



CITY OF HOLLADAY PLANNING COMMISSION MEETING AGENDA

Date: Tuesday, April 15, 2014

Location: Holladay Municipal Center - 4580 S 2300 E

Time: 7:00 PM

AGENDA ITEMS

FIELD TRIP

5:30 PM Three Proposed sites will be visited – 1) Dreyfous property at 5950 S 2300 East; 2) the Kentucky Avenue Subdivision - 2380 E Kentucky Avenue; and 3) the Holladay Condominiums – 2350 E Murray - Holladay Road.

PRE-MEETING / WORK SESSION -

6:30 PM All agenda items may be discussed.

CONVENE REGULAR MEETING

ACTION ITEMS

(The following matters are Public Hearings. They will be heard and may be voted on. Notice to the public has been provided as required by law.)

- 7:00 PM** 1. **Tanner Estates Subdivision Plat Amendment – 2750 E Creek Crossing Lane – Amended Plat - R-1-87 Zone** – Staff: Rick Whiting, City Planner — *Applicant; David Spafford, seeks Planning Commission approval for a Plat Amendment that is essentially a lot line adjustment between two properties he owns.*
- 7:30 PM** 2. **Kentucky Avenue Subdivision- 2380 E Kentucky Avenue – HV Zone** -- Staff: Pat Hanson- *Applicant: City of Holladay - Concept and Preliminary Plat Approval. Proposal is to approve a two parcel subdivision, vacate a public right-of-way, dedicate a new public right-of-way.*
- 8:00 PM** 3. **Holladay Condominiums – 15 Dwelling Units – 2350 East Murray-Holladay Road – Revised Conceptual Site Plan and Condominium Subdivision Plat – HV Zone** – Staff: Paul Allred, Community Development Director; Jonathan Teerlink and Pat Hanson, City Planners – *The applicant, Stephen McPhie, wishes to build a mixed use condominium project on this .8 acre parcel. This is the second Public Hearing on this project.*

(The following matters will be heard and may be voted on. Public Notice is not required.)

4. **Dreyfous Farms Subdivision - 2-Lot Subdivision – 5950 S 2300 East - Preliminary Plat – R-1-87 Zone** – Staff: Rick Whiting, City Planner – *The applicant, Jim Dreyfous, requests to divide four acres of his 15.75 acre property into two large building lots.*

OTHER BUSINESS

5. Updates or follow-up on items currently in the development review process
6. Report from Staff on upcoming applications
7. Discussion of possible future amendments to code

ADJOURN

On Friday, April 11, 2014 at 12:30 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City pursuant to Section 10-9A-205 of the Utah Code. The agenda was also posted at city hall, Holladay Library, city internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance. TTY/TDD users should call 7-1-1



