



FILE# 23-1-03

SWEETEN COURT 4-LOT SUBDIVISION

ADDRESS:

2761 E. 4510 S.

LEGAL DESCRIPTION: 22-02-301-007

BEG S 0°11'50" W 535.49 FT & N 64°56'10" E 402.06 FT FR NW
COR OF SW 1/4 SEC 2, T 2S, R 1E, S L M; N 64°56'10" E 86.32
FT; N 0°07'03" W 325.23 FT M OR L; W 149.73 FT; S 10°38' E
367.81 FT TO BEG LESS STREET. 0.89 AC M OR L. 4269-253

APPLICANT/REPRESENTATIVE:

Grant Harrison

PROPERTY OWNER:

Carol Sweeten Estate

ZONING:

R-1-8

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #4

PUBLIC NOTICE DETAILS:

Mailed 05/26/2023

REQUEST:

Subdivision

APPLICABLE REGULATIONS:

13.14 Single Family Residential Zone
13.08.10C Conceptual Plan Approval Stndrds
13.10.50 Conceptual Sub. Submission Regs

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



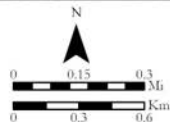
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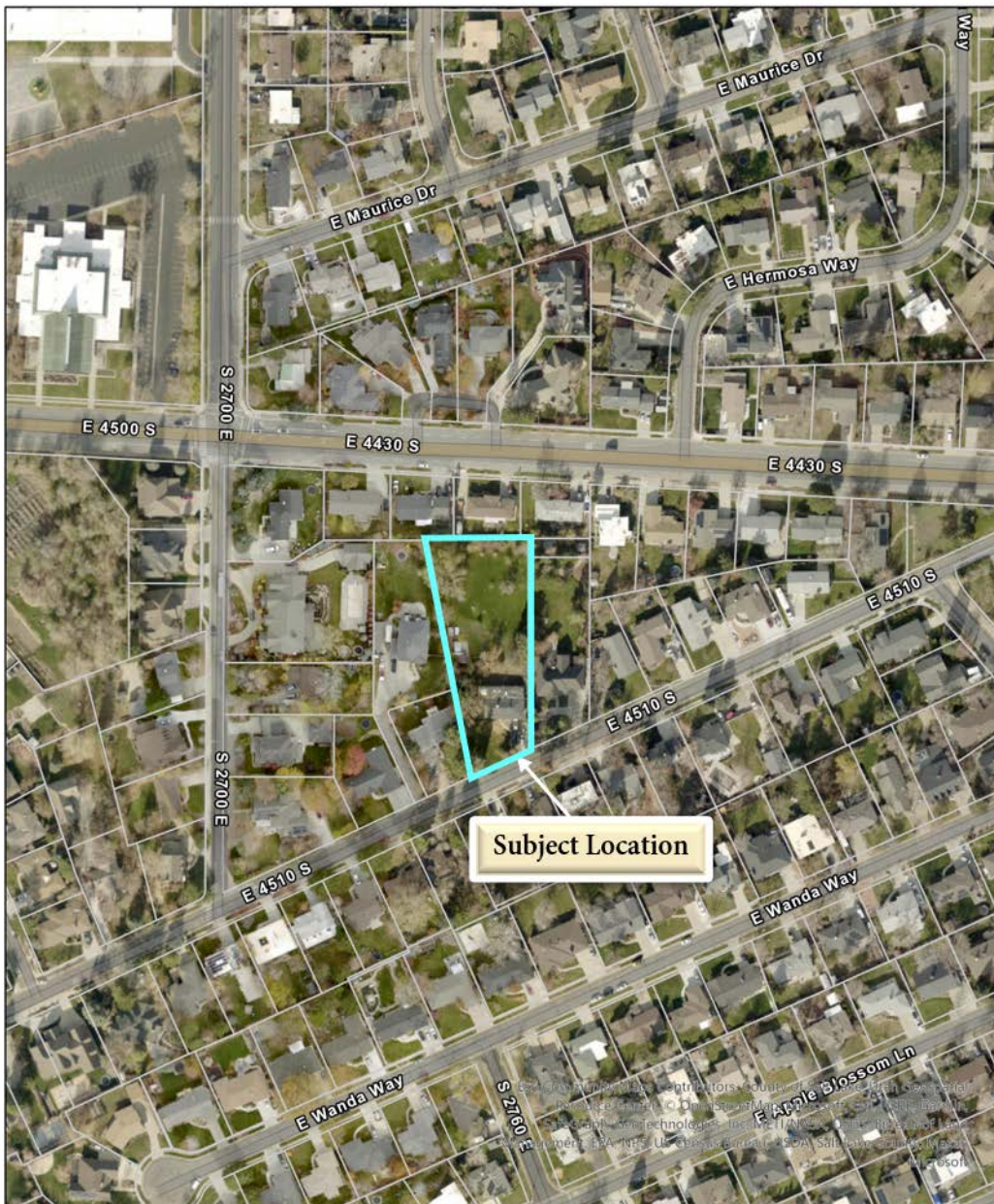


