



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING NOTICE & AGENDA April 16, 2019

Posted April 11, 2019

Notice is given that the North Salt Lake City Council will hold a regular meeting on **APRIL 16, 2019** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm in the Council Conference Room followed by the regular session at 7:00 pm in the Council Chambers. Some members may participate electronically. The following items of business will be discussed; the order of business may be changed as time permits.

WORK SESSION –6:00 p.m.

1. Proposed FY20 Water Utility Fund and other budget work items
2. Approve City Council Minutes – April 2, 2019
3. Action Items
4. City Council Reports
5. Adjourn

REGULAR SESSION - 7:00 p.m.

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Pastor Alex Lucero
3. Citizen Comment - Pastor Alex Lucero
4. Employee Recognition and status report on City Grant Program
5. Consideration of **Resolution 2019-15R**: A Resolution supporting a grant contract with Davis County for Community Development Block Grant (CDBG) funds for ADA accessibility improvements at City Hall.
6. Consideration of **Ordinance 2019-03**: An Ordinance to approve the rezone & Development Agreement **2019-22A** for Clint Thomas Apartments located at 521 North Orchard Drive (aka 3511 South Orchard Drive) from Commercial Shopping (CS) to Planned District (P), Clint Thomas, applicant
7. Consideration of a site plan approval for Clint Thomas Apartments located at 521 North Orchard Drive (aka 3511 South Orchard Drive), Clint Thomas, applicant
8. Discussion item: Request for amendment to the Development Agreement for Foxboro Marketplace at 790 North Redwood Road, pertaining to the unit count and configuration of the multi-family apartments, Chris Robinson, applicant
9. Consideration of **Resolution 2019-17R**: A Resolution proclaiming April 27, 2019 as Arbor Day in the City of North Salt Lake
10. Appointment and Swearing-in of Deputy City Recorder
11. Mayor's Report
12. City Attorney Report

- 13. City Manager Report
- 14. Adjourn

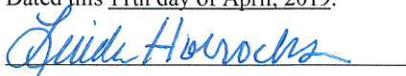
CLOSED SESSION

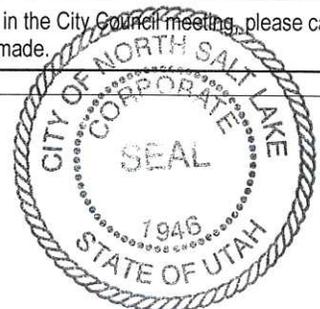
- 1. Possible closed session for the purpose of discussing pending or reasonably imminent litigation; to discuss the character professional competence, or physical or mental health of an individual; to discuss collective bargaining; or to discuss the purchase, exchange, sale, or lease of real property.
Utah Code 52-4-205

The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours' notice for adequate arrangements to be made.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 11th day of April, 2019.
Dated this 11th day of April, 2019.





1
2 CITY OF NORTH SALT LAKE
3 CITY COUNCIL MEETING-WORK SESSION
4 APRIL 2, 2019

5 **DRAFT**
6

7 Mayor Pro Tem Mumford called the meeting to order at 6:02 p.m.
8

9 PRESENT: Council Member Brian Horrocks
10 Council Member Stan Porter
11 Council Member Ryan Mumford
12 Council Member James Hood
13 Council Member Lisa Watts Baskin
14

15 EXCUSED: Mayor Len Arave
16

17 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,
18 Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David
19 Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community
20 Development Director; Linda Horrocks, City Recorder; Marty Peterson, Emergency
21 Preparedness Manager; Andrea Bradford, Minutes Secretary.
22