CITY OF HOLLADAY
Planning Commission

~~~~~  
Staff Report  
April 15, 2014  
Item#1

*Project Name:* **Tanner Estates Subdivision Plat Amendment**  
*Application Type:* **Subdivision Amendment**  
*Nature of Discussion:* **Public Hearing, discussion, action**  
*Planner:* **Paul Allred**  
*Applicant:* **Dave Spafford**

### **BACKGROUND & SUMMARY**

This application is to amend a single lot subdivision by adding land outside the boundary of the plat. The Tanner Estate Plat is a single, conforming 2.98 acre lot, which, when amended by this application, will add approximately .6 acres. The metes and bounds land that will be added to the Tanner Estates Plat is also owned by the applicant, in essence creating a lot line adjustment. Regardless, a plat amendment is required to adjust the boundary. (See attached drawing)

### **ANALYSIS**

It would appear from the drawing that the reason for bringing in land from outside the plat is to include private improvements, a parking area, into the receiving lot. Both parcels are accessed from Holladay Blvd and the sending lot area will remain well above the minimum area required – over 4 acres. Staff sees no reason for concern with this proposal:

- Staff has registered no concern from neighbors at this point in time.
- It would appear that the boundary adjustment will cause no material harm to other properties or to owners in the plat.
- This matter does not create any new lots, does not reduce the number of lots in the plat, does not create any new subdivision possibilities and will result in no new dwellings and consolidates improvements onto a single lot.

### **RECOMMENDATION**

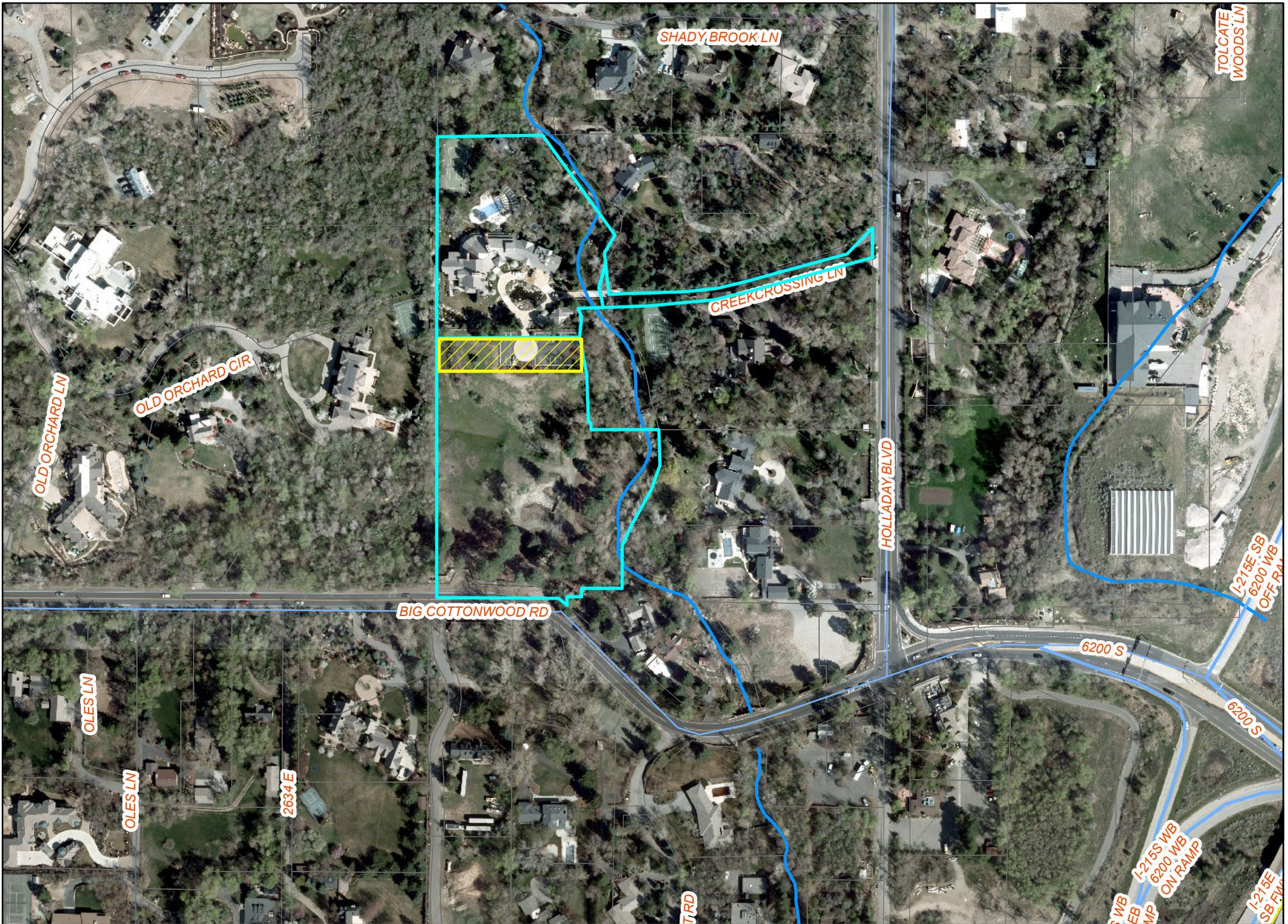
- Hold the public hearing.
- Assess any public comment for or opposed to the matter.
- Close the public hearing.
- Approve the amended plat subject to the following findings:
  1. **The plat amendment will cause no material harm to properties or persons in the vicinity.**
  2. **The plat meets the minimum requirements for area for lots in the zone.**
  3. **The amendment only acts to adjust the boundary between two parcels owned by the same individual.**
- Approve the plat amendment subject to the following:

1. Submittal of any remaining corrections to the plat drawing as determined by the TRC.

**CONTACT PERSON:**

Paul Allred

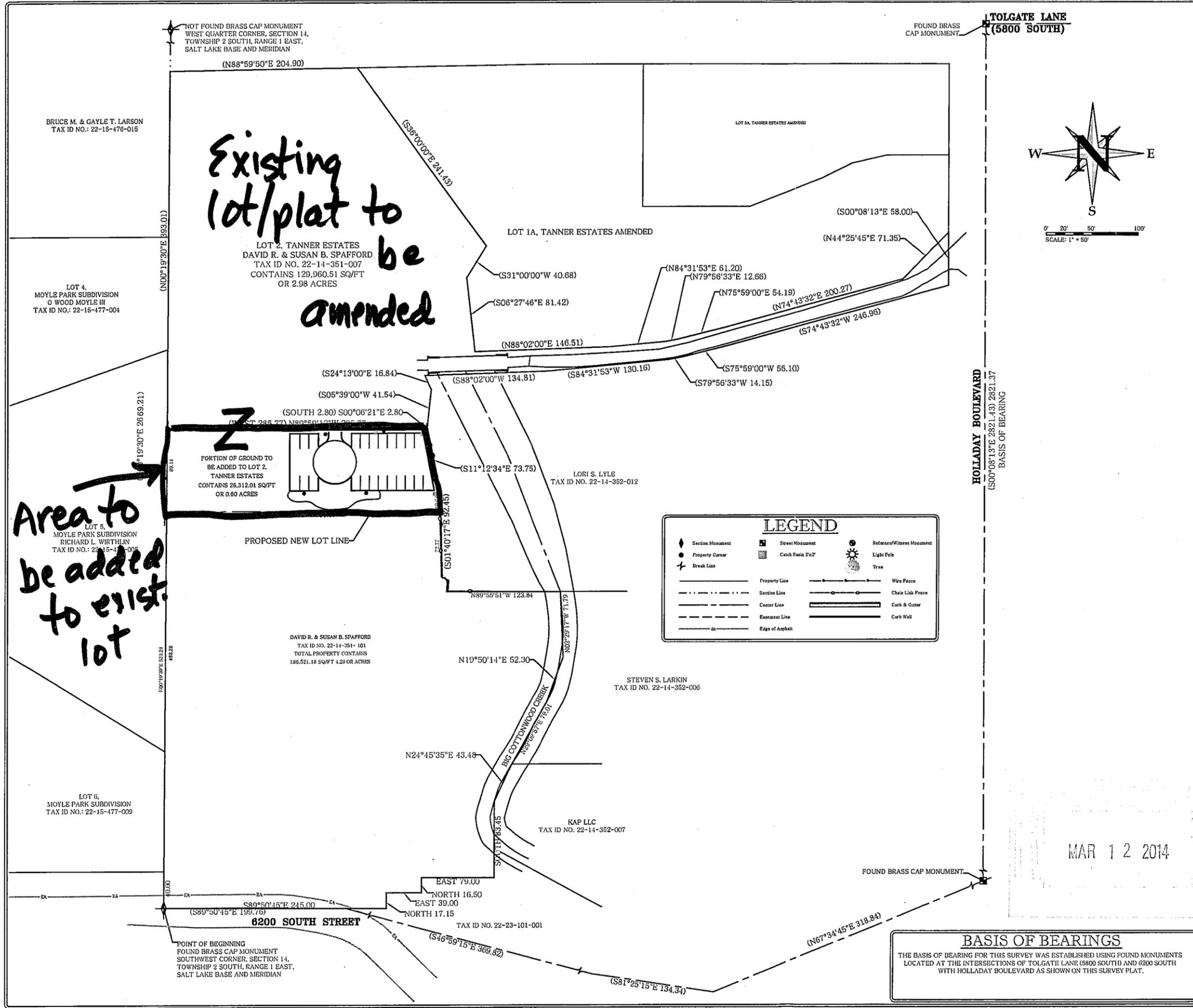




# Tanner Estates Plat Amendment - Proposed area

City of Holladay





**SURVEYOR'S CERTIFICATE**

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY.

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCHROACH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCHROACH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

  
 Michael L. Wangemann, PLS  
 Date of Plat or Map: February 10, 2014  
 PLS# 6431156-2201

**LEGAL DESCRIPTION**

**DEED LEGAL DESCRIPTION:**  
 LOT 2, TANNER ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK '98-104' OF PLATS AT PAGE 287, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

**AS-SURVEYED DESCRIPTION:**

**UTILITY NOTE:**  
 THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

  
 Know what's below. Call 811 before you dig.  
 BLUE STAKES OF UTAH  
 1-800-622-4111

**GENERAL NOTES**

- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.

**SHEET TITLE**  
**BOUNDARY SURVEY**

PREPARED FOR: DAVID SPAFFORD  
 2750 CREEK CROSSING LANE  
 SALT LAKE CITY, UT 84121

LOCATION: SOUTHWEST 1/4, SEC14, T2S, R1E, SLB&M

| REV | DATE | DESCRIPTION |
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| DATE:    | 02/10/2014 |
| SCALE:   | 1" = 50'   |
| DRAWN:   | MLW        |
| CHECKED: | MLW        |

**UTAH LAND SURVEYING, LLC**  
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

  
 2302 WEST 2100 SOUTH  
 SYRACUSE, UT 84075  
 PHONE 801.725.8395  
 FAX 801.820.7775  
 www.utahlandsurveying.com

**JOB NUMBER**  
 0705-14

**SHEET**  
 1 OF 1

**BASIS OF BEARINGS**

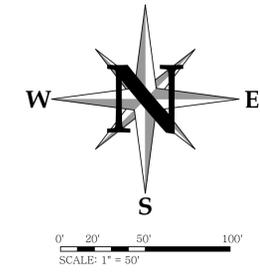
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF TOLGATE LANE (5800 SOUTH) AND 6200 SOUTH WITH HOLLADAY BOULEVARD AS SHOWN ON THIS SURVEY PLAT.

MAR 12 2014

# TANNER ESTATES SUBDIVISION AMENDMENT NO. 2

## AMENDING LOT 2 OF THE TANNER ESTATES SUBDIVISION

TOLGATE LANE  
(5800 SOUTH)

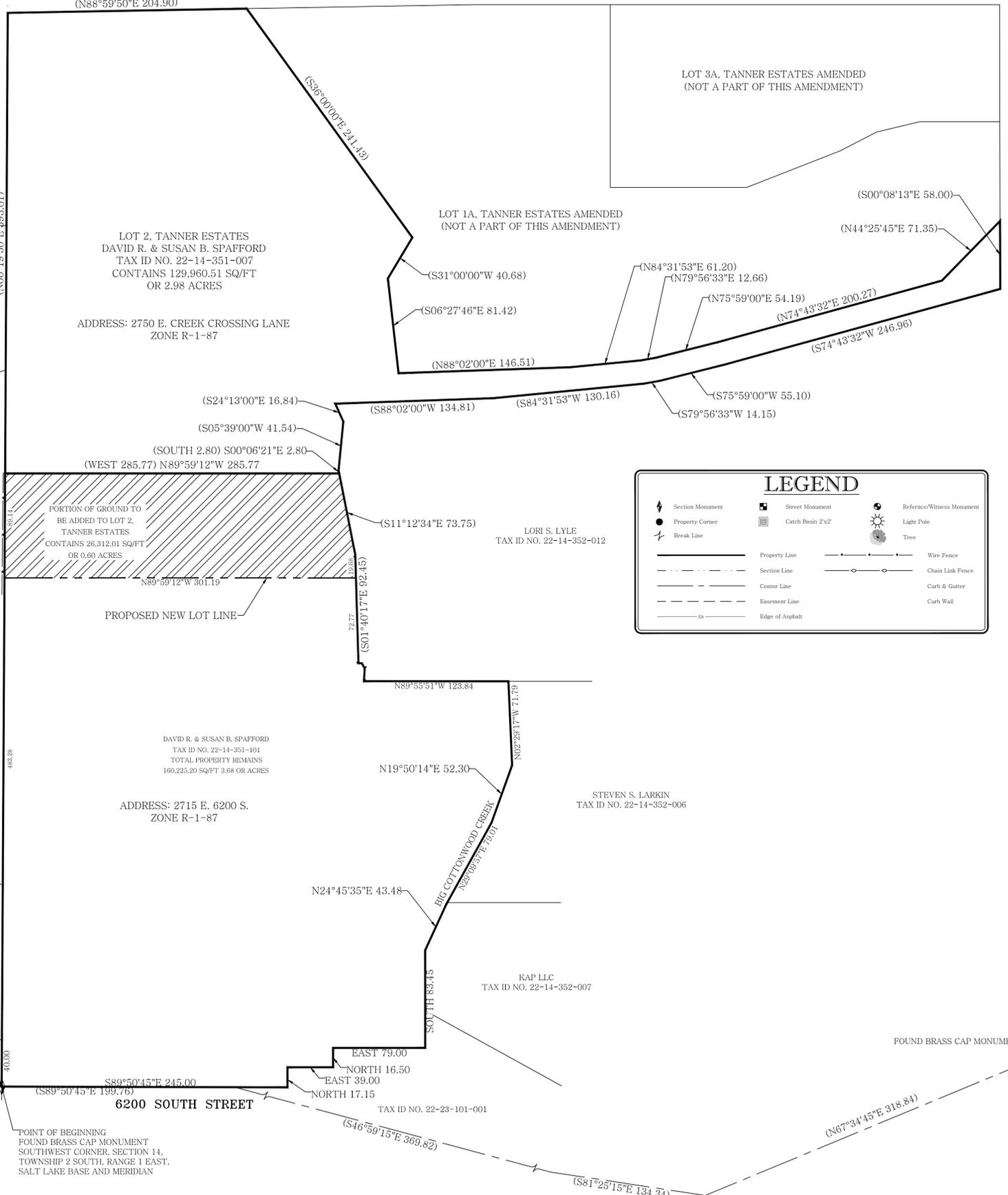


BRUCE M. & GAYLE T. LARSON  
TAX ID NO.: 22-15-476-015

LOT 4  
MOYLE PARK SUBDIVISION  
O WOOD MOYLE III  
TAX ID NO.: 22-15-477-004

LOT 5  
MOYLE PARK SUBDIVISION  
RICHARD L. WERTHEIN  
TAX ID NO.: 22-15-477-005

LOT 6  
MOYLE PARK SUBDIVISION  
TAX ID NO.: 22-15-477-009



### LEGEND

|  |                  |  |                   |  |                            |
|--|------------------|--|-------------------|--|----------------------------|
|  | Section Monument |  | Street Monument   |  | Reference/Witness Monument |
|  | Property Corner  |  | Catch Basin 2'x2' |  | Light Pole                 |
|  | Break Line       |  | Tree              |  | Wire Fence                 |
|  | Property Line    |  | Chain Link Fence  |  | Curb & Gutter              |
|  | Section Line     |  | Curb Wall         |  |                            |
|  | Center Line      |  |                   |  |                            |
|  | Easement Line    |  |                   |  |                            |
|  | Edge of Asphalt  |  |                   |  |                            |

HOLLADAY BOULEVARD  
(S00°08'13"E 2821.43) 2821.37  
BASIS OF BEARING

**NOTES**  
1. A 20' CREEK MAINTENANCE EASEMENT, AS PER THE ORIGINAL TANNER ESTATES SUBDIVISION PLAT IS TO REMAIN IN EFFECT WITH THIS EASEMENT AND IS DESCRIBED AS 20 FOOT WIDE EASEMENT EACH SIDE OF CREEK FROM TOP OF BANK.

### PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D. BY THE CITY OF HOLLADAY.

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

### HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D.

CITY-COUNTY HEALTH DEPARTMENT \_\_\_\_\_

### COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

### APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D.

CITY OF HOLLADAY ATTORNEY \_\_\_\_\_

### CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D.

CITY OF HOLLADAY ENGINEER \_\_\_\_\_

### CITY OF HOLLADAY

PRESENTED TO THE CITY OF HOLLADAY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D. AT WHICH TIME THIS SUBDIVISION WAS APPROVED & ACCEPTED.

ATTTEST: \_\_\_\_\_  
CITY RECORDER  
CITY MANAGER \_\_\_\_\_

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF TOLGATE LANE (5800 SOUTH) AND 6200 SOUTH WITH HOLLADAY BOULEVARD AS SHOWN ON THIS SURVEY PLAT.

## SURVEYOR'S CERTIFICATE

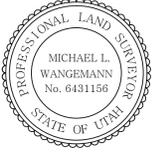
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Michael L. Wangemann, PLS  
Date of Plat or Map: February 10, 2014  
PLS# 6431156-2201



## LEGAL DESCRIPTION

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LOT 2, TANNER ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "98-10" OF PLATS AT PAGE 287, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

