDED FINDINGS:

- 1) Properties considered part of this application will continue to comply with the R-1-43 zone
- 2) No *new* property/lots or right of way will be created by the amendment
- 3) Good Cause for the vacation is found in the following areas
 - a. Intersection design of Arborwood Plat provides for street dimensions non-conducive to single family residential traffic – i.e. width curves accommodate faster traffic speeds
 - b. Does not amend or alter the current conditions of existing streetscape - established since 1997
 - c. Maintains city standard public road dimensions
- 4) Neither the public interest nor any person will be materially injured by the vacation.
- 5) No windfall enrichment to the abutting property owner is found when considering the added area and its relation to substantial property right(s). (i.e. the added area will not provide subdivision opportunity, added building height or additional land uses not currently enjoyed by property within the vicinity, etc.).

MOTION EXAMPLES

*"I _____ move to recommend (approval, Denial, or to Continue) the **STREET VACATION** at the intersection Arbor and Fairbrook Lanes on behalf and in benefit for **"4987 FAIRBROOK LANE, LOT 31 OF ARBORWOOD PARK"** a residential subdivision in the R-1-43 zone, upon finding that the subdivision:*



NOTICE OF A PUBLIC HEARING PARTIAL STREET VACATION / CLOSURE

Date: **Tuesday, MAY 2nd & MAY 18th 2023**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission, City Council**

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of a proposal by Kyle Ranson to vacate a portion of the intersection of **Fairbrook and Arbor Lane (approx. 4987 s)**. During the May 2nd meeting, the Commission will forward their recommendation to the City Council for a final review and decision on May 18th. All considerations will be reviewed by the Planning Commission for compliance with Holladay Ord. 14.48, 13.10.030B, 13.10.080D

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

Please submit comments via email by 5:00 pm 05/01/2023 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed by order of the Community and Economic Development Director, Jonathan Teerlink as per §13.102, to all residents with direct access to the area to be vacated. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



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Our justification for this proposal: (1) The front northwest corner of our home (kitchen) is only 23 feet from the front walk-in gate that is part of a wooden fence we put up years ago to protect our children from drivers speeding north on Fairbrook and whizzing around a very large, wide, curving intersection at our property's edge. Even though we had bought the house, we always disliked how close the road was to the home.

(2) Before Holladay incorporated, Salt Lake County wanted to decrease the size of the large Fairbrook/Arbor intersection and came to us and said if we would care for the eastern island the County would put up two islands at the intersection, one on the western side and one on the eastern side. We said we would do as they desired and set about planting and caring for the eastern island that exists today at this intersection. We have vegetated, nurtured, weeded, watered, and cared for the island ever since.