23 1. PROPOSED CAPITAL FACILITIES PLANS FOR FY 2020 BUDGET
24

25 Ken Leetham reported on the Capital Facilities plans for fiscal year 2020 related to water, roads,
26 storm water, and parks. He first focused on water and a plan for delivering a cost effective and
27 sustainable water service. There were several new factors affecting the water including the
28 impact of the potential annexation, which would require both culinary and secondary water. Staff
29 had completed a study and model of the needs of that property as this annexation would
30 significantly impact the City's water plan. The second factor was the impact of Big West Oil
31 potentially leaving the City's water system with the short-term effect of a revenue decrease of
32 \$600,000 to \$700,000 annually, but a long-term effect of freeing up approximately 20% of the
33 City's culinary water. Mr. Leetham explained that Big West Oil had built a well and storage tank
34 and planned to leave the City's water system but had asked that the city provide a backstop to
35 their system which could be difficult.
36

37 Council Member Mumford asked if this would cause an issue with the City's aquifer level or the
38 PCE plume. Paul Ottoson replied that the City's wells would not be affected.
39

40 Ken Leetham then spoke about long-term conservation efforts and identifying an appropriate
41 balance between requiring extreme xeriscaping to simply educating the public on how to water
42 their lawns. He explained that the process included combining a long-range water plan, that staff
43 has prepared, with analysis from the Weber Basin Water Conservancy District (WCWCD). The

44 City would also be asking WBWCD for assistance in obtaining water rights for reuse water. He
45 explained that staff would not propose any large capital projects in the Water Fund at this time
46 due to the above mentioned items. The secondary water projects which would be placed on hold
47 included the secondary water at Eaglewood Loop phases 1 and 2, secondary water services on
48 Elk Hollow and Rosewood, reuse water infrastructure phases 1, 2 and 3, and secondary water
49 services for Woodcrest, Tanglewood and Sunflower Circle. Mr. Leetham said that this capital
50 facilities plan could be amended once the study was completed with WBWCD. Projects that
51 were suggested to be completed per the Water Capital Facilities Plan for fiscal years 2019 until
52 2024 included the 150 North water line, tank repairs, PRV vault and valve replacement in 2019,
53 2020, 2021, 2022 and 2023, North Park Village water line, Lacey Way waterline replacement,
54 200 North, 250 North and 300 North water lines, and 75 East, 125 East, 175 East, 475 North and
55 Cloverdale.

56
57 Council Member Baskin asked for clarification on the difference between secondary and reuse
58 water. Ken Leetham replied that reuse water was a source of secondary water so it would be
59 considered the same thing.

60
61 Ken Leetham referred to Road Capital Projects for fiscal year 2020 and explained that there were
62 several road projects planned which would be put on hold as well including Eaglewood Loop,
63 Rockwood Drive and South Tanglewood Loop, Eaglewood Loop from Rockwood to Clubhouse,
64 and Elk Hollow.

65
66 Council Member Mumford asked if the Eaglewood Cove development was completed if this
67 would require a change to the plan to provide secondary water to that area. Paul Ottoson replied
68 that staff was waiting to see if the geotechnical issues were resolved before that development
69 would even be approved. He added that secondary water may not be provided to that area based
70 on the topography of the hillside.

71
72 Ken Leetham then reported on the Streets Capital Facilities Plan projects for fiscal years 2019
73 through 2024 including a portion of Orchard Drive and the roundabout, a portion of Eagleridge
74 Drive, US-89 power pole removal, the Jordan River Trail from Center Street to I-215, Main
75 Street from Center to 350 North (via grant funds), a portion of Eaglewood Drive, Lacey Way,
76 Coventry, Cynthia Way, and 400 West from 500 North to 1100 North as well as Center to 500
77 North. He mentioned the increase of \$400,000 to the street preservation allocations per the LTAP
78 recommendation and the Council's concern with crack sealing. Mr. Leetham also explained that
79 the US-89 power pole relocation and the Jordan River Trail expansion would be funded through
80 grants. The total proposed capital expenditures would be \$1,573,000.

81
82 Ken Leetham spoke on finding funding for projects and said that staff would work on becoming
83 more aggressive with grant programs. Mr. Leetham congratulated staff, particularly Ali Avery
84 and Paul Ottoson, on obtaining a \$2 million grant for Main Street reconstruction. He also said

85 that funding might be obtained through the Davis County third quarter cent sales tax distribution
86 of funds or through bonding.

