

**RESOLUTION NO. 2012-06**

**A RESOLUTION GRANTING AN EXCEPTION TO ROAD WIDTH REQUIREMENTS AS PROVIDED IN SECTION 14.12.150 OF THE CODE OF ORDINANCES OF THE CITY OF HOLLADAY FOR DEERWOOD FARMS ESTATES SUBDIVISION.**

**WHEREAS**, the owner of the property located at approximately 2200 East 6200 South, known as Deerwood Farm Estates Subdivision has applied for an exception from the road width requirements of the City of Holladay as set forth therein; and

**WHEREAS**, Section 14.12.150 of the Code of Ordinances permits the Municipal Council to grant an exception ("Exception"), among other things, road width requirements; and

**WHEREAS**, said section requires that the planning commission make a recommendation to the municipal council regarding the request; and

**WHEREAS**, the city planners have reviewed the request for the exception and recommended approval; and

**WHEREAS**, the Planning Commission has also recommended that the requested width Exception be granted on November 15, 2011; and

**WHEREAS**, on January 5, 2012, the municipal council conducted a public hearing to receive input from property owners and other individuals concerning the developer's request; and

**WHEREAS**, public safety officials, including Unified Fire Authority and Unified Police Departments have reviewed such proposal to decrease the private road width from the required 25 feet to a width between 17 feet and 23 feet along the approximate 1,300 feet of roadway; and

**WHEREAS**, after the review of the request by the public safety officials, said officials have expressed no concern with the public safety aspect of the request and have expressed support for the granting of the Exception.

**NOW THEREFORE BE IT RESOLVED** by the Municipal Council of Holladay City that the request for an Exception to the minimum road width be granted. The council finds that all public safety officials have expressed support for the requested Exception in that such request does not create concerns for the safety of property or the present and proposed residents of the area.

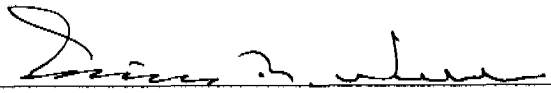
**BE IT FURTHER RESOLVED** that the Municipal Council finds that the unique geographical location of the proposed subdivision does not allow for alternative ingress and egress to the proposed subdivision;

**FURTHERMORE**, testimony presented by the applicant, his engineer, and counsel for an adjacent property have all indicated that as a result of recorded covenants no other possible locations and width of the road are possible.

This Resolution shall be effective upon passage and signature.

Dated this 19<sup>th</sup> day of January, 2012.

**HOLLADAY CITY COUNCIL**

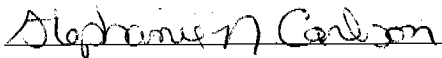
By:   
Dennis Webb, Mayor



**VOTING:**

Lynn H. Pace	Yea	<u>X</u>	Nay	___
J. James Palmer, Jr.	Yea	<u>X</u>	Nay	___
Sabrina R. Petersen	Yea	<u>X</u>	Nay	___
Steven H. Gunn	Yea	<u>X</u>	Nay	___
Patricia Pignanelli	Yea	<u>X</u>	Nay	___
Dennis Webb	Yea	<u>X</u>	Nay	___

**ATTEST:**

  
Stephanie N. Carlson, MMC  
City Recorder



**CITY OF HOLLADAY**  
**COURTESY NOTICE OF PUBLIC HEARING**  
**BEFORE THE CITY COUNCIL**

The City Council will hold a public hearing to consider the following item. As a property owner who may be affected by the project, you are invited to attend and give the Council your input.

**Project:** Deerwood Farms Estates Subdivision

**Project Address:** 2541 E 5960 South

**Applicant:** Ronald C Gunnell

**Request:** The request is for an exception to required 25 foot road width for access to a ten-lot subdivision on 24 acres in an R-1-87 Zone (Residential – Single Family – 2 acre minimum lot size.)