**OVERALL AMENDED LOT 2 LEGAL DESCRIPTION:**  
BEGINNING AT A POINT ON THE WEST SECTION LINE, SAID POINT BEING NORTH 00°19'30" EAST ALONG SAID SECTION LINE 434.14 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°19'30" EAST ALONG SAID SECTION LINE 482.15 FEET TO THE SOUTH LINE OF SHADY BROOKS ESTATES SUBDIVISION; THENCE NORTH 88°59'50" EAST 204.90 FEET; THENCE SOUTH 36°00'00" EAST 241.43 FEET; THENCE SOUTH 31°00'00" WEST 40.68 FEET; THENCE SOUTH 06°27'46" EAST 81.42 FEET; THENCE NORTH 88°02'00" EAST 146.51 FEET; THENCE NORTH 84°31'53" EAST 61.20 FEET; THENCE NORTH 79°56'33" EAST 12.66 FEET; THENCE NORTH 75°59'00" EAST 54.19 FEET; THENCE NORTH 74°43'32" EAST 200.27 FEET; THENCE NORTH 44°25'45" EAST 71.35 FEET TO THE WEST RIGHT-OF-WAY LINE OF HOLLADAY BOULEVARD; THENCE SOUTH 00°08'13" EAST 58.00 FEET; THENCE SOUTH 74°43'32" WEST 246.96 FEET; THENCE SOUTH 75°59'00" WEST 55.10 FEET; THENCE SOUTH 79°56'33" WEST 14.15 FEET; THENCE SOUTH 84°31'53" WEST 130.16 FEET; THENCE SOUTH 88°02'00" WEST 134.81 FEET; THENCE SOUTH 24°13'00" EAST 16.84 FEET; THENCE SOUTH 05°39'00" WEST 41.54 FEET; THENCE SOUTH 00°06'21" EAST 2.80 FEET; THENCE SOUTH 11°12'34" EAST 73.75 FEET; THENCE SOUTH 01°40'17" EAST 92.45 FEET; THENCE NORTH 89°59'12" WEST 301.19 FEET TO THE POINT OF BEGINNING.

UTILITY NOTE:  
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### SHEET TITLE

#### SUBDIVISION AMENDMENT PLAT

PREPARED FOR DAVID SPAFFORD  
2750 CREEK CROSSING LANE  
SALT LAKE CITY, UT 84121  
801-915-6604

LOCATION: SOUTHWEST 1/4, SEC14, T2S, R1E, SLB&M

| REV | DATE | DESCRIPTION |
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| DATE:    | 04/10/2014 |
| SCALE:   | 1" = 50'   |
| DRAWN:   | MLW        |
| CHECKED: | MLW        |

**UTAH LAND SURVEYING, LLC**  
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

2302 WEST 2100 SOUTH  
SYRACUSE, UT 84075  
PHONE 801.725.8395  
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www.utahlandsurveying.com

**JOB NUMBER**  
0705-14

**SHEET**  
1 OF 1



**CITY OF HOLLADAY  
Planning Commission**

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**Staff Report
April 15, 2014
Item #2**

Project Name: Kentucky Avenue Subdivision
Application Type: Concept & Preliminary Plat
Nature of Discussion: Public Hearing
Planner: Pat Hanson

SUMMARY

Address:	2380 E Kentucky Avenue.	Parcel ID#	22-10-206-039
Applicant:	City of Holladay	Project Number:	13-1-08
Zone:	HV	Total Area:	18,799 SF (including street)
Lot Area	Required: 5,000 sq. ft. per lot Proposed: Lot 1: 8,528 SF Parcel A: 3,138 SF- A lot area variance was denied by the Holladay City Administrative Appeals Officer () and this portion of the original lot will be considered a nonbuildable remainder parcel.		
Lot Width:	Required: Lot 1 - 50 FT at 25 FT back from the right of way; Proposed: Lot 1 - 67.07 FT		
Lot Frontage:	Required: 50 FT Proposed: Lot 1 - 137 FT		
Neighborhood Meeting:	Holladay City Council held a public hearing on the realignment of Kentucky Avenue on Thursday August 21, 2008 and adopted the realignment design after a second public hearing on October 11, 2012.		

BACKGROUND

As part of the realignment of the intersection of Kentucky Avenue and Holladay Boulevard, two new parcels of land were created from the original parcel (old Sinclair Station) and the original right-of-way. This subdivision plat includes one lot and one nonbuildable parcel along with the new right of way.

Attached to this staff report is the conceptual plan/preliminary plat. The two are being sent concurrently to expedite the process so the property sale can be finalized.

Since the centerline of Kentucky Avenue is being changed, this action required a vacation of a portion of Kentucky Avenue which was done by the City Council in October of 2012. The new subdivision plat includes the dedication of that portion of the street within the realigned right of way. As a result of these

actions, under the newly adopted Subdivision Chapter (13.10), the Planning Commission can approve the concept and preliminary plat but the final plat will need to be approved by the City Council.

Technical Review Committee (TRC) Comments

Conceptual /Preliminary Plat- attached.

Geotechnical Considerations: None

Topography: The site was formerly developed as a gasoline station and is relatively flat.

Irrigation / Storm Water considerations: None

Driveway Access: Access to the two parcels will be from Kentucky Avenue.

Utility Easement: A utility easement along the perimeter of the individual lots will replace the easements that previously were located within the old Kentucky Avenue alignment.

Fire Access: From Kentucky Avenue. The UFA Officer has reviewed the plat and he feels that fire access will probably be from the lot frontages on Kentucky Avenue. (Additional review will be done at the time of site plan requests.)

Other Engineering Issues required for a preliminary plat approval:

City Engineer, Clarence Kemp's memo is attached to this staff report indicating that these issues were addressed with the realignment project.

APPROVAL STANDARDS (13.10.080.A)

Conceptual Plat: The Planning Commission held a public hearing on September 24, 2013 but the matter was continued to a future date pending resolution of the variance request. That matter has been resolved and the Planning Commission should re-open the public hearing at this time. Upon completion of the public hearing, the Planning Commission may; approve the application, amend the application or deny the application. The Planning Commission's decision shall provide guidance for compliance with the provisions of this title and direction prior to submitting a preliminary plat.

Preliminary Plat: The Planning Commission shall approve only those preliminary plats that:

1. Are in accordance with the intent, standards, and criteria specified in the Holladay City general plan, this title, and any other applicable regulations;
This application meets all required standards and criteria or has been granted a variance for those specific issues that do not meet the HV zone standards.
2. Conform to an approved conceptual plat;
The Planning Commission may approve the Conceptual Plat with this application.
3. Create no financial hardship to the city;
All potential costs or liabilities to the City must be mitigated by appropriate financial and/or bonding requirements included in the suggested motion and requirements of approval.
4. Create no environmental consequence that will adversely impact adjacent properties and the health, safety, or welfare of the inhabitants of the city when weighed against the positive impacts of such development.

This site was previously developed and no environmental consequences are anticipated from this re-development. Future development anticipates uses currently allowed in the HV zone. A site plan for Lot 1 may be applied for at the Planning Commission upon approval of the Final plat by the City Council.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission consider the merits of this application and approve conceptual and preliminary plats for the Kentucky Avenue Subdivision, one lot and one non-buildable parcel in the HV zone.

Suggested Motion:

I move to approve the proposed Conceptual Plat of the Kentucky Avenue Subdivision based on the following findings and with the following requirements:

Findings:

1. The proposed project has been reviewed by the Technical Review Committee (TRC) and meets City requirements for Conceptual Plat;
2. This project will have no detrimental effects on the health, safety, or welfare of neighboring properties or the community;