87
88 Council Member Mumford commented on the five year recommendations and asked how many
89 years were fully funded. Ken Leetham replied that the plan was fully funded for this year and
90 next year. He explained that the shortfall for the following three years was based on the
91 maintenance suggested in the LTAP study.

92
93 Ken Leetham then reported on the Storm Water Capital Improvements for fiscal year 2020 with
94 a total budgeted amount of \$2,420,000. These projects included Freedom Lane storm drain,
95 Eaglewood Village Detention Basin improvements, miscellaneous camera inspections in 2019,
96 2020, 2021 and 2022, Center Street box culvert, David/Raygene Canyon improvements, the
97 storm drain along I-25 on-ramp, and Constitution Way Canyon improvements phases 1 and 2.

98
99 Ken Leetham then reported on Parks Capital Projects for fiscal year 2020. He said there was
100 approximately \$400,000 available in the Parks Capital improvement fund. Staff and the Parks
101 and Arts Board prepared a recommended list of repairs and improvements for all City parks.

102
103 David Frandsen reported that the Parks and Arts Committee prepared this plan based on
104 personally viewing each park. The first recommendation was for replacement of the soft fall
105 playground surface with turf at Legacy Park. He explained the pour-in-place/soft fall was
106 \$75,000 plus yearly maintenance costs while the synthetic turf was \$36,000.

107
108 The second recommendation was for improvements to Palmquist Park including the removal of a
109 retaining wall and parking lot reconstruction. The Parks and Arts Board suggested a zipline or
110 other ways to utilize the hillside and the addition of trees. Pricing would be based on what
111 direction the Council wanted to go with this park.

112
113 Council Member Mumford commented on the removal of the parking lot and said that it was
114 rarely used now. He also said that lowering the slope of the hill would make the park safer and
115 more connected to the neighborhood.

116
117 David Frandsen also said that the nearby reservoir needed to be fenced off from the park.

118
119 David Frandsen then said that the third suggestion was for Mathis Park which needed fence
120 replacement, tree removal, and new playground equipment. He said there were several options
121 that could be incorporated into this park including different playground equipment designs,
122 workout options, shade elements, etc.

123
124 Council Member Mumford said that due to the demographics of the area and the redevelopment
125 of Highway 89 that the City needed to look at long-term amenities that could be used for adults
126 as well.

127

128 Council Member Porter said that people did not really use the exercise equipment in parks like
129 this and suggested adding pickleball courts. Council Member Mumford said that pickleball
130 courts were expensive but the improvements to that park had not yet been decided.

131

132 Council Member Baskin commented that there were only three full-time and three seasonal
133 Parks employees and suggested that staffing might need to be reviewed. Council Member Porter
134 said that a lot of the maintenance for lawn mowing was shifted to a contractor.

135 Ken Leetham stated that major park projects were important and if the City did not reinvest in
136 the parks the problems would get worse. He said the Hatch Park redevelopment was a good place
137 to spend new impact funds as well as the Foxboro Wetlands Park. Mr. Leetham also said that
138 impact fee funds could be used towards the bond payment for Tunnel Springs and Legacy Parks.
139 He suggested that a committee be setup to prepare a strategy for the design of Hatch Park.

140

141 Council Member Mumford asked about the amount of anticipated impact fee revenue with the
142 potential annexation. Ken Leetham replied that an impact fee analysis would need to be done.

143

144 Ken Leetham asked the Council to make a decision, before the budget was adopted, on the new
145 surface for Legacy Park and the investment into Palmquist and Mathis Parks for repairs and
146 reconstruction.

147

148 Council Member Horrocks asked if the soft fall issues at Legacy Park were just cosmetic or
149 safety related. David Frandsen replied that it was a safety issue as it was a trip hazard, etc.

150

151 Council Member Mumford commented that Bountiful had a new park with pour in place and that
152 it had already been destroyed by vandalism. He said that Sugar House Park just replaced their
153 playground surfaces with the synthetic turf material.