**MEETING DATE: Thursday, January 5, 2012 at 7:00 pm**

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

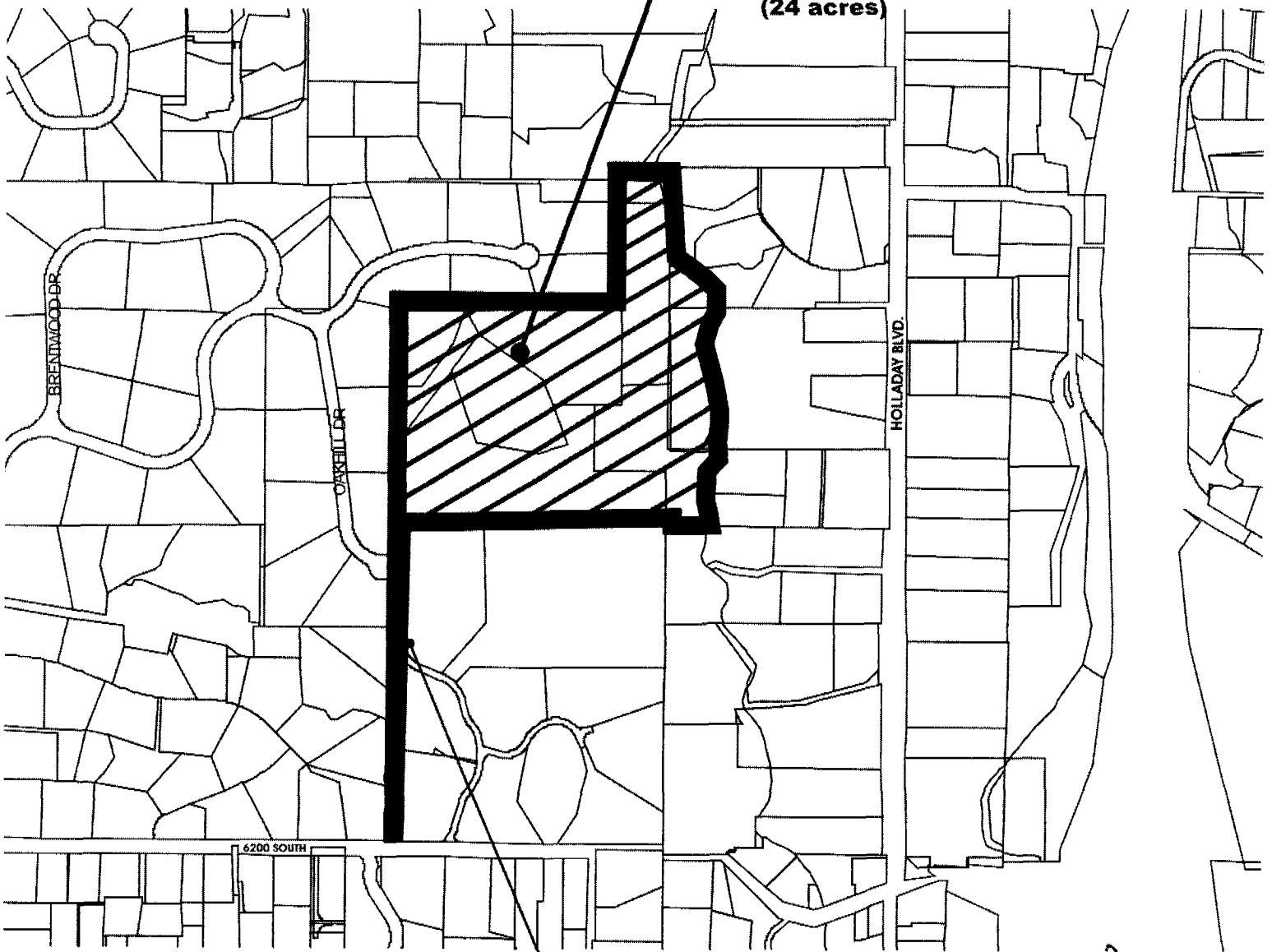
Included with this notice is a zoning map showing the location of the parcel requesting City Council action.

If you have questions please call 272-9450 during regular business hours.

Stephanie Carlson, MMC

City Recorder

**Proposed Deerwood Farms  
10 - 2-acre Lot Subdivision  
(24 acres)**



**Proposed 1,300 foot Private Access Road**



Subject Property

**Site Location Map  
Proposed Deerwood Farms  
Subdivision**

mailed  
12-23-11



CITY of HOLLADAY

4580 SOUTH 2300 EAST • HOLLADAY UT • 84117

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2495 E FIELD ROSE DR  
HOLLADAY UT 84121