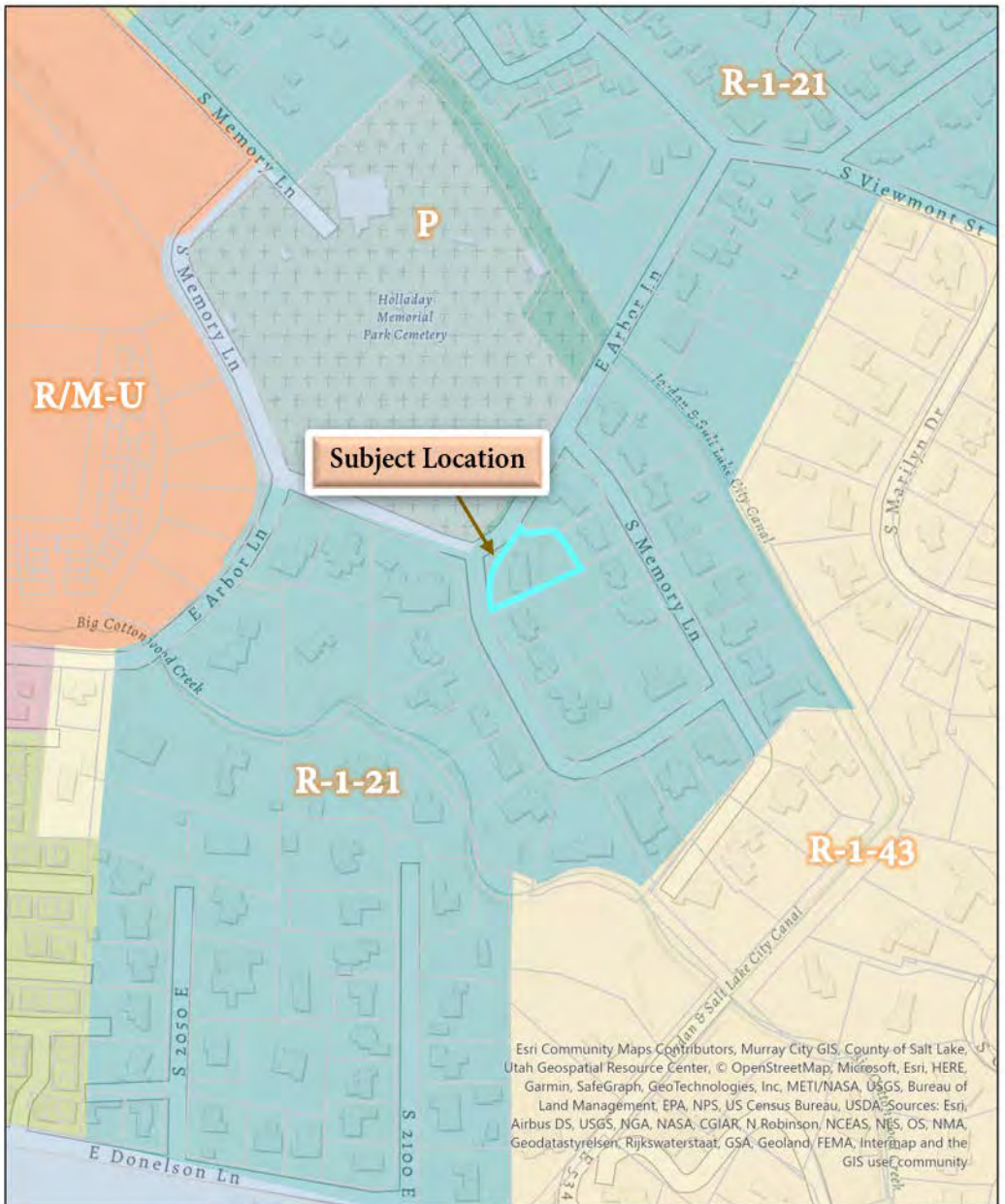
(3) Watering meant putting out a hose during spring, summer and fall, generally daily in hot summers. After tiring of carrying a hose, we decided to ask a lawn sprinkler repairman if he could stretch our lawn sprinkler line to the island and put sprinkler heads on the island to water flowers, bushes, and trees that are there. The cost was about two or three hundred dollars, as we recall. By this time the City of Holladay had incorporated and we wondered if the city would be interested in assisting to beautify City property at this location. I called Randy Fitts and left a message proposing that the City pay the several hundred dollars to put in a water line and sprinkler heads and that we would continue to water the island and pay for that as part of our yard watering expense. In a number of days Randy and Tosh Kano showed up and were very pleased with our suggestion. Randy and Tosh thanked us for caring for this small part of the City. Ultimately the City reimbursed us for the amount noted above. Incidentally, we not only pay for the watering, we pay for annual spring and fall clean-up and replacement of bushes and vegetation and other costs that come up from time to time.

(4) But while visiting with us Randy said, "You are putting in all the time, effort, and money to care for this, why don't you let the City sell you the land? We don't need all this. Other intersections don't have islands. We'd probably sell you most of the island and just keep enough space for people to walk by." We had never thought of such an idea. But due to family expenses our dollars seemed stretched and we declined interest.

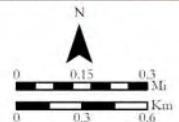
(5) But in the passage of time, we have regretted not pursuing Randy's suggestion. So that is what we are doing now. At some point the care of the island, its beautifying, and watering problem will befall to the City. At that point perhaps the City will want to beautify the island with rocks and vegetation that requires no watering other than what nature gives. Or perhaps the City will create a small several foot-wide barrier island to define the road as occurs now, leaving space for a walking path adjacent to that barrier. Thus, not knowing how much the City would desire to retain limits our making a specific square-foot request. Our proposal is that we want to purchase as much as the City will permit. We assume such a City decision will not be contrary to the City's General Plan (including the Transportation Element) or contrary to the City Land Development Code. We know a purchase by us will increase our annual property taxes. If the City grants our request it would not be our plan to soon uproot any asphalt or existing vegetation. Rather, we would prefer to leave things as they are for awhile and contemplate what we might do with additional property and when would be the appropriate time to do it. This is largely because plans cannot be contemplated until we learn if the City will sell only a small amount of land or a sizeable amount or none at all.