154

155 2. ADJOURN

156

157 Mayor Pro Tem Mumford adjourned the meeting at 6:56 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
APRIL 2, 2019

DRAFT

Mayor Pro Tem Mumford called the meeting to order at 7:07 p.m. He offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Council Member Brian Horrocks
Council Member Stan Porter
Council Member Ryan Mumford
Council Member James Hood
Council Member Lisa Watts Baskin

EXCUSED: Mayor Len Arave

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Milt Buhrman, Dee Lalliss, Karen Faddis, Conrad Jacobson, Carolyn Jacobson, Wendy Mele, Brian Freeman, Jarom Smith, Barry Bryson, Mark Lee, Cameron Marx, residents; Taylor Spendlove, Brighton Homes; Ed Graupp, CW Land.

1. CITIZEN COMMENT

Karen Faddis, 280 Woodhill Lane, said that her backyard was adjacent to the retaining pond and Deer Hollow Park on Eaglewood Drive. She requested that the trees be replanted around the pond as the previous trees had died. Ken Leetham replied that staff would review this.

Barry Bryson, 349 Odell Lane, spoke about the Orchard Grove development which was on the agenda. He said he felt like the Council voting on the revised plan without review by the Planning Commission was procedural error. Mr. Bryson also said that none of the neighbors wanted this development at double the density of other developments in the area and they were against the zone change.

Mark Lee, 450 East 100 North, also spoke on the Odell Lane development and said that livability was important for residents. He felt like the proposed development did not fit and should complement the existing homes.

200 Wendy Mele, 390 Odell Lane, said that the project was too dense and had many drawbacks. She
201 said that the doors which opened onto Orchard Drive was bad planning.

202

203 2. YOUTH CITY COUNCIL MAYOR'S REPORT

204

205 Youth City Council Service Chair Cameron Marx reported that the Youth City Council (YCC)
206 recently attended a leadership conference in Logan. He said they heard from several inspiring
207 speakers including one who was born with a facial deformity, another with ADHD, and a former
208 scam artist and felt like it was a great experience.

209

210 The Council commended Cameron Marx for his service and noted that he was serving his fourth
211 year on the YCC and was also a State high school debate champion.

212

213 3. CONSIDERATION OF COUNCIL MEMBER HOOD'S APPOINTMENT TO THE
214 PARKS TRAILS ARTS AND RECREATION ADVISORY BOARD

215

216 Council Member Hood introduced Brian Freeman and said he had an extensive background in
217 Parks and Arts.

218

219 Brian Freeman said that his degree was in Parks and Recreation and he did an internship at the
220 Community Operations Center in Cache Valley. He said he wanted to give back to the
221 community and felt this board would be a good fit as he had a passion for Parks and Recreation.

222

223 **Council Member Hood moved to appoint Brian Freeman to the Parks Trails Arts and**
224 **Recreation Advisory Board. Council Member Baskin seconded the motion. The motion was**
225 **approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

226

227 4. CONSIDERATION OF A PLAT AMENDMENT TO THE I-215 PARKWAY
228 COMMERCIAL CONDO SUBDIVISION LOCATED AT APPROXIMATELY 255
229 SOUTH RIVERBEND WAY, TOM STUART CONSTRUCTION, APPLICANT

230

231 Sherrie Llewelyn reported that the property was located in the industrial park area and would be
232 part of the condominium lot owned by Tom Stuart. She explained that the proposed parcel was
233 purchased from UDOT and would be used for the construction of Building 5 of the existing
234 development. The Planning Commission held a public hearing on the amendment and the site
235 plan was approved pending approval of the plat amendment. The plat amendment met all the
236 requirements of the ordinance for minimum lot size, frontage, and parking, etc.

237

238 Mrs. Llewelyn presented an example of the exterior of the building and explained that the bottom
239 floor of the building would be a parking garage with office space on the second floor.