3. This application is consistent with land use patterns in the general vicinity, the intent of the zoning ordinance and the Holladay Village Master Plan.

Suggested Motion #2:

I move to approve the proposed Preliminary Plat of the Kentucky Avenue Subdivision and recommend to the City Council approval of the Final Plat which includes the vacation and dedication of portions of Kentucky Avenue, based on the following findings and with the following requirements:

Findings:

1. The proposed project has been reviewed by the Technical Review Committee (TRC) and meets City requirements for preliminary plat;
2. This project will have no detrimental effects on the health, safety, or welfare of neighboring properties or the community;
3. This application is consistent with land use patterns in the general vicinity, the intent of the zoning ordinance and the Holladay Village Master Plan.
4. The subdivision meets the requirements of the Holladay Village Zone Developments Standards.

Requirements:

1. The final plat and any other requirements for the subdivision shall be submitted to the City Council for approval within one year, and;
2. Prior to approval of final plat, any remaining TRC issues must be resolved.



CITY OF HOLLADAY
NOTICE OF PLANNING COMMISSION MEETING

The Planning Commission will hold a public hearing to consider the following item at their next regularly scheduled meeting.

Project: Kentucky Avenue Subdivision (*aka SoHo Village*)

Project Address: 4741 South Holladay Boulevard

Applicant: City of Holladay

Request: Concept and Preliminary Plat Approval

Zone: HV

Acreage: 0.43 ac.

Lots: One (1) lot and one (1) non-buildable parcel

MEETING DATE: April 15, 2014

This meeting starts at 7:00 PM and this matter will be heard as close to 7:30 PM as

possible. All meetings are held in the City Council Chambers at 4580 S 2300 E.

The public is encouraged to attend.

Included with this notice is a zoning map showing the location of the parcel noted above.

If you have questions regarding the application please call 527-3890 during regular

business hours.

ATTENTION: This notice has been delivered to all residents within an area extending approximately 500 feet from the subject property. If you know of anyone who may not have received a notice but may have an interest in the meeting, please pass along the information. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.

KENTUCKY AVENUE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
CITY OF HOLLADAY, UTAH

HOLLADAY VILLAGE LIMITED
ENTRY 5405536
BOOK 6582 PAGE 1

HOLLADAY VILLAGE LTD
ENTRY 5642033
BOOK 6788 PAGE 247

MAX EGGERTSEN
ENTRY 10569922
BOOK 9661 PAGE 8902

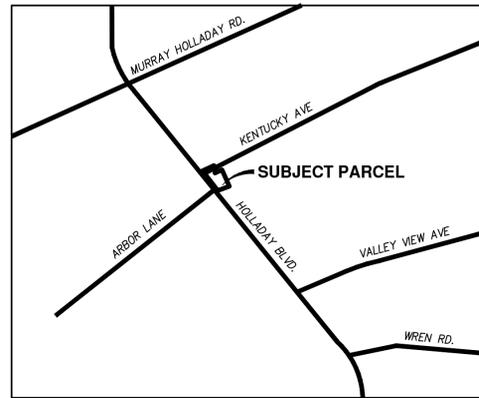
CHARLES DUNFIELD TR
ENTRY 6123738
BOOK 7189 PAGE 2662

OWNER
CITY OF HOLLADAY
4580 S. 2300 E.
HOLLADAY, UT 84117

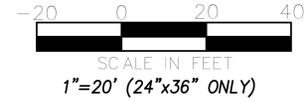
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	75.00'	29.57'	22°35'12"	14.98'	S 06°29'32" W	29.37'
C2	25.00'	24.03'	55°04'42"	13.04'	S 03°21'39" W	23.12'
C3	75.00'	96.59'	73°47'14"	56.30'	N 12°42'55" E	90.05'
C4	25.00'	32.20'	73°47'14"	18.77'	N 12°42'55" E	30.02'
C5	75.00'	25.36'	19°22'38"	12.80'	S 14°29'24" E	25.04'
C6	50.00'	64.39'	73°47'14"	37.53'	N 12°42'55" E	60.03'
C7	50.01'	26.11'	28°54'53"	13.36'	N 09°13'16" W	25.82'

THE INTENT OF THIS PLAT IS TO DO THE FOLLOWING

- VACATE A PORTION OF KENTUCKY AVE. SHOWN HEREON. THE CITY OF HOLLADAY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF THIS PORTION OF KENTUCKY AVE.
- DEDICATE A NEW PUBLIC RIGHT-OF-WAY FOR A RE-ALIGNMENT OF KENTUCKY AVE. SHOWN HEREON
- ESTABLISH THE SoHo VILLAGE PLAT AND DEDICATE A NEW PORTION OF KENTUCKY AVE. AS SHOWN HEREON.
- LOT AREA VARIANCE GRANTED FOR LOT 2 ON 16, SEPT. 2013



VICINITY MAP
N.T.S.



- LEGEND**
- SECTION LINE
 - - - BOUNDARY LINE
 - SURROUNDING DEED LINES
 - LOT LINE
 - CENTERLINE OF ROAD
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - EXISTING SIDEWALK
 - [Hatched Box] AREA OF VACATED R.O.W. (SEE NOTE 1)
 - [Hatched Box] NEW PUBLIC R.O.W. FOR KENTUCKY AVE. (SEE NOTE 2)

SURVEYOR'S CERTIFICATE

I, Matthew B. Judd, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 167268, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have re-subdivided said tracts of land into lots, hereafter to be known as KENTUCKY AVENUE SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point on the North right-of-way line of Holladay Blvd, said point being 557.10 feet South 45°47'06" East and 178.70 feet North 44°12'54" East from the North Quarter Corner of Section 10, Township 2 South, Range 1 East, Salt Lake base & Meridian; (the Basis of Bearing running South 45°47'06" East from said North Quarter of Section 10 to a monument at the intersection of Holladay Blvd. w/ Wren Road.) and running thence:

North 65°43'39" East, 94.72 feet; thence South 24°57'05" East, 28.76 to a point on a non-tangent 75.00 foot radius curve to the left; thence 29.57 feet along said curve, through a central angle of 22°35'12" (chord bears; South 06°29'32" West, 29.37 feet); thence North 65°43'39" East, 56.42 feet; thence South 24°23'11" East, 135.95 feet; thence South 70°25'21" West, 93.24 feet; thence North 37°46'58" West, 187.51 feet to the point of beginning.

Contains: 18,799 Sq. Ft. (more or less)

MATTHEW B. JUDD DATE:

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots to be hereafter know as:

KENTUCKY AVENUE SUBDIVISION

VACATING A PORTION OF KENTUCKY AVE AND CREATING A NEW RIGHT-OF-WAY ALIGNMENT FOR PUBLIC STREET USE

and do hereby dedicate for the perpetual use of the public, all parcels of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20____

RANDY FITTS, CITY MANAGER

STATE OF UTAH }
County of _____ }

On the _____ day of _____, 20____ personally appeared before me, _____

who being by me duly sworn or affirmed did say that _____ is/are the _____ of _____ and that the within owner's dedication was signed in behalf of said _____ by authority of _____ and the said _____

acknowledged to me that said _____

executed the same

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____

KENTUCKY AVENUE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
CITY OF HOLLADAY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SALT LAKE COUNTY RECORDER

CITY COUNCIL
APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20____
DENNIS WEBB, MAYOR

CITY OF HOLLADAY PLANNING COMMISSION
RECOMMENDED THIS _____ DAY OF _____ A.D., 20____
PLANNING COMMISSION CHAIRMAN

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
HOLLADAY CITY ATTORNEY

CITY OF HOLLADAY
PRESENTED TO THE CITY OF HOLLADAY THIS _____ DAY OF _____ A.D., 2013 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
RECORDER MANAGER

SALT LAKE VALLEY HEALTH DEPT.
APPROVED THIS _____ DAY OF _____ A.D., 20____
REPRESENTATIVE

CITY OF HOLLADAY ENGINEER
APPROVED THIS _____ DAY OF _____ A.D., 20____
CITY OF HOLLADAY ENGINEER

COMMUNITY DEVELOPMENT
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
DATE _____ COMMUNITY DEVELOPMENT DIRECTOR

PEPG CONSULTING LLC
8805 S. SANDY PARKWAY • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

APRIL 4, 2014 PLOT DATE: 1042.1317 PROJECT NUMBER: FPLAT-01.DWG DRAWING FILE



CITY OF HOLLADAY
Planning Commission