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 12/2017

City of Holladay
 2761 E 4510 S

SUBDIVISION/PUD NOTICE

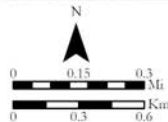


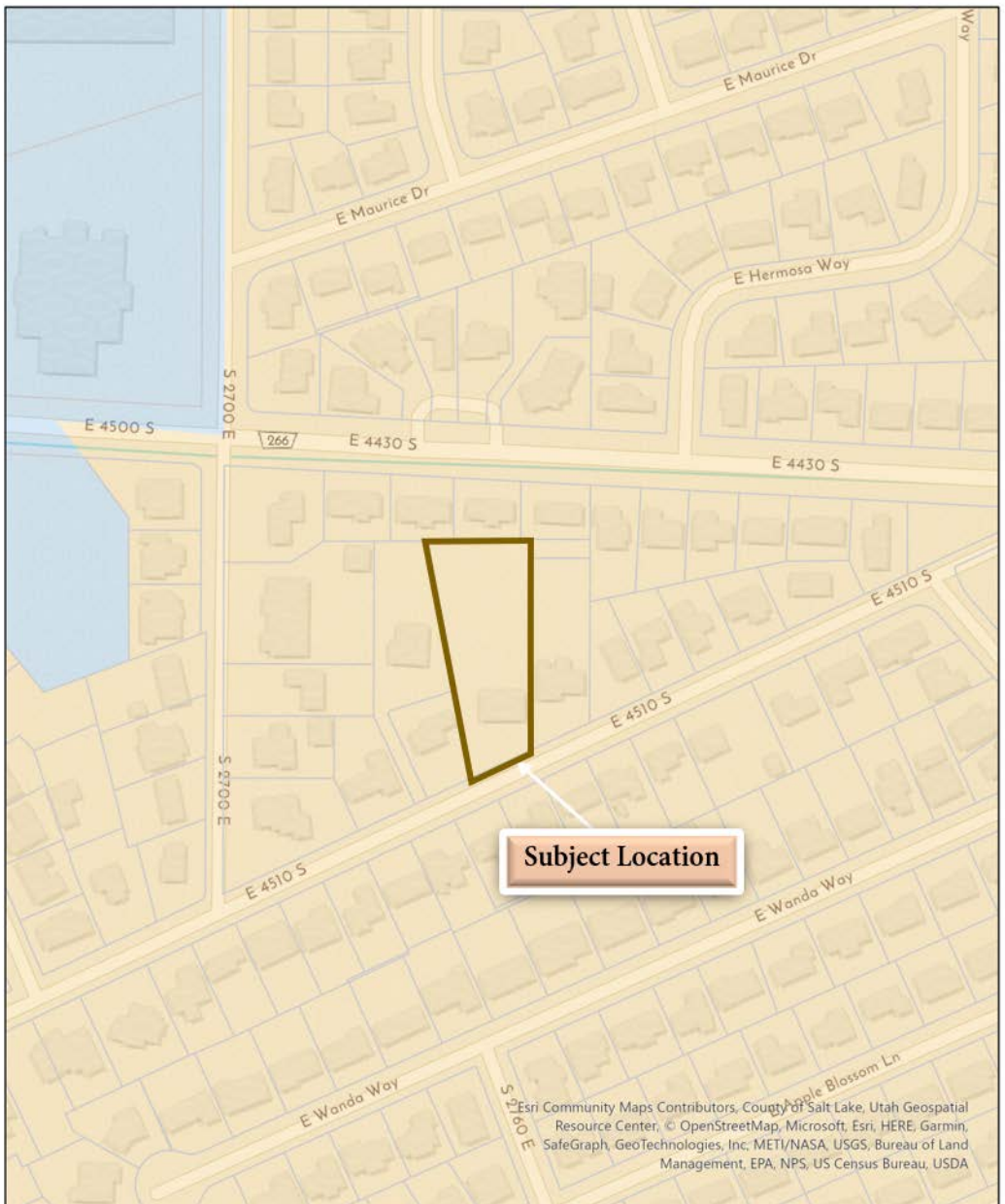


City of Holladay

2761 E 4510 S

SUBDIVISION/PUD NOTICE

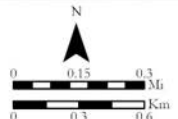




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City of Holladay
2761 E 4510 S

SUBDIVISION/PUD NOTICE





CITY OF HOLLADAY
Planning Commission
June 6, 2023
Item #1

Request: **RESIDENTIAL SUBDIVISION– CONCEPT REVIEW**
Project: “Sweeten Court” 4-lot subdivision
Address: 2761 E 4510 S
Zone: R-1-8
Applicant: Grant Harrison
File No: 23-1-03
Notice: Mailed notice on 5/26/2023
Staff: Carrie Marsh

GOVERNING ORDINANCES:	13.14	SINGLE-FAMILY RESIDENTIAL ZONE
	13.08.10C	CONCEPTUAL PLAN APPROVAL STANDARDS
	13.10.50	CONCEPTUAL SUBDIVISIONS SUBMISSION REQUIREMENTS

REQUIRED PLANNING COMMISSION ACTION:

Conceptual Subdivision Review: 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 subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary, and Final plat**. Decisions and approval must be during public meeting. The notice for the required public hearing of this first step has been mailed to all properties within 500’ of the subject parcels. The applicant held the required neighborhood meeting for this subdivision plan was on May 4, 2023.

BACKGROUND

An application from the property owner of 2761 E 4510 S has been submitted via agent, Grant Harrison for a 4-lot subdivision of .89 acres (38,768 square feet) within an R-1-8 single-family residential zone. The applicant will likely apply for a conditional use permit in the future in order to develop the four lots as a Planned Unit Development, which enables flexibility to create an exceptional design that enhances the existing neighborhood and preserves and enhances open space and existing site characteristics.

SUMMARY

The conceptual review step in the subdivision process is intended to check zoning compliance and utility availability. Minimum lot size, width, and setback dimensions required by the R-1-8 zone are used to calculate the maximum allowable number of dwellings (“maximum density”) for a Subdivision and Planned Unit Development.

The R-1-8 Zone requires a minimum lot size of 8,000 square feet.

- The subdivision being proposed has a gross land area of .89 acres (38,768 square feet).
- The net area, excluding access roads and public street dedication, is 32,448 square feet.
- The number of lots allowed using the Maximum Density Calculation (13.04.040) is **4**.
- Utility availability approval letters have been submitted by the applicant.

TECHNICAL REVIEW COMMITTEE ANALYSIS

R-1-8 Zone compliance is as follows:

Density compliance: The subdivision being proposed has a gross land area of .89 acres (38,768 square feet). The net area, excluding access roads and public street dedication is 32,448 square feet. The number of lots allowed using the Maximum Density Calculation (13.04.040) is 4.

Parking compliance: Two parking spaces (garages) for each residence is met.

Storm water retention compliance: Deferred to Preliminary review.

Fire access compliance: Proposed access road meets standard width of 20' for fire access with appropriate turn arounds.

RECOMMENDATION for CONCEPTUAL SUBDIVISION

All required conceptual level elements of a residential subdivision proposal have been reviewed by the TRC and have been determined to be complete as per the City's submission requirements. The TRC recommends that the commission **approve** the **CONCPETUAL SUBDIVISION PLAN** based upon the following findings:

FINDINGS:

- 1) The submission for a conceptual plat is substantially complete
- 2) The overall parcel size allows for the development of four single-family units with a minimum lot size of 8,000 square feet
- 3) Private roads meet fire access standards
- 4) Utility availability for four residences has been established
- 5) Required parking minimums are met

MOTION EXAMPLES

*"I _____ move to (**approve**, Deny, Continue) the CONCEPT PLAT application submitted by, Mr, Grant Harrison for "Sweeten Court" a 4-lot residential subdivision in the R-1-8 zone, upon finding that:*

SUPPORTING MATERIALS

- Subdivision Application
- Parcel Ownership
- Map/aerial view
- Neighborhood Meeting mailing list, minutes, and attendees
- Narrative detailing the project
- Conceptual Site Plan



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

GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project:	SWEETEN COURT
Address of Project:	2761 E. 4510 S.

TYPE OF REQUEST: (mark all that apply)	
ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.05)	LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)
☒ SITE PLAN ☒ PERMITTED of ☐ CONDITIONAL	☐ REZONE of PROPERTY
☐ SUBDIVISION PLAT	☐ GENERAL PLAN AMENDMENT
☐ CONDOMINIUM PLAT	☐ CODE AMENDMENT
☐ CONDITIONAL USE PERMIT	☐ PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
☐ SPECIAL EXCEPTION	☐ HISTORIC SITE DESIGNATION
☐ NON-CONFORMING USE DECLARATION	☐ DEVELOPMENT AGREEMENT AMENDMENT
☐ OTHER:	☐ ANNEXATION

Applicant Name: (Please Print) GRANT HARRISON		Property Owners Name: (Please Print) <i>ATTACH SIGNED "OWNER AFFIDAVIT"</i> CAROL SWEETEN ESTATE	
Applicant's Mailing Address: 2768 KENTUCKY		City: HOLLADAY	State: UTAH Zip: 84117
Applicant Phone: 801 580-6346		Applicant's Email Address: GHARRISON@GRANTKEN.COM	
Main Contact Person (Please Print): Name: GRANT HARRISON Phone: 801-580-6346 email: GHARRISON@GRANTKEN.COM			
Brief summary of proposal / request: 4 LOT PUD			