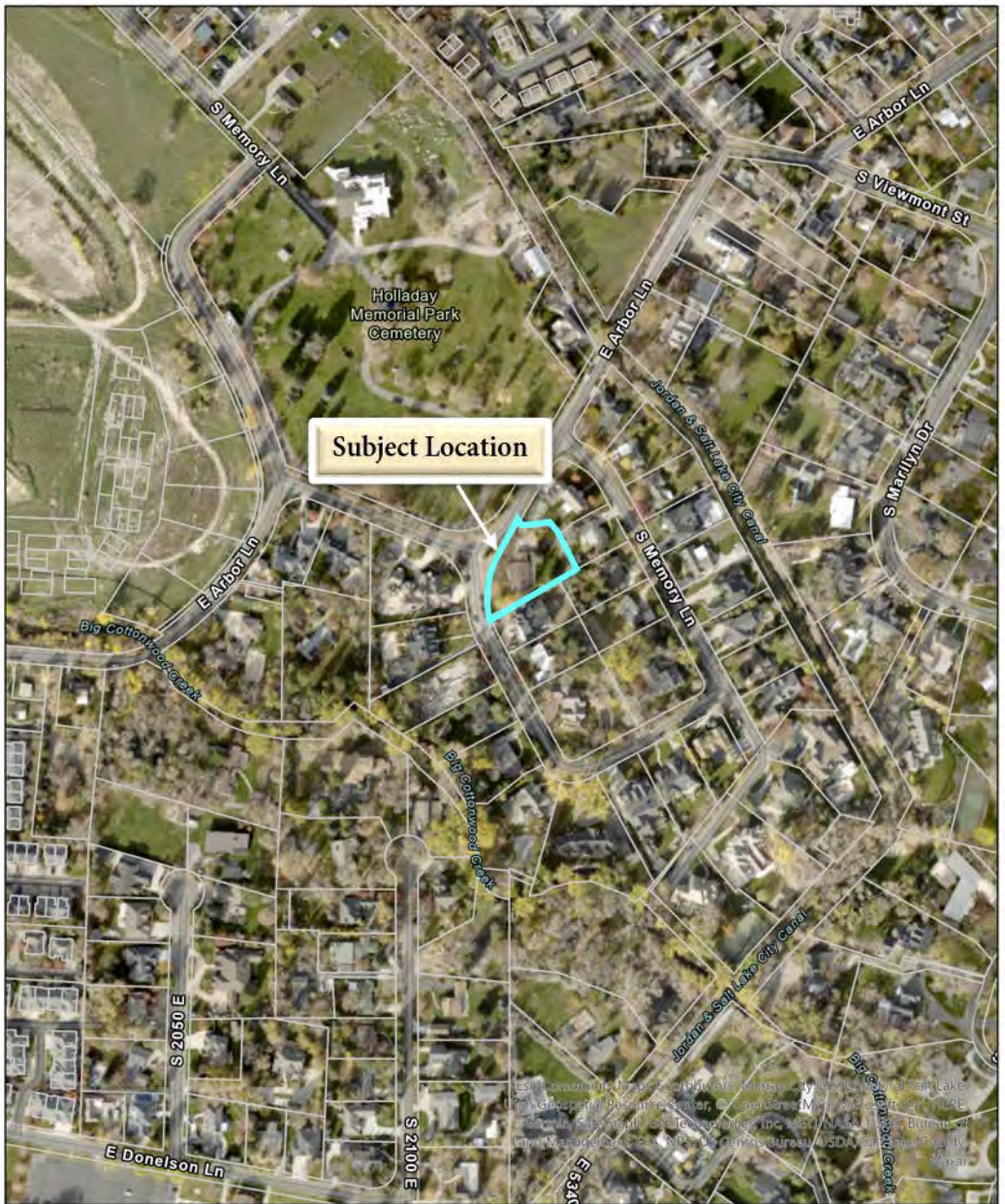
Thank you for your consideration of this request.





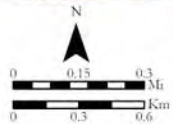
City of Holladay
 4987 S Fairbrook Lane
STREET VACATION





Subject Location

City of Holladay
4987 S Fairbrook Lane
STREET VACATION





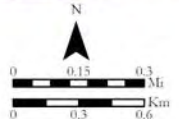
City of Holladay
Fairbrook / Arbor
Street Vacation