~~~~~  
Staff Report  
April 15, 2014  
Item#3

*Project Name:* **Holladay Condominiums – Mixed Use Office/Residential**

*Application Type:* **Conceptual Site Plan/Subdivision**

*Nature of Discussion:* **Public Hearing, deliberation, potential action.**

*Planner:* **Paul Allred, Jon Teerlink**

*Applicant:* **Steve McPhie, Ken Bell, Jerry Robinson, architect**

**This is a public hearing and the commission should take ample time to hear and evaluate feedback on the proposal.** (Staff is not aware of any new concerns expressed by the public since the notices were mailed as required prior to the meeting) **This item was re-noticed to neighbors and is a new public hearing due to some revisions to the site plan resulting from the setback appeal ruling by the City's Hearing Officer.**

### **BACKGROUND & SUMMARY**

Previously, this item was granted a conceptual approval for both site plan and subdivision. An interpretation of Staff opinion ratified by the Commission regarding setback of the south building to the property line with an abutting neighbor was appealed. A hearing of the appeal was held in March and the staff, and ostensibly, PC ratification of the interpretation of the setback through conceptual approval of the site plan/subdivision was overturned by the City's hearing officer. This has necessarily resulted in a revised site plan being proposed at this time.

Attached to this report is a summary by the site designer, Jerry Robinson that outlines what has, and, what has not changed in the project since the last time this was heard. While much about the project has not essentially changed, there are some positive new wrinkles to the plan. Among other changes, the applicants have moved the building to the north away from the residential property line and staff opinion is that the new drawings appear to show a building that conforms to the decision of the hearing officer regarding setback.

### **ANALYSIS**

Staff opinion is that the revisions to the site plan as outlined by Mr. Robinson result in a technically superior project than as originally proposed. Staff remains favorably impressed with the overall use, look, safety, convenience and appropriateness of this development in the Holladay Village and believe the development to be in compliance with the City's requirements for conceptual approval.



**RECOMMENDATION**

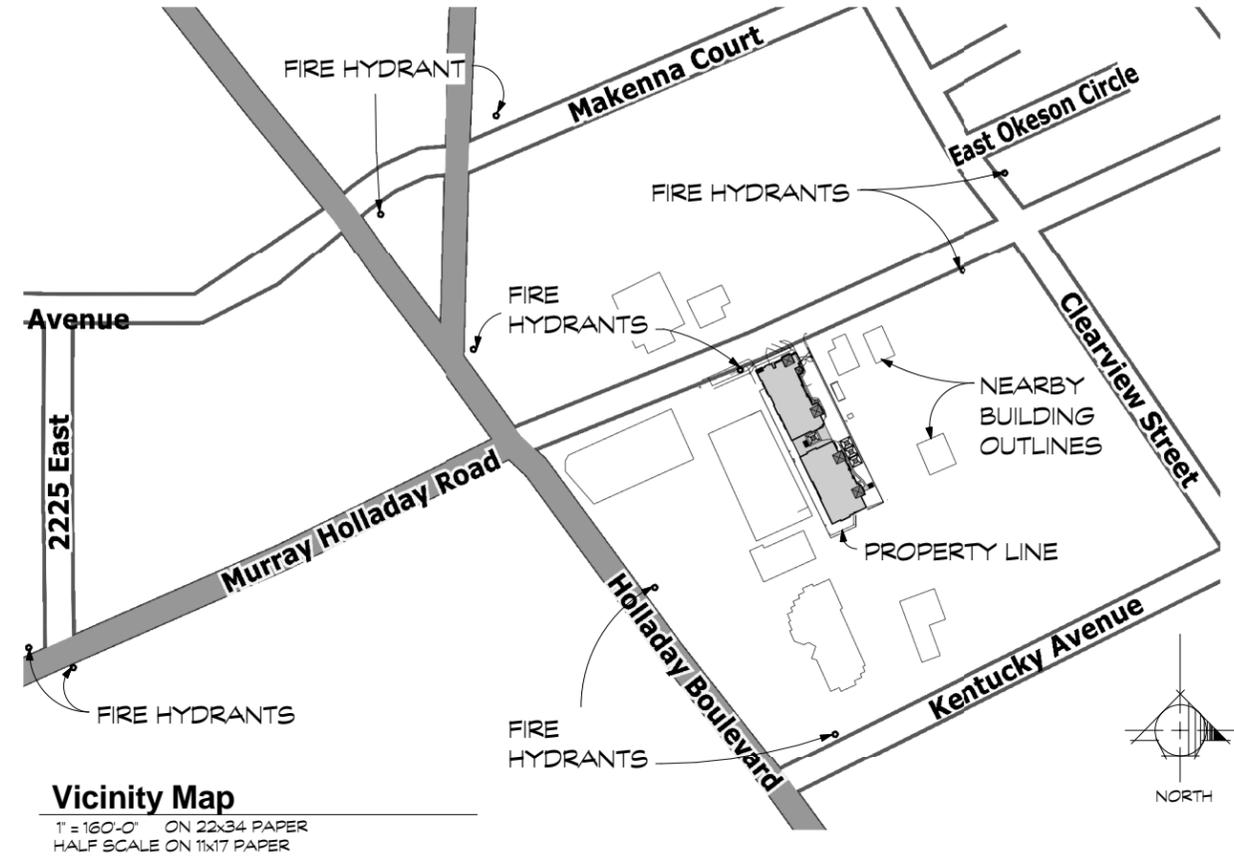
Staff recommends *conceptual* approval of both the site plan and subdivision. Staff also suggests that any concerns or issues that arise at this meeting be addressed and resolved as appropriate prior to the development being granted preliminary approval.