FILING FEES: (ORD 3.35)		OFFICE USE ONLY
SITE PLAN REVIEW	\$800.00	FILE NUMBER: 23-1-03
SITE PLAN AMENDMENT	\$250.00	PLAT NUMBER: _____
SUBDIVISION: Final = 6% of the cost of improvements	\$2,000.00 + \$100.00/lot	GENERAL PLAN: _____
CONDOMINIUM	\$1,000.00 + \$100.00/unit	RECEIVED: _____
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PC ACTION: _____ DATE: _____
CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	CC ACTION: _____ DATE: _____
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	FILE DATE: 5/5/2023
CONVERSION TO CONDOMINIUM	\$50.00/unit	
SPECIAL EXCEPTION	\$600.00	
SUBDIVISION AMENDMENT	\$500.00	
REZONE of PROPERTY	\$800.00 + \$85.00/acre	
CODE AMENDMENT	\$800.00	
GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre	
HISTORIC SITE DESIGNATION	\$800.00	
PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - name change	
ANNEXATION		
DEVELOPMENT AGREEMENT AMENDMENT		
LOT LINE ADJUSTMENT / COMBINATION:	\$75.00	
OTHER:		
FINAL TOTAL DUE: 1,400		

NEXT STEPS:

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

MAY - 5 2023

CITY OF HOLLADAY
AFFIDAVIT OF PROPERTY OWNERSHIP
FOR PROPERTY LOCATED AT

ADDRESS: 2761 E. 4510 So Holladay UT 84117

SUBDIVISION _____ PLAT _____ LOT _____

PROPERTY OWNER

I (WE), Thayne Sweeten 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.

Thayne Sweeten
PROPERTY OWNER

Thayne Sweeten for the Carolyn Sweeten estate
PROPERTY OWNER

ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF Salt Lake)

) SS.



THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2023, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 9-07-2023

WJH

NOTARY PUBLIC

PROPERTY OWNER'S
AGENT AUTHORIZATION

I (WE), Thayne Sweeten THE OWNER(S) OF THE REAL PROPERTY DESCRIBED ABOVE, DO AUTHORIZE AS MY AGENT(S) Grant Harrison 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 Salt Lake)

) SS.



THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2023, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 9-07-2023

WJH

NOTARY PUBLIC

Grant Harrison
Harrison Construction
May 5, 2023

Narrative

2761 E. 4510 S. Holladay UT, 84117

We are planning on developing a 4 lot PUD, at 2761 e. 4510 s. Holladay UT, 84117. We will sell 4 custom built single family homes conducive to the neighborhood. Mark Harrison construction will be doing the construction.

TRE
Review
5/9

design showing easement
ending @ property line. Eliminates
unneeded easement encroaching on lot 1

Common Parcel?
(paved area)

Private
PROPOSED
DRIVEWAY
Emergency Access

FREEDOM
DESIGN
ARCHITECTURAL
PLANNING & DESIGN
SPECIALIZING IN RESIDENTIAL AND
COMMERCIAL PLANS

986 South 800 West
Woods Cross, UT 84086
Phone (801) 292-6740
Fax (801) 292-6741

THESE PLANS ARE RELEASED FOR
ADDRESS _____
BUILDER _____
ANY OTHER USE OF THESE PLANS IS
STRICTLY PROHIBITED AND WILL BE
PROSECUTED AT THE USER'S RISK.
THESE PLANS OR DESIGNS AS THEY
ARE PROPERTY OF FREEDOM DESIGN
BY COPYRIGHT.

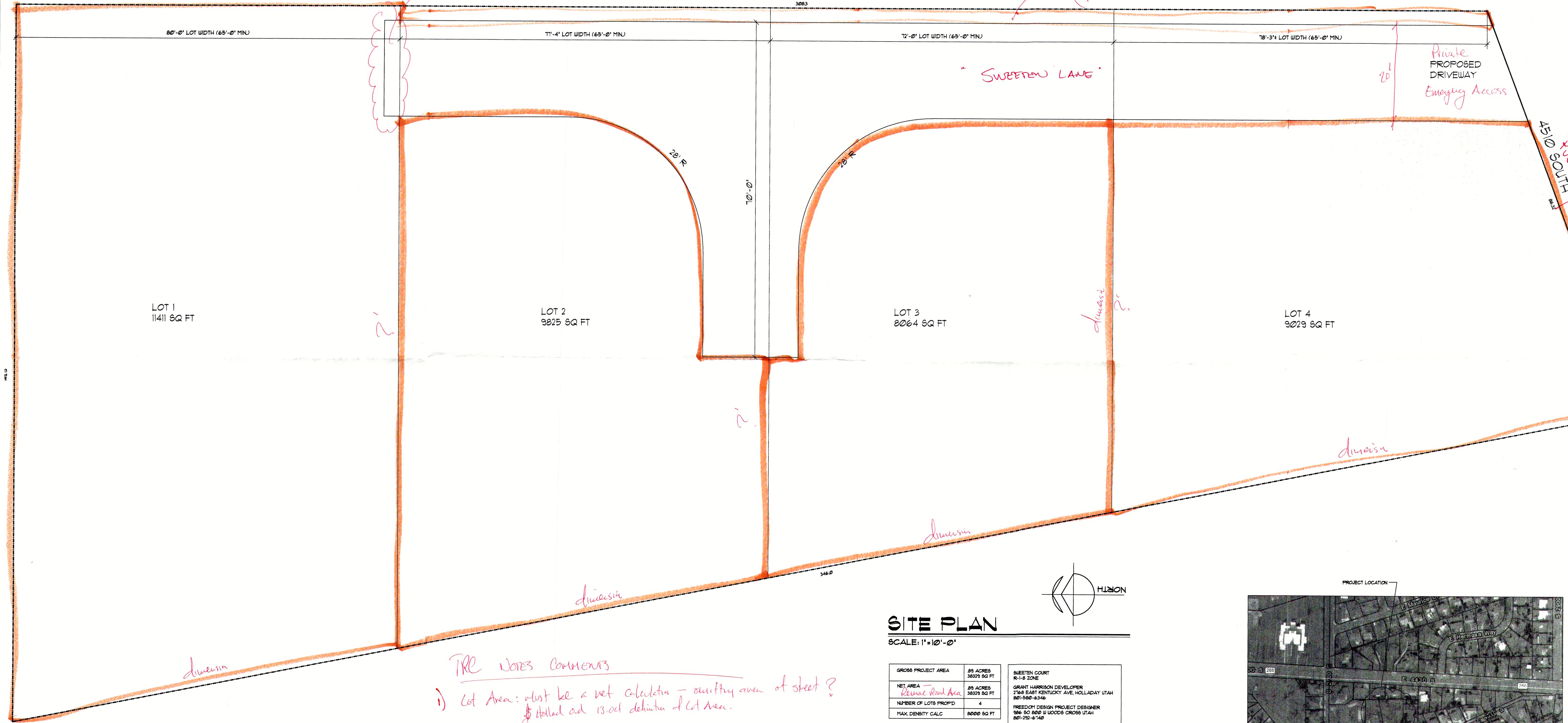
SITE PLAN & DRAWING SCHEDULE
SWEETEN COURT
COPYRIGHT 2023 BY FREEDOM DESIGN

NOTE:
THESE PLANS HAVE BEEN
RELEASED FOR THE ABOVE
DESCRIBED LOT ONLY. ANY
REPRODUCTION OF THESE
PLANS CAN RESULT IN
PROSECUTION BY FREEDOM
DESIGN, LLC.