240

241 Council Member Porter commented that there was an existing access road which was most likely
242 owned by Salt Lake City. He asked if the grass strip could be turned into a maintenance road.
243 Paul Ottoson replied that staff was working on the Jordan River Trail design and would ask Salt
244 Lake City about an easement for the use of City vehicles.

245
246 Sherrie Llewelyn commented that staff could also work with Tom Stuart on a potential easement
247 but said this could not be a requirement for approval.

248
249 Council Member Mumford commented that Tom Stuart built great products but sometimes built
250 things differently than what was approved. Sherrie Llewelyn replied that they were proposing the
251 same plan as what they had built. She said she was impressed with the architecture shown on the
252 application.

253
254 Council Member Baskin asked about the plan for the first floor to be used as a garage and if the
255 exterior appearance would be a regular building with windows. Sherrie Llewelyn replied
256 affirmatively.

257
258 **Council Member Horrocks moved that the City Council approve the plat amendment to**
259 **the I-215 Parkway Commercial Condo Subdivision located at 255 South Riverbend Way**
260 **with no conditions. Council Member Hood seconded the motion. The motion was approved**
261 **by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

262
263 5. RE-CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR ORCHARD
264 GROVE LOCATED AT 378 EAST ODELL LANE, BRIGHTON DEVELOPMENT,
265 APPLICANT

266
267 Sherrie Llewelyn reported that during the last City Council meeting that there was a motion to
268 approve the proposed General Development Plan for Orchard Grove. She explained that there
269 was a motion to approve and a second but the motion failed with no subsequent motion for
270 denial, approval or tabling. Her understanding was that the applicant was instructed by Council
271 Member Mumford to come back with an alternative design.

272
273 Mrs. Llewelyn said that the building layouts were the same; however, due to the new style of the
274 building the spacing was slightly different and allowed for rear yards and larger setbacks on
275 some of the buildings. She said that the setbacks were negotiated as part of the Planned (P)
276 District rezone. The changes that were made from the previous meeting was the building style
277 with the front doors adjacent to the garages, rear yards on some of the units, and the addition of a
278 tot lot. Mrs. Llewelyn then showed the architecture for the three proposed styles- The Wyndam,
279 Hemingway, and the Clifton.

280
281 Taylor Spendlove, Brighton Homes, reported that they tried to address all of the concerns. He
282 said that the Hemingway units would be the same color scheme as Chesham Village and would

283 have gables with the same pitch and materials and colors in the same palette. The buildings
284 would not have any stucco.

285
286 Council Member Porter asked if there were any concerns with marketability. Taylor Spendlove
287 replied that the only issue was that the model home would only showcase one design but he said
288 they had built the Hemingway and Clifton design before and all the units would be
289 approximately the same size.

290
291 Council Member Mumford said that the previous plan showed 30% open space and asked what
292 the percentage would be with the redesign. Taylor Spendlove replied that it would be 35% now
293 with the inclusion of the backyard spaces. He also said the concern with the neighboring property
294 owner had been resolved.

295
296 Council Member Porter commented that he wanted the public to know that the Council had
297 listened to their concerns. He asked staff to review what could happen if the development was
298 built in the current RM-7 zone.

299
300 Sherrie Llewelyn replied that in the proposed P District Zone the density would be 12.9 dwelling
301 units per acre for a total of 16 units and the maximum density in the RM-7 Zone would be 10.3
302 dwelling units per acre. The building type in the P-District would be “for sale” townhomes and
303 in the RM-7 Zone there would be no requirement so they could build multi-family rentals. The
304 required landscaping in the P-District would be 35% and in the RM-7 Zone, only 10% is a
305 required minimum. The architecture in the P-District would be per the development agreement
306 with the proposed style of craftsman with Hardie board, stone and brick versus no requirement in
307 the RM-7 Zone. Parking in the P-District would be 4.25 spaces per unit while the RM-7 Zoning
308 would only require a minimum of 2.25 spaces per unit. The fencing in the P-District would
309 include the replacement of the existing chain link and wood fencing with composite fencing
310 while there would be no requirement in the RM-7 Zone. The amenities in the P-District included
311 a tot lot and dog park with no requirement in the RM-7 Zone. Street improvements would be
312 required in the P-District with a dedication of additional right of way with improvements to the
313 sidewalk and park strip while any improvements in the RM-7 Zoning would be dependent on
314 land use. Setbacks would also be established per the development agreement in the P-District.