**CONTACT PERSON:**

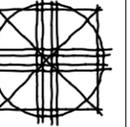
Paul Allred, Jon Teerlink

# Holladay Condominiums

## 2350 E MURRAY HOLLADAY RD, HOLLADAY, UT



**J.W. Robinson Architects**  
 2299 South Highland Drive Suite 200  
 Salt Lake City, Utah 84106  
 PHONE (801) 486-7777  
 Fax (801) 486-7007



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**Holladay Condominiums**  
 2350 E MURRAY HOLLADAY RD, HOLLADAY, UT  
 TITLE SHEET

**PARKING SPACE REQUIREMENTS**

**HOLLADAY VILLAGE ZONE REQUIREMENTS**

Office/Retail: 2.5/1000 SF  
 Residential: 1.5/two bedroom  
 2 Accessible spaces for 25-50 space parking lot

**PARKING NEEDED**

Office/Retail 2000 SF = 5 Spaces  
 15 Two Bedroom Units = 23 Spaces  
 Required Spaces = 28 Spaces (Includes 2 Accessible)

**PARKING AVAILABLE**

Garage Spaces = 35 Spaces  
 Above Ground = 2 Spaces  
 37 Spaces (Includes 2 Accessible)

|                                  | Square Feet | % of Total |
|----------------------------------|-------------|------------|
| Total Area:                      | 34,149 SF   | 100 %      |
| Total Building Area Grade Level: | 17,711 SF   | 52 %       |
| Total Impervious Area:           | 5,359 SF    | 16 %       |
| Total Landscaped Area:           | 11,079 SF   | 32 %       |

Total Building Area Garage Level: 20,029 SF

|                       | Square Feet      |
|-----------------------|------------------|
| Main Level Area:      | 16,822 SF        |
| Upper Level Area:     | 17,909 SF        |
| Office Basement Area: | 1,085 SF         |
| <u>Garage Area:</u>   | <u>19,096 SF</u> |
| Total Building SF:    | 54,912 SF        |

|                       |       |
|-----------------------|-------|
| Total Acreage:        | 0.784 |
| Total Units:          | 16    |
| Density (Units/Acre): | 20.41 |

**Applicant/Developer**  
 Ken Bell  
 801-278-0850  
 4207 S. Holladay Blvd.  
 Holladay, UT 84124

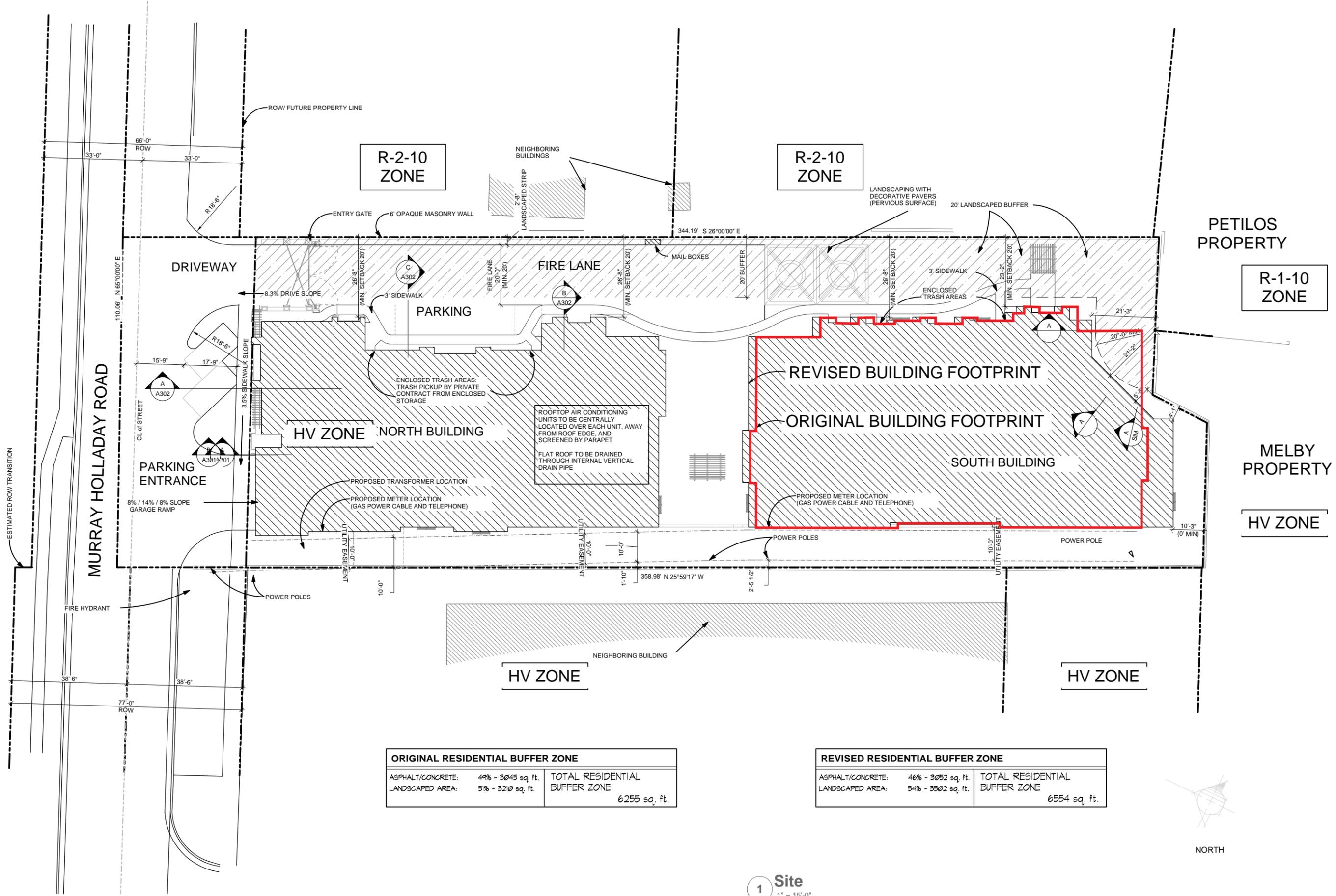
**Project Designer/Architect**  
 See Title Block

**Property Owner**  
 Pinecone Properties  
 801-278-0850  
 4207 S. Holladay Blvd.  
 Holladay, UT 84124

|         |      |
|---------|------|
| Job #   |      |
| Dr. By  | KRS  |
| Ch. By  | JWR  |
| Rev. By |      |
| No.     | Date |

Date  
 PRELIMINARY  
 4-10-2014

Sheet  
**G001**  
 1 of 4



| ORIGINAL RESIDENTIAL BUFFER ZONE |                    |                                               |
|----------------------------------|--------------------|-----------------------------------------------|
| ASPHALT/CONCRETE:                | 49% - 3045 sq. ft. | TOTAL RESIDENTIAL BUFFER ZONE<br>6255 sq. ft. |
| LANDSCAPED AREA:                 | 51% - 3210 sq. ft. |                                               |

| REVISED RESIDENTIAL BUFFER ZONE |                    |                                               |
|---------------------------------|--------------------|-----------------------------------------------|
| ASPHALT/CONCRETE:               | 46% - 3052 sq. ft. | TOTAL RESIDENTIAL BUFFER ZONE<br>6554 sq. ft. |
| LANDSCAPED AREA:                | 54% - 3502 sq. ft. |                                               |