RELEASE
DATE 4/6/2023

REVISIONS
date: item:

SHEET
NO. MAY - 5 2023



TRE Notes Comments
1) Lot Area: must be a net calculation - anything given of sheet?
Holladay 13-01 definition of Lot Area.
2) See Concept Sub. Checklist. items

SITE PLAN
SCALE: 1" = 10'-0"

GROSS PROJECT AREA	28 ACRES 38529 SQ FT	SWEETEN COURT R-1-B ZONE
NET AREA	28 ACRES 38529 SQ FT	GRANT HARRISON DEVELOPER 7148 EAST KENTUCKY AVE, HOLLADAY UTAH 801-580-6346
NUMBER OF LOTS PROPD	4	FREEDOM DESIGN PROJECT DESIGNER 986 S 800 W WOODS CROSS UTAH 801-292-6740
MAX DENSITY CALC	8000 SQ FT	SWEETEN FAMILY TRUST OWNER 7141 EAST 4800 SOUTH HOLLADAY UTAH 801-580-6346



VICINITY MAP
SCALE: NTS

PARCEL ID	PROP. TYPE	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER ZIP	PROPERTY LOCATION	MARKET VALUE	SALE VALUE	SALE DATE	CLASS	EXEMPT	DEBT	STATUS
22-02-303-006-0000	111	2760 EAST, LLC	2747 E MELONY DR	HOLLADAY UT	84124-3051	5545 S 2760 E	554500	331500	233900				
22-02-303-006-0000	111	2820 WANDA WAY LLC	2820 E WANDA WY	HOLLADAY UT	84117-4646	2820 E WANDA WY	758500	511300	247200				
22-02-303-006-0000	111	4430 SOUTH, LLC	2820 E WANDA WY	HOLLADAY UT	84124-3051	2745 E 4430 S	792800	563600	229200				
22-02-155-029-0000	111	4430 SOUTH, LLC	2747 E MELONY DR	HOLLADAY UT	84124-3051	2745 E 4430 S	792800	563600	229200				
22-02-155-029-0000	111	ADAM G & ERIN M BALLS FAMILY TRUST; ET	2761 E 4430 S	HOLLADAY UT	84124-3766	2751 E 4430 S	1343500	1068900	273600				
22-02-155-029-0000	111	ALLI, MOHAMMED T & SHARIFA & ANWAR M; JT	4375 S 2700 E	HOLLADAY UT	84124-3720	4375 S 2700 E	510700	302600	208100				
22-02-151-014-0000	111	AL-KARAGHOLLI, LORI & FARIS; JT	335 W 100 S	LOGAN UT	84321	2818 E 4430 S	580100	341400	238700				
22-02-157-009-0000	111	ALLRED, RICHARD P & CAROL A; JT	2798 E WANDA WY	HOLLADAY UT	84117-4668	2798 E WANDA WY	599000	377500	221500				
22-02-303-004-0000	111	ANDERSON, JASON W; TO MERRILL, DEBORAH	2798 E 4430 S	HOLLADAY UT	84124-3767	2798 E 4430 S	692800	422800	270000				
22-02-157-007-0000	106	ANDERSON, JASON W; TO MERRILL, DEBORAH	4397 S 2700 E	HOLLADAY UT	84124-3767	2798 E 4430 S	637600	429500	208100				
22-02-155-001-0000	111	BARAKA, GEORGE AKA BARAKA, GEORGE & BARAKA	3441 S DECKER LAKE DR	HOLLADAY UT	84119-3477	2808 E 4430 S	622400	371300	251100				
22-02-157-008-0000	111	BARLOW BRIGGS TR WEST, ARNOLD J; TR	4299 S VALLEJO DR	HOLLADAY UT	84124-3088	2778 E MAURICE DR	492400	273300	219100				
22-02-155-007-0000	111	BENDA, WILLIAM L & JOYCE S; TRS	2777 E WANDA WY	HOLLADAY UT	84117-4631	2777 E WANDA WY	699500	418900	279700				
22-02-302-024-0000	111	BEYNON, RICHARD D & JULIA B; JT	2755 E 4430 S	HOLLADAY UT	84124-3766	2755 E 4430 S	1001800	755600	246200				
22-02-155-031-0000	111	BIRRELL, DOUG W; JT KIRKPATRICK, HEATHER	2708 E 4510 S	HOLLADAY UT	84117-4658	2708 E 4510 S	686200	366200	300000				
22-02-302-002-0000	111	BONTEMPO, LARRY F & KATEL; JT	2747 E 4510 S	HOLLADAY UT	84117-4658	2747 E 4510 S	634300	334300	300000				
22-02-301-015-0000	111	BOUMHUIS, ANDREW; JT BOUMHUIS, ANNALISA;	2698 E 4510 S	HOLLADAY UT	84117-4533	2698 E 4510 S	699400	443900	255500				
22-02-302-001-0000	111	BOYCE, JIM & HEATHER; JT	2721 E WANDA WY	HOLLADAY UT	84117-4631	2721 E WANDA WY	587900	348800	239100				
22-02-302-019-0000	111	BRADLEY, MICHAEL J & MELANIE S; JT	2815 E HERMOSA WY	HOLLADAY UT	84124-3725	2815 E HERMOSA WY	533900	314800	219100				
22-02-155-018-0000	111	BURKE, EMILY K	2788 E MAURICE DR	HOLLADAY UT	84124-3732	2788 E MAURICE DR	509100	290000	219100				
22-02-155-008-0000	111	CADY, D ROBERT & CANDACE G; JT	2744 E MAURICE DR	HOLLADAY UT	84124-3732	2744 E MAURICE DR	575000	389000	186900				
22-02-155-004-0000	111	CAMERON, TAYLOR J; JT CAMERON, ASHLEY R;	2806 E HERMOSA WY	HOLLADAY UT	84124-3726	2808 E HERMOSA WY	660800	389600	271200				
22-02-156-015-0000	111	CHANG, CHH-SHAN	2786 E WANDA WY	HOLLADAY UT	84117-4631	2786 E WANDA WY	810300	576400	233900				
22-02-302-023-0000	111	CLARKE, JASREN; JT CLARKE, HALEY R; JT	4545 S 2760 E	HOLLADAY UT	84117-4633	4545 S 2760 E	10406590	7026890	3378200	ER		100 T	
22-02-305-001-0000	111	CLARKE, CONNOR J & LINDSEY M; JT	60 E NORTH TEMPLE ST #2225	SALT LAKE CITY UT	84180	2776 E 4430 S	555600	304500	251100				
22-02-305-001-0000	111	CORP OF PS OF CH JC OF LDS	2776 E 4430 S	HOLLADAY UT	84124-3764	2776 E 4430 S	23500	0	23500				
22-03-280-026-0000	956	DAVIS, CHARLOTTE M & RONALD J; JT	2776 E 4430 S	HOLLADAY UT	84117-4646	2801 E WANDA WY	692700	375800	221500				
22-02-157-005-0000	111	DAVIS, RONALD J & CHARLOTTE A; JT	2801 E WANDA WY	HOLLADAY UT	84117-4668	2776 E WANDA WY	597300	379800	238100				
22-02-301-016-0000	957	DEMILL, ADAM	2776 E WANDA WY	HOLLADAY UT	84117-4670	2781 E APPLE BLOSSOM LN	467800	249700	245200				
22-02-302-026-0000	111	DENNIS, USA M	2781 E APPLE BLOSSOM LN	HOLLADAY UT	84117-4659	2781 E APPLE BLOSSOM LN	545100	299900	300000				
22-02-305-002-0000	111	DUCOURANT, JACQUELINE V	2780 E 4430 S	HOLLADAY UT	84117-4659	2778 E 4510 S	699600	398100	234500				
22-02-305-012-0000	111	DURANTOS, STACY D; JT	2778 E 4510 S	HOLLADAY UT	84109-0053	2807 E HERMOSA WY	570800	336100	285600				
22-02-157-004-0000	111	ELMAN JOINT LIV TR ELMAN, RITA J; TR	2620 E 4510 S	HOLLADAY UT	84117-4659	2738 E 4510 S	572300	295700	420000				
22-02-302-012-0000	111	ELMAN JOINT LIV TR ELMAN, RITA J; TR	2738 E 4510 S	HOLLADAY UT	84117-4661	2800 E 4510 S	714200	294200	311700				
22-02-155-019-0000	111	ERICKSON, JESSICA M; JT ERICKSON, CLINT	2800 E 4510 S	HOLLADAY UT	84124-3787	4470 S 2700 E	589700	373000	272400				