315
316 Council Member Baskin asked about the proposed setback of ten feet from Orchard Drive under
317 the P-District and asked if this was a violation of the City ordinance of 25 feet. Sherrie Llewelyn
318 replied that the P-District allowed for the negotiation of setbacks, height, materials, landscaping,
319 etc.

320
321 Council Member Baskin also asked if there was a bus stop nearby this development. Sherrie
322 Llewelyn replied, based on a comment from the audience, that there was a bus stop on the
323 northwest corner of Orchard and Odell.

324

325 Council Member Hood shared his thoughts on the revision and said he did like the change to the
326 front porches on the Hemingway and questioned why the entire project was not the Hemingway
327 design so that there was more inclusion. He also felt that the setback off Orchard Drive should be
328 increased. Taylor Spendlove replied that they would be adding a park strip and that the project
329 would be elevated off the road which would create a buffer. He also said that the Planning
330 Commission preferred the doors facing the street per design aesthetics.

331
332 Council Member Mumford commented that the some of the residents had hoped the unit count
333 would decrease to 12 or 14 units but said that losing units would make the HOA cost increase.
334 Taylor Spendlove said that the original proposal had 24 units so they had already made some
335 concessions per the Planning Commission and public comment.

336
337 Council Member Baskin stated that per the last City Council meeting that Council Member
338 Porter moved to approve the plan and she had seconded the motion; however, as the other three
339 members of the Council voted in opposition to the motion it did not pass. Taylor Spendlove then
340 asked what the next step would be and Ken Leetham replied that he did not believe the City code
341 would restrict Brighton Homes from working with staff to adjust their proposal and bring it back
342 before the City Council. She then said that Ken Leetham would verify whether the application
343 would need to go back for the Planning Commission or the City Council. Council Member
344 Baskin asked the City attorney if the Council was procedurally in compliance and could vote on
345 the application today.

346
347 David Church stated that the Council could vote on the application as there was not an official
348 denial of the project previously. He said as the plan was consistent with what the Planning
349 Commission reviewed, with the same number of units.

350
351 Ken Leetham explained that the reason this application came back before the City Council was
352 that the only change was the reconfiguration of four units (one building) to provide rear and front
353 yards. The Development Review Committee (DRC) felt like there was not a substantial change
354 which would require Planning Commission to re-review unless the City Council required it.

355
356 Council Member Horrocks commented that he had been on the City Council for 11 years and
357 that this was one of the most conflicting applications he had reviewed. He looked at the
358 advantages and disadvantages to the General Development Plan and felt that the biggest
359 advantage of the rezone was being able to have control over what the finished project would look
360 like, that they would be for-sale units instead of rentals, as well as the benefit to the property
361 owner. Other advantages more parking, new upgraded fencing, amenities, street improvements
362 and the Planning Commission approval. He said that the biggest concerns were the opposition in
363 the neighborhood and the setback on Orchard. Council Member Horrocks said that he
364 appreciated the neighborhood involvement and the Planning Commission's efforts.

365

366 Council Member Mumford said that he was divided on this issue due to the advantages and
367 disadvantages. He said the neighbors needed less density and he did not know how the Council
368 could face them if this was approved as is.

369
370 **Council Member Porter moved to approve the General Development Plan for Orchard**
371 **Grove located at 378 East Odell Lane with the following conditions:**

- 372
- 373 1) **The proposed building will be of brick, stucco, and Hardie board trim construction**
374 **with a neutral color palette;**
 - 375 2) **The existing wood fencing will be upgraded to a composite material;**
 - 376 3) **The total density of the project allowed will be 16 units;**
 - 377 4) **Parking approve at a ratio of 4.25 spaces per unit; and**
 - 378 5) **Final architecture, design, materials, and colors, with the elevations as proposed will**
379 **be included in the development agreement at final zone change;**
 - 380 6) **Alleviation of the dispute with the neighboring property owner.**

381
382 Taylor Spendlove referred to the sixth condition and asked if the City really wanted to be
383 involved in a property dispute between neighbors.