**1 Site**  
 1" = 15'-0"  
 (1" = 30'-0" ON 11x17 PAPER)



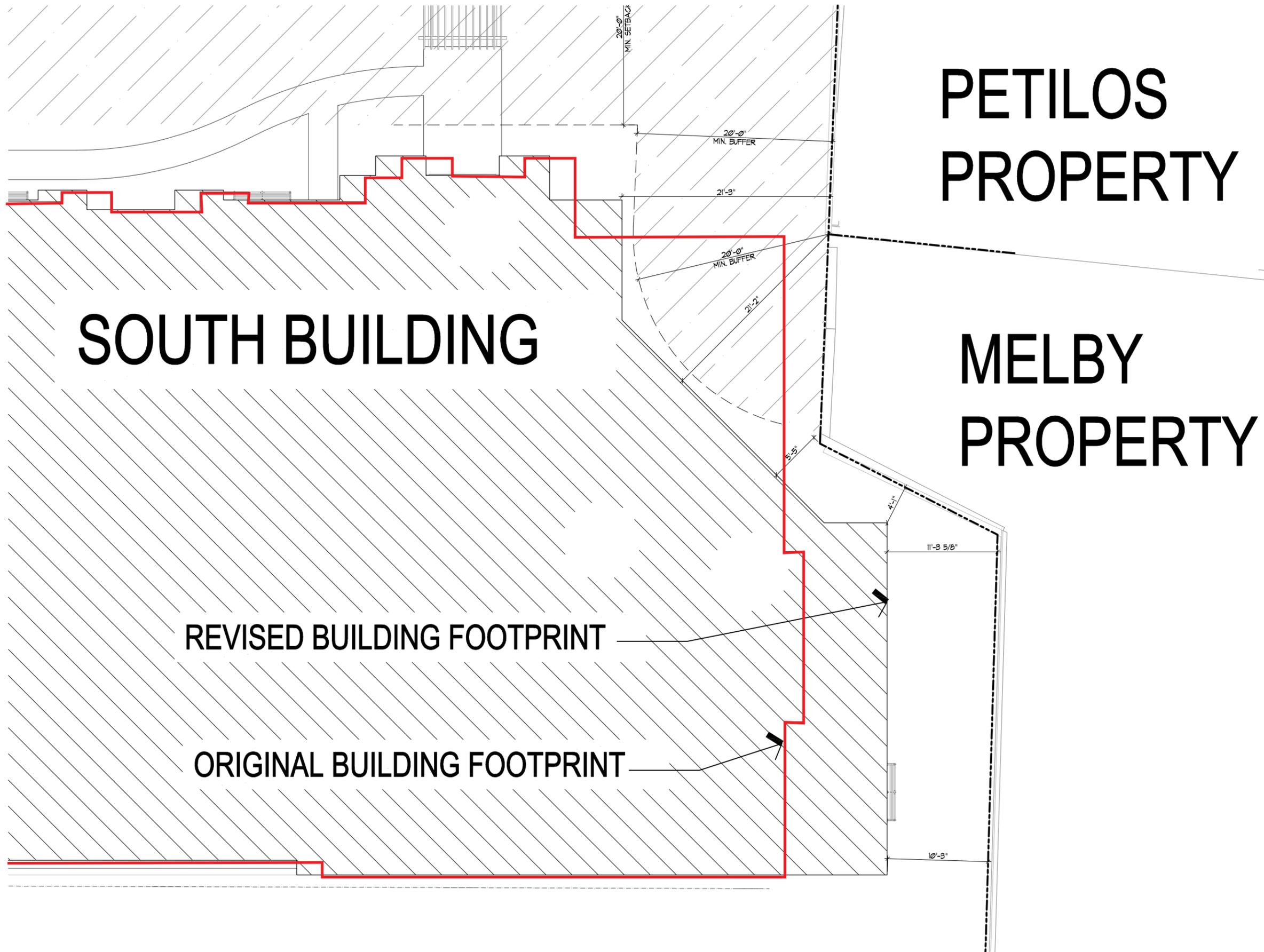
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**Holladay Condominiums**  
 2350 E MURRAY HOLLADAY RD, HOLLADAY, UT  
 SITE

|         |                          |
|---------|--------------------------|
| Job #   |                          |
| Dr. By  | KRS                      |
| Ch. By  | JWR                      |
| Rev. By |                          |
| No.     | Date                     |
|         |                          |
|         |                          |
| Date    | PRELIMINARY<br>4-10-2014 |

Sheet  
**G002**  
 2 of 4



**PETILOS  
PROPERTY**

**SOUTH BUILDING**

**MELBY  
PROPERTY**

**REVISED BUILDING FOOTPRINT**

**ORIGINAL BUILDING FOOTPRINT**

**1 Site -South End**  
 1" = 5'-0"  
 (1" = 10'-0" ON 11x17 PAPER)

**J.W. Robinson Architects**  
 2299 South Highland Drive Suite  
 200  
 Salt Lake City, Utah 84106  
 PHONE (801) 486-7777  
 Fax (801) 486-7007



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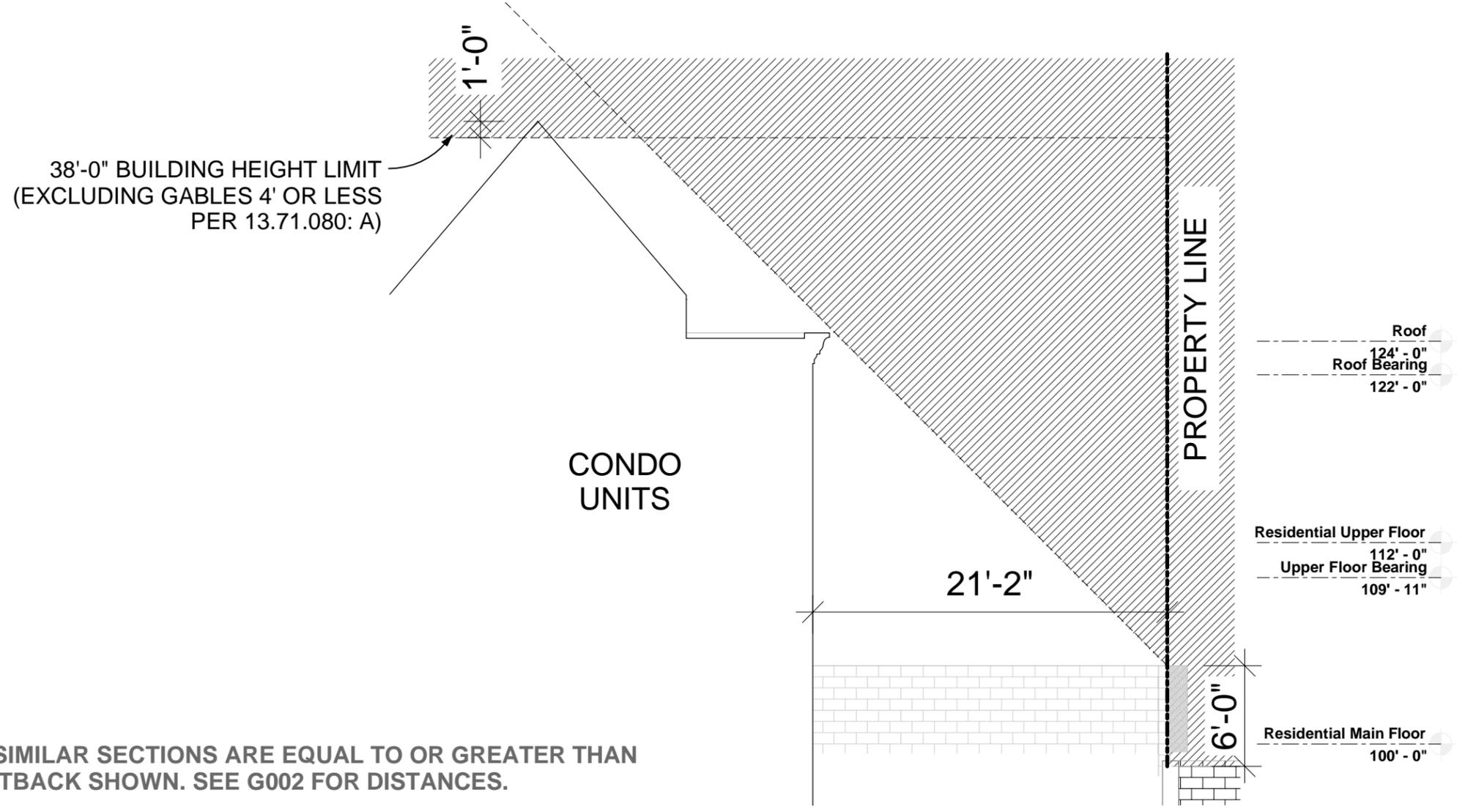
**Holladay Condominiums**  
 2350 E MURRAY HOLLADAY RD, HOLLADAY, UT  
 SITE - SOUTH END

|                |     |
|----------------|-----|
| <b>Job #</b>   |     |
| <b>Dr. By</b>  | KRS |
| <b>Ch. By</b>  | JWR |
| <b>Rev. By</b> |     |

|     |      |
|-----|------|
| No. | Date |
|     |      |
|     |      |

**Date** PRELIMINARY  
 4-4-2014

**Sheet**  
**G003**  
 3 of 4

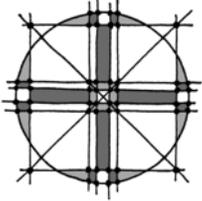


NOTE: SIMILAR SECTIONS ARE EQUAL TO OR GREATER THAN THE SETBACK SHOWN. SEE G002 FOR DISTANCES.

**Holladay Condominiums**  
 2350 E MURRAY HOLLADAY RD, HOLLADAY, UT  
 SETBACK SECTION

|         |                         |
|---------|-------------------------|
| Job #   |                         |
| Dr. By  | KRS                     |
| Ch. By  | JWR                     |
| Rev. By |                         |
| No.     | Date                    |
|         |                         |
|         |                         |
| Date    | PRELIMINARY<br>4-4-2014 |

**A SETBACK SECTIONS**  
 1/4" = 1'-0"  
 (1/8" = 1'-0" ON 11x17 PAPER)



# J.W. Robinson Architects

## Holladay Village Condominiums/ Revised April 10, 2014

### 1. Building Footprint:

- The south building foot print has been reshaped to allow for it to be shifted away from the Petilos Property corner 21'-2".
- The south building has been shifted 2'-6" to the north thereby reducing the space between the two buildings.

### 2. General Building Changes/Impact on whole project

- Number of units – NO CHANGE.
- Number of parking spaces- NO CHANGE.
- Building height- NO CHANGE.
- Overall design is generally the SAME in materials, height and general appearance.
- Commercial area- NO CHANGE.
- The two residential unit footprints that are closest to the Petilos property ARE CHANGED to accommodate the recent buffer zone ruling.

### 3. Site changes :

- Because the south building has been shifted, the fire department turnaround has been eliminated; this was done in consultation with Shirl White, UFA Fire Area Inspector and George Williams, City Building Official. In this building, which will be fire sprinkled, the common wall design is required by code to meet 1-hour fire rating; because of this change it will be upgraded to a 2-hour rating. The north building will stay as originally required by building code.
- The 6' high, opaque masonry wall at the residential buffer. zone property line- NO CHANGE.
- The landscaping in the buffer zone was 51%; it's now increased to 54%. (See summaries on the drawings.)