22-02-302-006-0000	111	FABRICIO, KELLY; JT FLEGAL, MATTHEW D; J	4470 S 2700 E	HOLLADAY UT	84117-4661	2846 E 4510 S	651400	293600	191600				
22-02-302-015-0000	111	FAGG, DONALD L & LAVELLE; TRS	2846 E 4510 S	HOLLADAY UT	84124-3769	2825 E 4430 S	485200	328300	300000				
22-03-428-016-0000	111	FIDEL, LINDA E	2825 E 4430 S	HOLLADAY UT	84117-4659	2784 E 4510 S	629500	272200	191600				
22-02-302-033-0000	111	FIRE, JAMES M, JR	2784 E 4510 S	HOLLADAY UT	84124-3770	2835 E 4430 S	455800	323900	219100				
22-02-156-018-0000	111	FLEGAL, EDWARD D. & HEIDI N.	2835 E 4430 S	HOLLADAY UT	84124-3726	2826 E HERMOSA WY	543000	685000	255500				
22-02-302-013-0000	111	FRONK, LISA	2826 E HERMOSA WY	HOLLADAY UT	84117-4645	2821 E WANDA WY	940500	409300	345000				
22-02-156-017-0000	111	GEORGIE MARIE GORRINGE FAMILY TRUST; ET	2821 E WANDA WY	HOLLADAY UT	84117-4658	2737 E 4510 S	685700	438500	447200				
22-02-156-011-0000	111	GONG, ERIN Q; JT GONG, WALTER A; JT	2737 E 4510 S	HOLLADAY UT	84117-4668	2788 E WANDA WY	688800	327500	269300				
22-02-302-029-0000	111	GRANT & MARY CROOKSTON TR ET AL	2788 E WANDA WY	HOLLADAY UT	84117-4631	2730 E WANDA WY	623000	380800	242200				
22-02-301-005-0000	111	HANSEN, DAVID B & KATHARINE C; JT	2731 E WANDA WY	HOLLADAY UT	84117-4632	2740 E WANDA WY	646100	346100	300000				
22-02-305-003-0000	111	HARPER, RICHARD & ANNE; TRS	2740 E WANDA WY	HOLLADAY UT	84117-4659	2728 E 4510 S	650300	317000	333300				
22-02-302-020-0000	111	HEIDI HANSEN REV TR HANSEN, HEIDI; TR	2728 E 4510 S	HOLLADAY UT	84117-4661	2822 E 4510 S	625400	368400	257000				
22-02-303-005-0000	111	HENRIKSEN, JANET N; TR (JN-FLIT)	2822 E 4510 S	HOLLADAY UT	84124-3764	2734 E 4430 S	541700	248900	292800				
22-02-302-005-0000	111	HSU, ANSHH & LIU, CHUNLIEN; JT	2734 E 4430 S	HOLLADAY UT	84117	2787 E 4510 S	3495900	3006000	489900				
22-02-302-016-0000	111	HURST, DAVID; ET AL	2787 E 4510 S	HOLLADAY UT	84124-3786	4455 S 2700 E	655200	265200	300000				
22-02-157-002-0000	111	INGALLS, CHRISTOPHER	4455 S 2700 E	HOLLADAY UT	84117-4658	2799 E 4510 S	655600	413400	242200				
22-02-301-009-0000	111	JACKSON, AMY E; JT JACKSON, MATTHEW T; J	2799 E 4510 S	HOLLADAY UT	84117-4646	2810 E WANDA WY	584800	365700	219100				
22-02-301-018-0000	111	JEFFERSON, JONATHAN; JT JEFFERSON, LAURA	2810 E WANDA WY	HOLLADAY UT	84124-3732	2754 E MAURICE DR	635200	357800	267400				
22-02-301-012-0000	111	JOHNSON-ENGLAND, KRISTINE & ENGLAND, KYL	2754 E MAURICE DR	HOLLADAY UT	84117-4631	2741 E WANDA WY	740000	488000	252000				
22-02-305-005-0000	111	JONES, ANDREW J & CORNELIUS, CATHERINE;	2741 E WANDA WY	HOLLADAY UT	84117-4645	2881 E WANDA WY	404200	208800	195900				
22-02-155-005-0000	111	KEHL, RONALD J; JT ET AL	2851 E WANDA WY	HOLLADAY UT	84093-6117	4405 S 2700 E	627700	414900	212800				
22-02-302-021-0000	111	KEVIN & PATRICIA JEFFERSON FAMILY TRUST; E	7594 S MICHELLE WY	COTTONWOOD HTS UT	84124-3723	2797 E HERMOSA WY	613000	327400	286600				
22-02-302-031-0000	111	KOEGLER, JOHN J & CAROL A; TRS	2797 E HERMOSA WY	HOLLADAY UT	84117-4659	2742 E 4510 S	968800	579800	390000				
22-02-155-023-0000	111	LAGRONE, ANDREW M; JT LAGRONE, ERICKA; J	2742 E 4510 S	HOLLADAY UT	84124-3786	4485 S 2700 E	505500	154800	350700				
22-02-302-009-0000	111	LANG, ISAAC & CHELSEA; JT	4485 S 2700 E	HOLLADAY UT	84124-3787	4456 S 2700 E	650800	378900	271900				
22-02-301-019-0000	111	LANGENECKER, SCOTT A; JT LANGENECKER, JA	4456 S 2700 E	HOLLADAY UT	84117-4646	2834 E 4510 S	598400	328000	272400				
22-03-428-014-0000	111	LARSEN, KARMA J; JT	2834 E WANDA WY	HOLLADAY UT	84117-4660	2819 E 4510 S	595300	350100	272400				
22-02-305-007-0000	111	LATENDRESSE, GWEN; JT CARDOEN, WIM; JT	2819 E 4510 S	HOLLADAY UT	84124-3764	2740 E 4430 S	1118600	844400	252800				
22-02-301-012-0000	111	LEHWALDER, DAVID W & DIANA L; TRS	2740 E 4430 S	HOLLADAY UT	84124-3787	4442 S 2700 E	798900	507600	371700				
22-02-157-003-0000	111	LOVELAND FAM LIV TR LOVELAND, FALENE; TR	4442 S 2700 E	HOLLADAY UT	84124-3787	4490 S 2700 E	627900	256200	269300				
22-03-428-022-0000	111	LUO, BAI; JT LUAN, QIURONG; JT	4490 S 2700 E	HOLLADAY UT	84117-4540	2675 E 4510 S	640800	381500	234500				
22-03-428-017-0000	111	MADDEN, SHARON A; TR (SAM REV LIV TR)	2675 E 4510 S	SYRACUSE UT	84075-8108	2815 E WANDA WY	746200	511700	270000				
22-03-428-012-0000	111	MADDOX, CHARL F & BARBARA L; TRS	548 W 2300 S	HOLLADAY UT	84124-3725	2845 E 4510 S	688800	964900	364800				
22-02-302-027-0000	111	MANDLECO, DANIEL G & SUITS-MANGUM, SABRENA	2810 E HERMOSA WY	HOLLADAY UT	84117-4658	4465 S 2700 E	1329700	196600	275100				
22-02-156-010-0000	111	MANGUM, DANIEL G; JT MASTANDUNO, RACH	2845 E 4510 S	HOLLADAY UT	84124-3786	2786 E 4430 S	474700	321600	292800				
22-02-157-011-0000	111	MASTANDUNO, MICHAEL; JT MCASTISTER, BARRIE	4465 S 2700 E	HOLLADAY UT	84787	2754 E 4510 S	614480	499400	440000				
22-02-301-003-0000	111	MCAISTER, BRENDAN; JT MCAISTER, BARRIE	PO BOX 503	SPRINGDALE UT	84117-4659	2775 E 4510 S	939900	503000	273600				
22-02-157-006-0000	111	MCDONALD, GREG; TR	2754 E 4510 S	HOLLADAY UT	84117-4658	2789 E HERMOSA WY	778600	503000	273600				
22-02-302-011-0000	111	MICHAEL D & LISA T DARLING REV ET AL	2775 E 4510 S	HOLLADAY UT	84124-3723	2799 E HERMOSA WY	593100	293100	300600				
22-02-301-017-0000	111	MILLER, R SCOTT & MEGAN R; TRS (SM&MM FA	2789 E HERMOSA WY	HOLLADAY UT	84117-4659	2794 E 4510 S							
22-02-155-020-0000	111	NEAL & SHARON GROVER FAM TR ET AL	2794 E 4510 S	HOLLADAY UT									
22-02-302-014-0000	111	PEAKE TRUST 10/31/2020 PEAKE, SHARON K;											