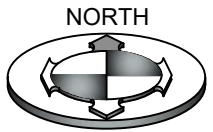


CITY OF HOLLADAY

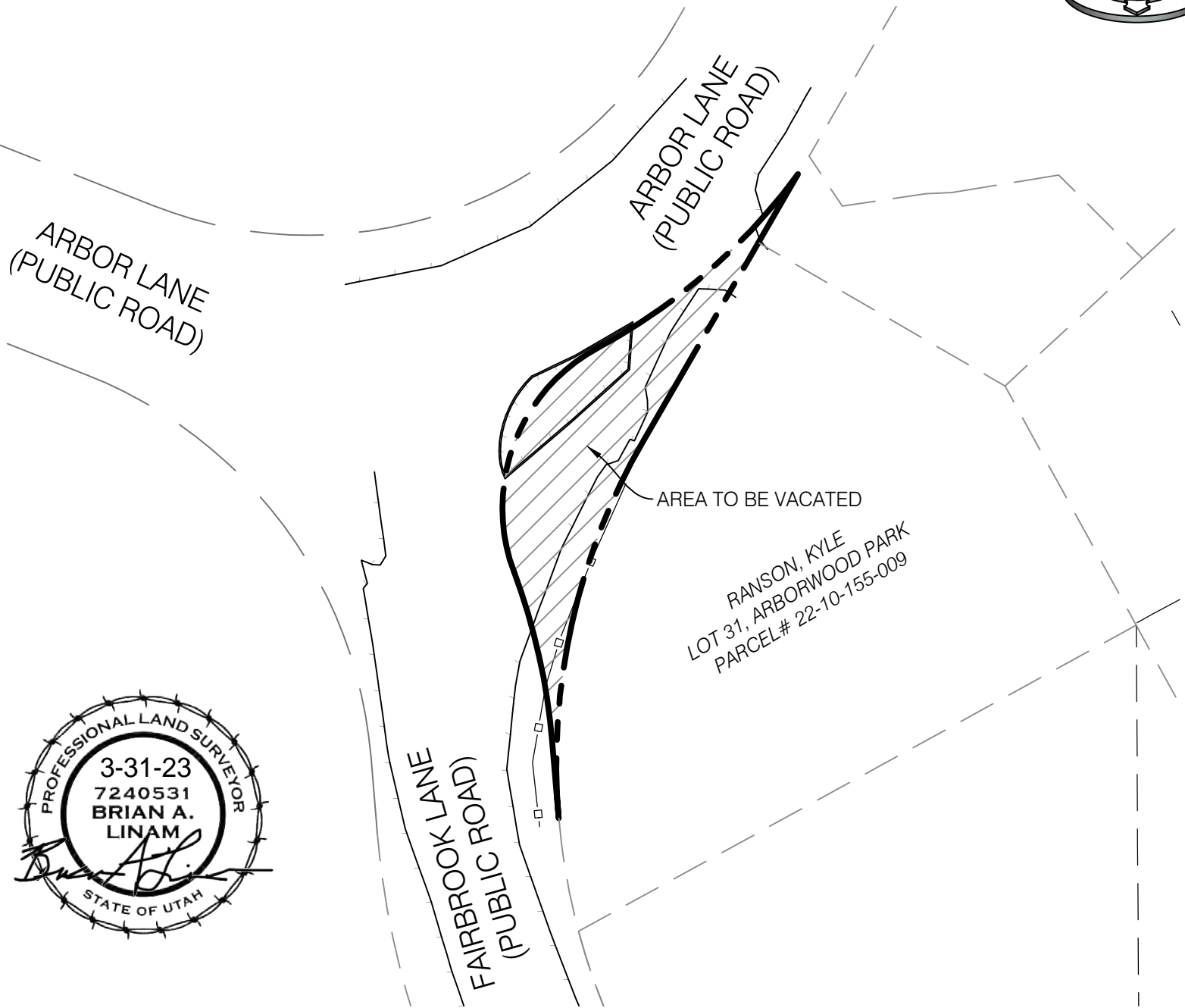


City of Holladay
 4987 S Fairbrook Lane
STREET VACATION





EXHIBIT



SCALE: 1" = 40'	
DRAWN:	3/31/2023
CHECKED:	3/31/2023
APPROVED:	3/31/2023

KYLE RANSON
4987 S. FAIRBROOK LANE
HOLLADAY, UTAH

EXHIBIT

DWG. NO. 2303032-EXHIBIT.dwg
PROJECT. NO. 2303032

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FAIRBROOK LANE, SAID POINT BEING SOUTH 89°38'34" WEST 1534.32 FEET ALONG THE SECTION LINE AND NORTH 84.92 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 04°48'00" WEST 21.19 FEET; THENCE NORTHWESTERLY 47.91 FEET ALONG THE ARC OF A 173.85 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 12°41'43" WEST 47.76 FEET; THENCE NORTHEASTERLY 71.77 FEET ALONG THE ARC OF A 50.00 FOOT REVERSE CURVE TO THE RIGHT, CHORD BEARS NORTH 20°31'45" EAST 65.76 FEET; THENCE NORTHEASTERLY 73.46 FEET ALONG THE ARC OF 167.32 FOOT REVERSE CURVE TO THE LEFT, CHORD BEARS NORTH 49°04'20" EAST 72.87 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARBOR LANE; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 30°08'00" WEST 84.69 FEET; 2) SOUTHWESTERLY 108.04 FEET ALONG THE ARC OF A 177.23 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 12°40'08" WEST 106.38 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,764 SQ. FT OR 0.064 ACRES