Jerry W. Robinson  
Architect, Principal



**CITY OF HOLLADAY**

**Planning Commission**

~~~~~

Staff Report

April 15, 2014

Item #4

Project Name: **Dreyfous Farms Subdivision**

Request: **Preliminary Plat – Two-Lot Subdivision**

Nature of Discussion: **Discussion with Potential Approval**

Notice: **No Notice Required or Mailed**

Planner: **Paul Allred**

Project Details / Overview

Project No. **07-1-19**

Address: **5950 S 2300 East**

Applicant: **Jim Dreyfous**

Application Date: **PUD originally applied for November 18, 2007**

Zone: **R-1-87**

Total Area: **4.05 acres**

Lot Area Required by R-1-87 Zoning: **87,120 sq. ft. per lot**
Proposed: **Greater than 87,120 square feet**

Lot Width: Required: **150 feet**
Proposed: **Greater than 150 feet**

Applicable Ordinances: **Chapter 12 – Subdivisions;
Chapter 13.14 – Single Family Residential Zones;
City of Holladay General Plan – Page 33; and
City of Holladay General Plan – Appendix A - Page 3**

Background

This application for a new two-lot subdivision was approved for Conceptual Plan at the February 19, 2014 Planning Commission meeting. The applicant, Jim Dreyfous, proposes to create a two-lot subdivision on 4.05 acres of ground at 5950 South 2300 East in the R-1-87 zone.

The overall current property is 15.75 acres and includes two parcels that contain less than 87,120 square feet of ground which are not a part of this proposal. Two single-family dwellings are already

located on these parcels which predate the formation of the City of Holladay and are, therefore, deemed to be pre-existing lots of record. (Please see attached plans, maps and photos.)

Final approval for a six lot PUD was granted in 2008, however, the applicant, Jules Dreyfous, never recorded the Final Plat. Mr. Dreyfous senior has since passed away and his son, Jim, now wishes to proceed – only with a simpler, “non-PUD” plan. The original plan was configured as a PUD in order to allow the two “pre-existing lots of record” to remain intact. A third lot that is part of the Cottonwood Glade Subdivision (Lot #20) was also included in the originally approved PUD. The two parcels and one lot will not be included in the proposed new subdivision and will remain as presently constituted. Mr. Dreyfous simply wishes to divide off the proposed two new lots so that they can be sold to third parties.

The new proposed subdivision is irregular in shape, wooded in places and relatively flat. Large horse pastures accent much of the beautiful landscape.

Access for the two newly created 2-acre lots will be solely through a 20-foot wide right-of-way easement at the north end of the project that connects to Pheasant Way. Access to the remaining portion of the original property and the two preexisting lots of record will be exclusively from 2300 East. It should be noted that there was a great deal of opposition to the any connection of 2300 East to Pheasant Way in 2008. At that time the Commission signed off on a prohibition to connect those streets. Such a connection is not proposed at this time and is not recommended.

In deference to previous public input and as stipulated with the earlier approval – Staff suggests that a restriction and plat note be included in any potential approval of this subdivision. That is that “under no circumstances will a connecting roadway allowing public access between Pheasant Way and Far Down Ave. and 2300 East be allowed.”

The TRC has reviewed this request and determined that it meets City Ordinance requirements for Preliminary Plat approval with a couple of follow-up requirements prior to Final Plat approval.

At a neighborhood meeting was held in January of 2008, about 20 people attended. Most expressed support for the proposed subdivision. Two neighbors, however, had reservations and indicated opposition. Since significant time has passed, new property owners are present and the request has changed (albeit reduced in intensity.)

Technical Review Committee (TRC) Comments

- *Preliminary Plat* – Drawing is attached. Staff has numerous corrections for the engineers to make to the plat that have not yet been received. Staff anticipates that the needed information will be submitted to staff for review and resolution prior to the meeting.
- *Density and Lot Area* – Current zoning allows one single family residence on 2-acre minimum sized lots. This project meets the minimum lot area requirements for the R-1-87 zone.
- *Geotechnical Considerations* – None of the proposed subdivision is located in a fault hazard study area.
- *Topography* - The property is irregular in shape and relatively flat.
- *General Plan* - The City’s General Plan specifies this area as Country Estates (CE.) This proposed subdivision meets the lot area of the zone in which it is located.
- *Drainage and Water Retention* – The City Engineer has indicated that an acceptable drainage and water retention plan will be required prior to Final Plat approval.

- *Road and Traffic Considerations* – Pheasant Way is a Secondary Residential roadway with a 50 foot right-of-way. The addition of two additional homes with a generally accepted average rate of 11 vehicle trips per day each would make minimal impact on overall traffic volume.
- *Road Access* – Road access for both new lots is proposed via a right-of-way easement over Lot 20 of the Cottonwood Glade Subdivision. No access to 2300 East or Far Down Ave. is requested, anticipated or recommended.
- *Access and Right-of-Way* – A Right-of-Way Easement and Road Maintenance Agreement for the two proposed lots must be recorded with the final plat. This must detail provisions and responsibility for road maintenance, snow removal and etc.
- *Private Road Standards* – The developer must submit design and engineering plans detailing the proposed construction of the private roadway. This design must meet City standards as determined by the City Engineer.
- *Conditions, Covenants and Restrictions (CC&Rs)* – CC&Rs including an Access and Right-of-Way Easement and Road Maintenance Agreement for the two proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal and etc.
- *Fire Access* –The UFA has approved the Preliminary Plat with regard to fire access and protection. Placement of fire hydrants must meet UFA standards.
- *Utility Providers* - Final approval will be contingent upon receipt of all utility service letters including revisions for two new lots.
- *Civil Engineering detail* - The applicants are presently addressing the construction drawings required by the City Engineer, Clarence Kemp. Staff anticipates these will be submitted and checked prior to the meeting.

Staff Recommendations – Preliminary Plat

Staff recommends that the Planning Commission favorably consider the merits of this application for Preliminary Plat approval to create the proposed Dreyfous Farms two-lot Subdivision at 5950 S 2300 East in an R-1-87 zone, based on the following findings and subject to following requirements:

Findings:

- A. The proposed project meets the requirements for a residential subdivision in an R-1-87 zone, i.e. area, density, access, slope, public safety, etc;
- B. This project complies with the provisions of the City’s General Plan for this area;
- C. This application is consistent with land use patterns in the general vicinity;
- D. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement may be further addressed in the Final Plat review and Building Permit approval processes, as needed;
- E. The proposed project has been reviewed by the TRC and meets City requirements for Preliminary Plat;
- F. Utility providers can serve the property and have (2008) provided appropriate service availability letters. Staff would recommend updated service capability letters.

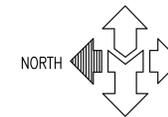
Requirements:

Prior to approval of the Final Plat - all outstanding TRC issues must be resolved. These include:

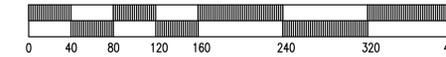
1. Any remaining issues with regard to the Preliminary Plat must be resolved per requirements of the TRC;
2. A Final Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review;
3. The City Engineer must approve a storm drainage and water retention plan prior to Final Plat submission; and
4. The City Engineer must approve road design and construction details prior to Final Plat submission;
5. The City Engineer will determine appropriate financial requirements for improvements and/or bonding in conjunction with Final Plat approval;
6. A Right-of-Way Easement and Road Maintenance Agreement for the two proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal, etc;
7. A plat note shall be added to the Final Plat that indicates that “under no circumstances will a connecting roadway allowing public access between Pheasant Way and Far Down Ave. and 2300 East be allowed;” and
8. The Planning Commission may elect to delegate Final Plat approval to the TRC.

DREYFOUS FARMS PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
HOLLADAY, UTAH

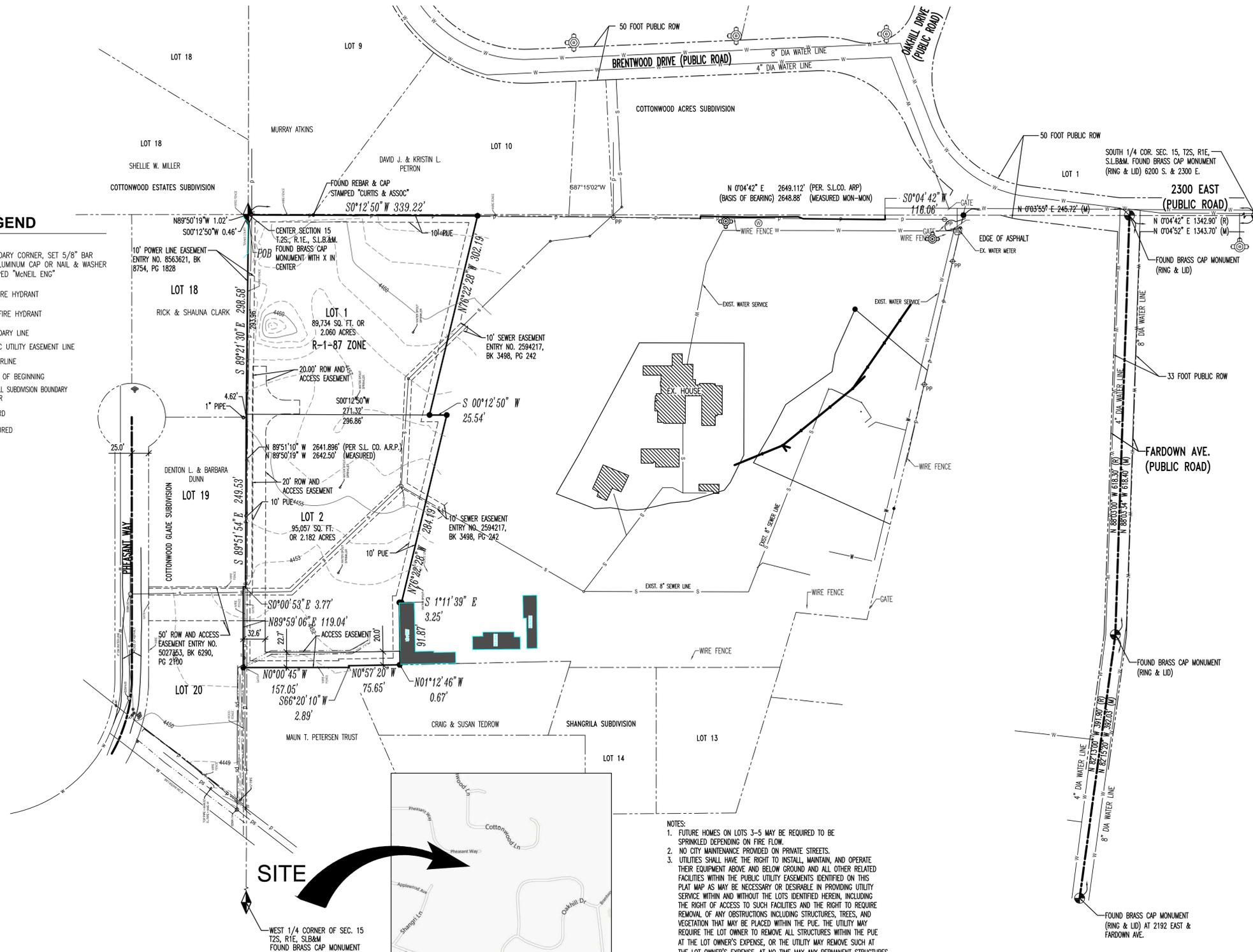


SCALE: 1" = 80'



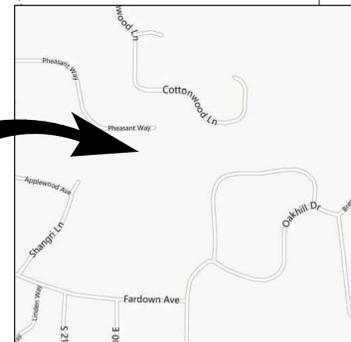
LEGEND

- BOUNDARY CORNER, SET 5/8" BAR W/ ALUMINUM CAP OR NAIL & WASHER STAMPED "MCNEIL ENG"
- ⊕ EX. FIRE HYDRANT
- ⊕ NEW FIRE HYDRANT
- BOUNDARY LINE
- - - PUBLIC UTILITY EASEMENT LINE
- - - CENTERLINE
- POB
- POINT OF BEGINNING
- OVERALL SUBDIVISION BOUNDARY CORNER
- (R) RECORD
- (M) MEASURED



SITE

WEST 1/4 CORNER OF SEC. 15
T2S, R1E, S1B&M
FOUND BRASS CAP MONUMENT



VICINITY MAP
SCALE: N.T.S.

- NOTES:
1. FUTURE HOMES ON LOTS 3-5 MAY BE REQUIRED TO BE SPRINKLED DEPENDING ON FIRE FLOW.
 2. NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS.
 3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6861599 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

DREYFOUS FARMS PRELIMINARY PLAT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A FENCE LINE INTERSECTION, SAID FENCE LINE RUNS WESTERLY AND SOUTHERLY, SAID POINT BEING NORTH 89°50'19" WEST ALONG THE SECTION LINE 1.02 FEET AND SOUTH 00°12'50" WEST 0.46 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 00°12'50" WEST ALONG SAID FENCE LINE 339.22 FEET; THENCE 76°22'28" WEST 302.19 FEET; THENCE SOUTH 00°12'50" EAST 25.54 FEET; THENCE NORTH 76°22'28" WEST 284.19 FEET; THENCE NORTH 01°11'39" WEST 3.25 FEET; THENCE SOUTH 89°16'16" WEST 91.87 FEET TO A POINT ON AN EXISTING FENCE LINE THENCE NORTHERLY ALONG SAID FENCE LINE THE FOLLOWING TWO COURSES: 1) NORTH 01°12'46" WEST 0.67 FEET 2) NORTH 00°57'20" WEST 75.65 FEET; THENCE SOUTH 66°20'10" WEST 2.89 FEET TO A POINT ON SAID EASTERLY LINE OF SHANGRILA SUBDIVISION; THENCE NORTH 00°00'45" WEST ALONG SAID EASTERLY LINE 157.05 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 20 COTTONWOOD GLADE SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°59'06" EAST ALONG SAID SOUTHERLY LINE 119.04 FEET TO THE SOUTHEAST CORNER OF LOT 20 OF SAID COTTONWOOD GLEN SUBDIVISION THENCE SOUTH 00°00'53" EAST ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID LOT 20 A DISTANCE OF 3.77 FEET TO SAID EXISTING FENCE LINE THAT RAN WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO COURSES: 1) SOUTH 89°51'54" EAST 249.53 FEET, 2) SOUTH 89°21'30" EAST 298.58 FEET TO THE POINT OF BEGINNING.

CONTAINS: 184,791 SQ. FT. OR 4.242 ACRES (2 LOTS)

DAVID B. DRAPER, P.L.S.
LICENSE NO. 6861599

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner() of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

DREYFOUS FARMS PRELIMINARY PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
in witness whereof _____ have hereunto set
_____ day of _____ A.D., 20____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

DREYFOUS FARMS PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
HOLLADAY, UTAH

DATE PREPARED: MARCH 14, 2014

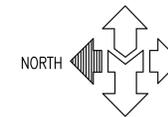


8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE AT www.mcneil-group.com

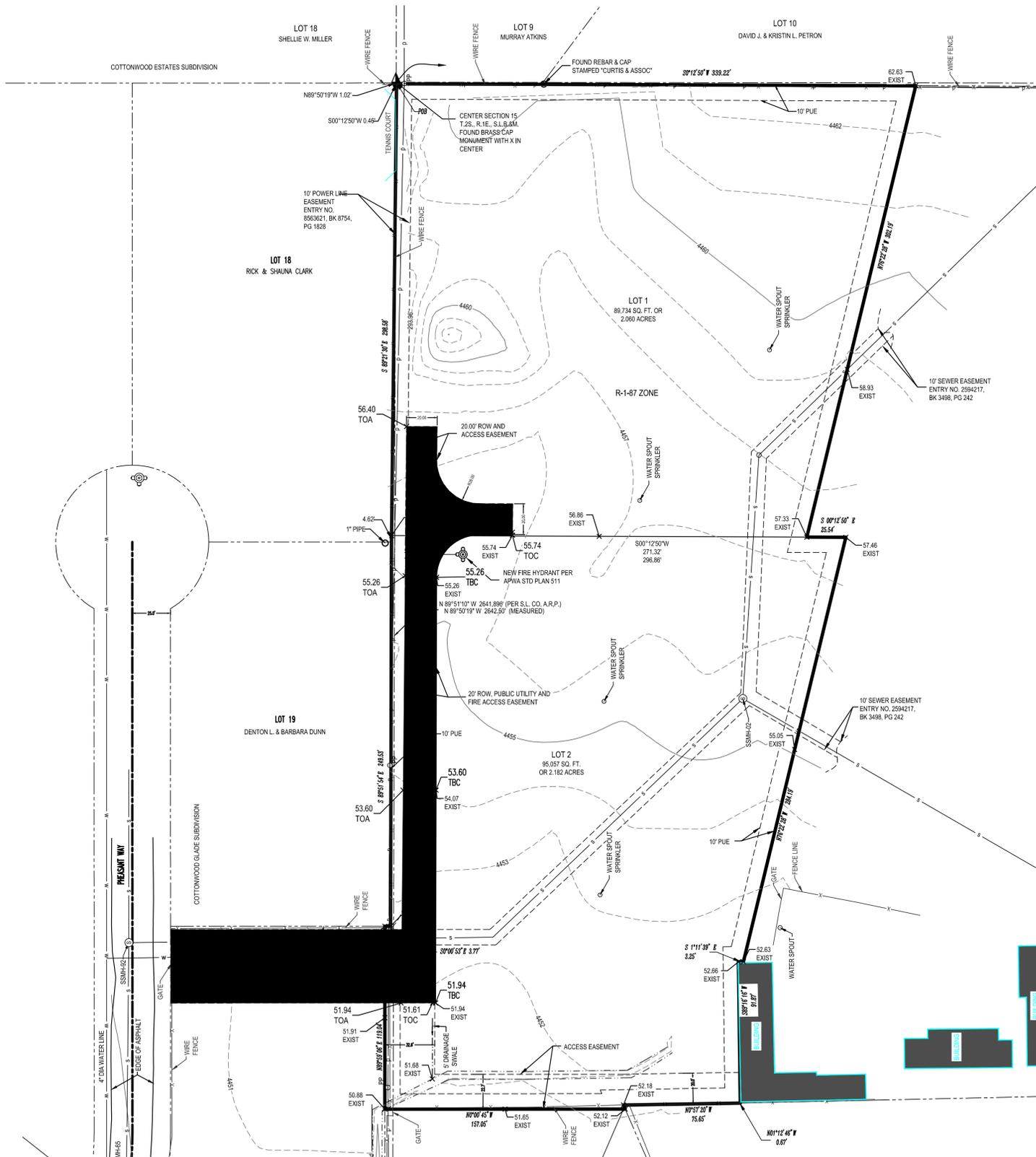
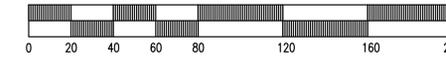
DREYFOUS FARMS PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

HOLLADAY, UTAH



SCALE: 1" = 40'



LEGEND

- BOUNDARY CORNER, SET 5/8" BAR W/ ALUMINUM CAP OR NAIL & WASHER STAMPED "MCNEIL ENG"
- ⊕ EX. FIRE HYDRANT
- ⊕ NEW FIRE HYDRANT
- BOUNDARY LINE
- - - PUBLIC UTILITY EASEMENT LINE
- - - CENTERLINE
- POB POINT OF BEGINNING
- OVERALL SUBDIVISION BOUNDARY CORNER
- (R) RECORD
- (M) MEASURED

SITE



VICINITY MAP
SCALE: N.T.S.

- NOTES:
- NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

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AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

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CONTAINS: 184,791 SQ. FT. OR 4.242 ACRES (2 LOTS)

DAVID B. DRAPER, P.L.S.
LICENSE NO. 6861599

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner() of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

DREYFOUS FARMS PRELIMINARY PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use in witness whereof _____ have hereunto set _____ this _____ day of _____ A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

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RESIDING IN SALT LAKE COUNTY

DREYFOUS FARMS PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
HOLLADAY, UTAH

DATE PREPARED: MARCH 14, 2014



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