SIGN IN SHEET PUBLIC MEETING -05-04-23

NAME	PHONE NUMBER	ADDRESS
Sharon Peake	801-647-4286	2794 E 4510 S
KELLY FABRICIO	801-971-1236	2800 E 4510 S
Edward Flaga	8801-699-8484	2784 E 4510 S
Math Flaga	801-979-6880	2800 E 4510 S
Mike Darlin & Lisa Darlin	801-413-6116	2754 E 4510 S
Rita Elman	404-481-0108	2776 E 4510 S
Larry & Lezie Vance	801-699-3056 / 801-699-0212	2745 E 4510 S
JIB & JANET HENRIKSEN	801-673-6346	2728 E 4510 S
Chris Aksells	406-220-3420	2787 E 4510 S
Jon Jefferson	801-244-1766	2799 E 4510 S
Jim & Kathie Boyce	801-647-0411	2698 E 4510 S
Andrew Bouwhuis	801-580-5432	2747 E 4510 S
Eusan Whipple	801-556-8380	4459 S 2700 E

MINUTES

2761 E 4510 S – Neighborhood Meeting

05/04/23 6:00 | Wasatch Room Holladay City Building- Grant Harrison

Approval of Minutes

- 1- Grant Harrison the developer is head of the meeting with Mark Harrison the builder and Sage Harrison the marketing coordinator
- 2- Approx. 23 people are in attendance

Questions by Neighbors:

1. **What type of buildings are proposed on the four lots?** – 4 lot single family residences controlled by an HOA
2. **When will the project begin and how long will the project last?** – We approximate roughly breaking ground in September if everything goes to plan. We project a completion date 2 years in advance.
3. **What are the developers going to do to mitigate noise, dust, traffic concerns, and environmental concerns?** – Holladay City has a noise ordinance that we will abide by. Construction traffic will be managed by the private road that will keep construction vehicles on the private road and off the street.
4. **Will asbestos in the old home be controlled?** – Yes we are bound by state law to mitigate any leakage of contaminants into the environment.
5. **What are you going to do to keep my children safe during construction?** - We will put up a temporary perimeter in the form of a construction fence as well as no trespassing signs.
6. **What will be the vibrational impact to my home and my comfort?** – There should not be much compacting other than the construction of the private street.
7. **Will there be a permanent 6 foot fence around the property and how tall will it be, can we heighten the fence with a variance?** – We will look into a variance for a height increase in certain areas but not the entire project.
8. **Are you going to protect trees and green area?** – Yes we plan to keep as many trees as possible and abide by the Holladay City tree ordinance.
9. **Will curb gutter and sidewalk be installed?** – Only if required by the city but there are no plans for curb gutter or sidewalk at this time.
10. **Will the developers be open to suggestions though the construction period and can we decide the style of your buildings?** – The design will be up to the buyer of the lot, but we will do our best to be conducive to the area.
11. **Are you going to ask the city for a variance for anything unusual** – No, we are not asking for any variances at this time.
12. **Will there be a survey?** – Yes a boundary survey is ordered and will be available to those effected.

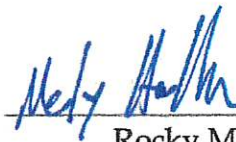
After the meeting people were relieved that a quality development will be going in and that it is being built by a local developer. We have an open door policy with the neighbors and they know that. We have established a positive relationship with the attendees of the meeting.

*Jordan Valley Estimating
12840 Pony Express RD
Draper, UT 84020*

April 28, 2023

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **GH Properties LLC** project located at **2761 E 4510 S, Holladay** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.



Rocky Mountain Power



May 2, 2023

Grant Harrison
2768 East Kentucky Ave.
Holladay, Utah 84117

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve 2761 E 4510 S Holladay, Ut when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

John Doe
Pre-Construction Representative



MT. OLYMPUS IMPROVEMENT DISTRICT

CHAIRMAN
AMI ANDERSON NEFF

3932 SOUTH 500 EAST
SALT LAKE CITY, UTAH 84107-1895
PHONE (801) 262-2904
FAX (801) 265-0551

GENERAL MANAGER
KERRY S. EPPICH

TRUSTEES
GILES DEMKE
C. KIM BLAIR

COUNSEL
KIRTON & MCCONKIE

May 3, 2023

Ms. Jessica Antezano, Director
Bureau of Water Quality
788 East Woodoak Lane
Murray, Utah 84107

PROJECT: SWEETEN COURT
ADDRESS: 2761 E 4510 S
DEVELOPER: GH PROPERTIES
REF. #: HOLLADAY CITY
DISTRICT #: 167

Dear Ms. Antezano:

This will advise that Mt. Olympus Improvement District agrees to provide sanitary sewer service to this property subject to conformity by the Developer with the District's Code of General Regulations and the District's Rules and Regulations and the following:

All Pretreatment requirements of the District must be met.

Payment of all applicable fees to the District prior to making a connection. Payment of all utility fees after making a connection. Single Family Residential properties are billed four months after a sewer connection is made. Commercial and all other properties are billed at six months after a sewer connection is made.

Development of site so as to provide proper slope of sanitary sewer mains and laterals, in addition to the minimum required cover. It is the developers responsibility to field verify all elevations and contact the District prior to any outdoor sanitary sewer work being done.. The Development must also be designed and constructed to allow the District's maintenance equipment to access and perform maintenance operations. Developments without adequate access shall remain private.

Connection by the developer of sanitary sewer mains to existing mains as recommended by our District Engineer.

Duplexes and Townhomes require two lateral lines. Each individual unit for townhomes, condos, and detached ADU requires a separate lateral.