384
385 David Church asked if the dispute was regarding a boundary line. Taylor Spendlove replied that
386 there were two disputes with one involving the property boundary and the other was a verbal
387 agreement for the purchase of property.

388
389 David Church commented that if the dispute was found in favor of the neighbor if the applicant
390 would then not be able to comply with the City's ordinance. He said the approval of this
391 application should not be used as leverage to resolve the dispute.

392
393 **Council Member Porter amended his motion to remove condition six related to the**
394 **property dispute. Council Member Baskin seconded the amended motion. The motion was**
395 **approved by Council Members Baskin, Horrocks, and Porter. Council Members Mumford**
396 **and Hood voted in opposition to the motion.**

397
398 6. **CONSIDERATION OF A REQUEST FOR A P-DISTRICT REZONE AND**
399 **DEVELOPMENT AGREEMENT (2019-19A) FOR THE RIDGE LOCATED AT**
400 **APROXIMATELY 650 EAST EDGECREST LANE, CW LAND, APPLICANT**

401
402 Sherrie Llewelyn reported that this request was for the Granite Parcel located at 650 South
403 Edgecrest Lane. The applicant filed a zone change from Special Use Restricted (SR) to P
404 District. The current SR Zone allowed gravel pit mining as a permitted use so Granite decided to
405 sell the property instead of pursuing additional mining of the site. The City Council approved the
406 General Development Plan on November 20, 2018 and since that time the applicant has been
407 working with the City's geotechnical consultant on a slope stability plan to ensure the project is

408 in compliance with the City's geotechnical ordinance. The proposed development would be for
409 103 single family lots and 51 townhome units on 49.26 acres. She showed the general layout of
410 the development including the elevation for the townhome units and the floorplans with side-by-
411 side two-car garages.

412
413 Originally the developer had the units which were facing the two main streets with individual
414 driveways; however, staff had concerns with the close proximity of the driveways and snow
415 storage so the applicant came back with a revised design showing all the units with rear entry
416 from an alley and the front doors facing the main street and the front doors of the single family
417 homes. Additional guest parking spaces would be provided within the townhome area.

418
419 The Planning Commission reviewed this application on March 26, 2019, held a public hearing,
420 and recommended approval to the City Council. The applicant modified the application in
421 accordance with the Planning Commission recommendations.

422
423 Sherrie Llewelyn then spoke on the single family lots and said that the internal streets in the
424 townhome area would be private streets maintained by the homeowners association (HOA) and
425 the remaining streets would be public streets with five-foot park strips and four-foot sidewalks.
426 The single family lots range in size from 5,000 square feet to 31,000 square feet. These lots vary
427 from a minimum width of 50 feet wide to 80 feet wide. The majority of the homes are
428 anticipated to be built by a production or semi-custom builder with the remaining lots to be sold
429 to custom builders. The homes on the 50-foot wide lots will be 40 feet in width and the homes on
430 the 80-foot lots would be a maximum of 65 feet in width. Any lots sold to custom homebuilders
431 would be required to meet the same setback standards of the 50 and 80-foot lots. The single
432 family lots would all be required to have a minimum of a two car garage and a two car driveway.
433 The required setback from the garage would be 20 feet to accommodate larger vehicles.

434
435 The site would contain sidewalks throughout the development. A trail system would also be
436 constructed including a public trail within the pipeline easement. The City would participate in
437 the construction of a portion of the trail with funds obtained from the development of Edgewood
438 and Bella Vida. The remainder of the interior trail system would be maintained by the HOA.
439 Four parking spots would be provided at the entry of the trail.