Granting of easements to the District for sanitary sewer mains on private property. Developer is responsible to provide all addresses and lot numbers prior to obtaining a permit for work in the District.

Because of the growth in the District and this commitment of system capacity for service, this service commitment is good for two years from the above date. If there are any significant changes to the size, scope, or the outdoor sanitary sewer design of the project a new letter should be obtained from the District.

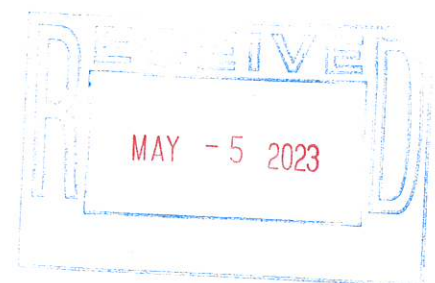
Sincerely,

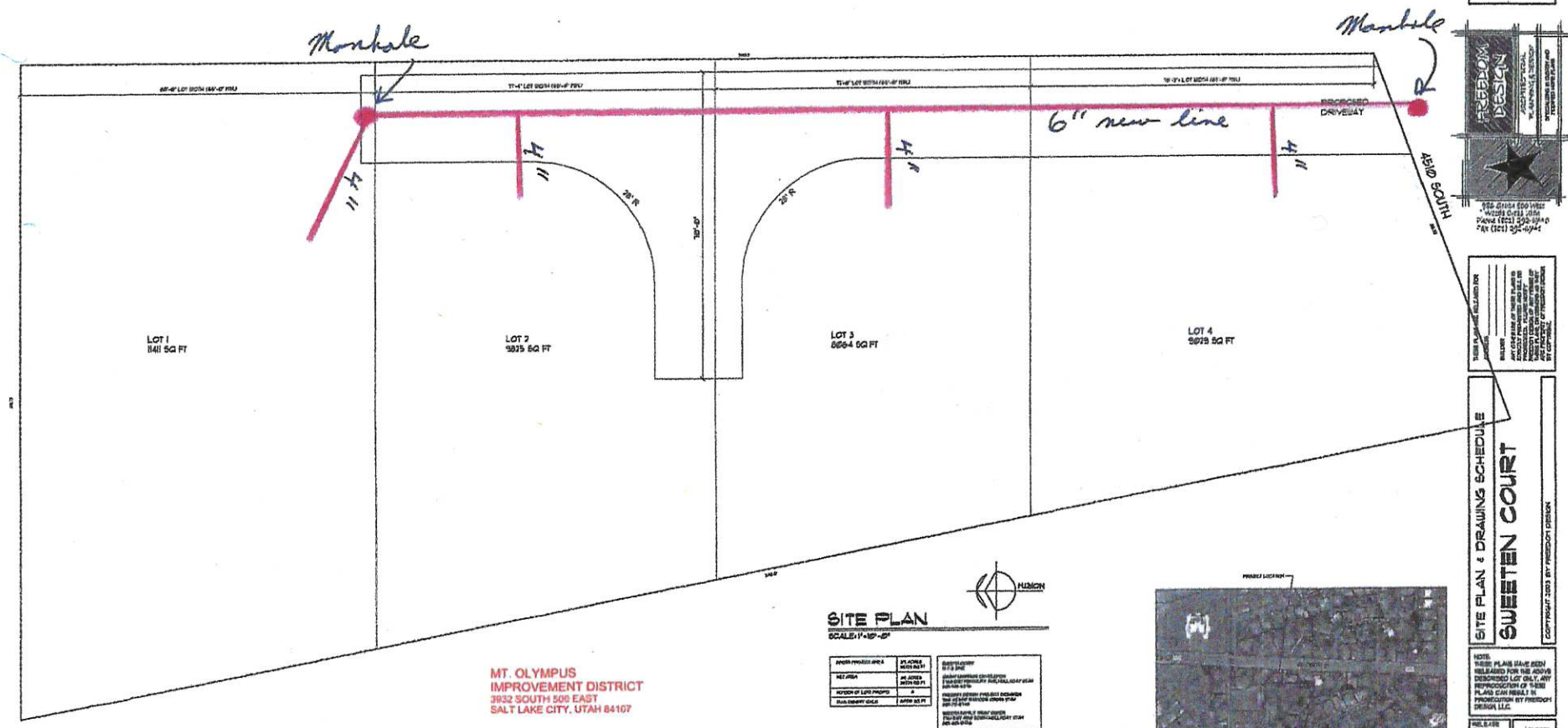


Dean D. Ayala, P.E., District Engineer
Mt. Olympus Improvement District

Enclosure: One copy of Preliminary Sanitary Sewer layout

cc: GH Properties





APPROVED WITH THE FOLLOWING EXCEPTIONS:

1. DEMO AND CAP-OFF OLD SEWER LATERAL AT PROPERTY LINE. CALL DISTRICT FOR INSPECTION.
2. AN 8" SDR35 SEWER MAIN WITH MANHOLES AT EACH END IS REQUIRED FOR THIS SUBDIVISION
3. WHEN COMPLETE PROVIDE FULL SET OF CIVIL ENGINEERING PLANS WITH ELEVATIONS INCLUDING A PLAT SHOWING: ADDRESSES, LOT NUMBERS, AND A MINIMUM 10-FT WIDE UTILITY EASEMENT IN FAVOR OF MTOID.

FREEDOM DESIGN

438-2073

DATE: 4/18/2013

REVISION: 100

SHEET NO.

SITE PLAN & DRAWING SCHEDULE

SWEETEN COURT

NOTE: THESE PLANS HAVE BEEN RELEASED FOR THE USE OF THE DISTRICT ONLY. ANY REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF FREEDOM DESIGN, LLC, IS PROHIBITED.

CONTRACT NO. 2013 BY FREEDOM DESIGN

From: Sharon PEAKE
Sent: Thursday, May 18, 2023 9:35 AM
To: Jonathan Teerlink <jteerlink@cityofholladay.com>
Subject: PUD proposal on 4510 South

[External Email - Use Caution]

I recently sent this letter to Drew Quinn, she has advised me the proposal has been made & city council is not involved. ...

Hello, My name is Sharon Peake, I live at 2794 East 4510 South and have lived here over 40 years. I am writing to express my strong opposition to the proposed PUD subdivision on 4510 South. It may or may not have been formally proposed yet, but the developer, Grant Harrison, held a meeting to discuss the proposal with the neighborhood. While the local community may be unable to prevent the development, that in itself will be detrimental to the area, nearly all residents on 4510 South are opposed to the addition of a PUD subdivision. Not only will this destroy the integrity of the neighborhood, but it will cause traffic and safety problems, create even more problems with schools that are already at full capacity, and potentially increase the crime rate in the community. This street, 4510 South, is very narrow and does not lend itself to an over abundance of street

parking, not to mention the 8 trash cans in one spot weekly. With multiple houses on one lot, any guests of the occupants will need to park on the street. When cars are parked on both sides of the street, it is very difficult to maneuver through the street.

Traffic and safety of pedestrians are major areas of concern. We are within a block of Driggs Elementary, where children are walking to and from school on a daily basis. One side of this street has sidewalks, curb & gutters, while the proposed new subdivision side has none.

Subdividing of lots, in Holladay, is not unheard of. There is one on the street, however the existing home has green space and is not intrusive on the neighborhood. The proposed lot itself is less than an acre and could easily be divided in half with little impact to the community (except for the disruption of demolition/building), but 4 houses?

I urge you to, please, disapprove the proposed PUD subdivision. From recent discussions with my neighbors, I know my opinions are shared by many who were not able to attend the meeting or write letters and emails.

Thank you for your continued service and support of Holladay.

Best regards, Sharon Peake

Date: June 1, 2023

To: Holladay City Planning and Zoning Department

From: Scott and Megan Miller

2775 East 4510 South, Holladay

We are the adjacent neighbors on the East side of the Sweeten property proposed to be developed by Grant Harrison. We have been residents of this neighborhood for 32 years. We built our home in 1991 and improved the .6 acre lot (now .5 acres) that was covered in wild brambles and weeds.

Over the years we have had a quiet existence with a beautiful showcase yard which we have taken pride in. We are likely going to take the brunt of a long development and build project as well as having 4 large homes built very close to our property. We are not opposed to having a responsibly designed development on the adjacent property. Having said that, our specific concerns are as follows:

1. We are concerned that there could potentially be four large 2 story houses built on the property on small lots. Our privacy will be impacted from what we have had for the last 32 years.
2. We are concerned that there may be a long and protracted development and build time frame that will negatively impact us with construction noise, dust, dirt, construction waste, etc. Developer to please confirm the anticipated development and build time-frame affecting the neighborhood and how he plans on mitigating these issues during that time.
3. We are concerned for the loss of neighborhood trees and landscaping near our lot line that will impact our privacy and the privacy of the new homes. Large tree landscaping is a part of the Holladay experience that makes it a desirable place to live. We are also concerned how the development of the road will affect our large tree root systems potentially damaging or destroying valuable trees.

We ask the developer to provide a survey that indicates trees to be removed, trees to be preserved and mitigation plans for impacted roots to trees from off-site affected by construction.

4. We are concerned about construction vehicles parking in front of our home and having dumpsters parked on the street making it very difficult for neighbors to get around on a narrow road. Cases in point were the dumpsters parked for months and months in front of a home across the street and west of the Sweetens and the large construction dumpster that was such a nuisance just above Wander Lane. These dumpsters were very disruptive and dangerous to the local traffic. Developer to confirm that all construction related parking, dumpsters and staging to be handled on-site only.

5. We are concerned about traffic noise by the side of our lot going right by our bedroom windows. We are also concerned about street traffic increase, particularly on holidays. We have provided an independent site concept that studies how guest parking (4 cars per house) can be achieved. This study also looks at how road alignment can be mitigated to pull away from east side and achieve a win-win solution for both residence and development by providing a protected zone for existing trees and area to enhance landscape. Developer to confirm if they plan to contract with licensed landscape architect as consultant to develop site master plan study that address all of these same principles.

6. We would ask that the developer construct an architectural style fence (in consultation with us for acceptability), between the properties at the beginning of the site improvements with the developer agreeing to mend any of our landscape, sprinkler system and green elements.

We are also concerned about the real possibility of our home's foundation settling as a result of compaction of the road on our property line and the elevation differences between our lots. In general, our's is higher all along the property line from front to back

and particularly along our home's foundation area (up to 6-7 feet or more in some areas). We would insist on several things to address this issue:

A. The developer address retention along the entire property line to engineered specifications to protect our home foundation and landscape elements.

B. The developer be required to post a bond to protect our property from settlement during construction of site improvements and for one year after completion of construction.

C. The developer indemnify us from any damage or deterioration of our property due to the construction of any of the lot improvements or future home improvements on the property.

D. Require the developer to provide and abide a soils compaction study to ensure the safety of our foundation.

E. For our privacy a variance be approved to allow the fence/wall to be up to 8 feet tall in order to address privacy and elevation concerns.

F. Developer to confirm if roadway is to be "cut" or "filled" on site. Can road base be installed without using vibratory compactor roller? If base material is laid in thinner lifts using crushed 3/4"(-) rock at optimum moisture, can material be compacted using roller only? Will the developer contract with a geo-tech engineer for these purposes?

7. Parking on the street is a huge life safety and practicality concerns. During holidays and family events in the neighborhood (particularly on major holidays, Christmas, New Years, Thanksgiving, Memorial Day, Labor day, etc.) There will be major parking and street passage issues. Currently it is not optimal for the neighborhood in general due to the narrowness of the street. But when you add 4 additional residences in the Sweeten lot, the impact of guest parking on the street is enormous!

This is an issue that must be addressed. There is a potential of 8-16 additional vehicles that will need to park for the new homes depending on how the parking in the PUD is arranged. This additional congestion on the street is in addition to the existing resi-

dent's parking needs for the same time frame. This will cause traffic and safety problems on Holidays and weekends. Last weekend is illustrative of the problem.

We have provided an independent site concept that studies how guest parking (4 cars per house) can be achieved. This study also looks at how road alignment can be mitigated to pull away from east side and achieve a win-win solution for both residence and development by providing a protected zone for existing trees and area to enhance landscape. Developer to confirm if they plan to contract with licensed landscape architect as consultant to develop site master plan study that address all of these same principles.

Attached are a few pictures from May 27th through Memorial Day when the Sweetens were working in the home and having a family party. As you can see there were upwards of 15 vehicles parked mostly up and down the street around the property. There was only room enough for 2 larger cars in front of the property. Ingress and egress to neighbor's homes (including mine) were seriously impacted. It also impacted vehicular traffic going up and down the street as can be seen. There is NOT enough room for 2 cars (not to mention larger delivery vehicles, Amazon, UPS, etc. to pass). This also will impact City garbage and recycling services due to having parking in the way and at least 8-10 garbage cans in front of this PUD every Monday evening and Tuesday.

This neighborhood has many dog walkers, scooters, bicycles, school children walking home from Driggs, riding electric scooters and bikes, after school and on weekends, many cyclists, a few families with small children that play in their front yards, (including my grandchildren in front of my home), all of which will impact safety of the residents.

I see this as a danger to the quality of life and safety of the neighborhood but also, a liability situation with the City if something is approved with the safety of the neighborhood ignored.

We would like the development plan to address these issues which I think could be done through proper city planning and approvals in spite of the raw zoning. In consideration of the safety of the residents, I would ask the City to require that the development plan include space within the PUD to have guest parking of up to 16 spaces for the guests of the residences. (Even of this requires a down zone to allow only 3 homes on the property.) I would also require the PUD residences to have a carve out in front on 4510 South for the placement of garbage cans. Mail boxes should be required to be in the PUD and not on the Street.

The City must address the safety and property rights of the other neighbors.

From: [SCOTT MILLER](#)
To: [Carrie Marsh](#)
Subject: Sweeten Court Comments 3.
Date: Thursday, June 1, 2023 10:54:03 PM

[External Email - Use Caution]

Attachment available until Jul 1, 2023

Carrie this is the last of 3 emails for my comments. Please send all three as a package to the commission. This video was shot on Memorial Day in front of my home down the street 4510 South mid day. It illustrates the potential street parking problems that could arise with the additional residences planned at this spot, particularly on holidays. This was the Sweeten family party which included around 10 cars along with a few resident's cars. On big holidays the residents of the neighborhood will likely have more cars and with the potential 8-16 additional cars/trucks/SUVs for the Sweeten court residences. Note the waiting cars and mail truck for the red truck to come through and for my car since there was no room to pass. Also note that cars are blocking the view from driveways trying to exit. The risk of a bicyclist, dog walker or scooter accident is quite high. Again, not blaming the Sweetens, but this is illustrative of the issue.

Please confirm you got all three emails.

Thanks

Scott Miller

[Click to Download](#)

[IMG_0253.mov](#)

34.4 MB