440
441 Sherrie Llewelyn commented that there were several areas in the agreement that needed to be
442 addressed by the City Council including the shared cost of the trail and the proposed fencing
443 along the south property line to keep individuals from trespassing into the gravel pit area. She
444 clarified that Lakeview Rock Products had requested that a regular six-foot fence be constructed
445 in each residential back yard. Lakeview would be responsible for placing the required signage.

446
447 Ken Leetham asked about the uniform perimeter fencing referenced per Figures C-5 and C-6 in
448 the agreement. Sherrie Llewelyn clarified that a six-foot fence would be constructed along the
449 perimeter.

450

451 Council Member Baskin commented that the fencing had changed from the original agreement.
452 Sherrie Llewelyn said that originally the applicant had proposed textured vinyl but after
453 discussion with the homebuilders it was determined that the custom homeowners may want
454 wrought iron around their properties to maintain the view. She said that lots 109 to 127 would
455 have a uniform fence along the back side which would be installed prior to the certificate of
456 occupancy.

457

458 Sherrie Llewelyn also said that developer had requested that the lots in Phase 2 allow the
459 homeowners to have the ability to select individual fence styles. She said that the boundary line
460 could have a universal fence which would be specified in the development agreement.

461

462 Council Member Baskin said that there were several issues with that request including that the
463 fencing would not be consistent and that the agreement stated that “the rear lot fencing in Phase
464 2 and other south facing lots shall be completed by the individual builder or homeowner within
465 12 months of the certificate of occupancy.” This was a concern as this allowed occupancy of the
466 property without a back fence with a grade greater than 25%.

467

468 Council Member Baskin also asked if there would be any provisions on the deed that were
469 recorded with the County regarding potential blasting, noise, and ground disturbance. Sherrie
470 Llewelyn replied that these items were addressed in Item O.

471

472 Sherrie Llewelyn said that originally the DRC recommended the perimeter fencing. The
473 developer has since made the request to allow the homeowner to put in the fence based on the
474 slopes of the lots and the significant grading which would occur.

475

476 Council Member Porter asked about the potential to require a temporary fence until the builder
477 or homeowner installed a permanent fence. Council Member Baskin agreed that this would help
478 to address the safety issue.

479

480 Council Member Porter addressed the steep grade of the property and the need for a fence. He
481 said his concern was to keep individuals out of the gravel pit.

482

483 The Council discussed the native open space, the need for emergency access, and which areas
484 should be fenced for public safety. Ken Leetham commented that there were other locations in
485 the City similar to this area with public walking access as well as the steep cliff wall to the west
486 of this property. He said that while it was extremely steep that there were other areas in the City
487 which were not fenced.

488

489 Sherrie Llewelyn suggested that in Phase 2 that there would be no requirement for fencing along
490 lots 211 to 218 through 244 but there would be a fencing requirement for lots 127 to the
491 boundary such as a chain link fence.

492

493 Ken Leetham said that when identifying a hazard that a solid fence may not be the best solution
494 but the boundary did need to be identified with some type of fence and signage.

495

496 Council Member Baskin recommended that every south facing individual lot should be fenced
497 with a six-foot fence and each property owner should be aware of that requirement.

498

499 The Council discussed a potential requirement for the HOA to place a uniform fence on the
500 property line.

501

502 David Church said that it would be difficult to require residents to build uniform backyard fences
503 as people had different wants and needs. He asked if the property owner could change out the
504 fence if desired and commented that perimeter fences were common, but requiring a certain type
505 was not.

506

507 Council Member Baskin said that while the City may not be able to require that each fence be the
508 same type, her concern was that the home should not be occupied without a fence. David Church
509 replied that his concern was delineating the boundary line between the residential project and the
510 gravel pit with an appropriate fence.

511

512 Council Member Porter recommended that the trail be built by the City so that the grade, slope,
513 runoff, etc. would be constructed correctly. Sherrie Llewelyn replied that this trail was on the
514 Master Trails Plan so the City already collected funding from other developments. She said the
515 City could work with the developer on whether they would be agreeable to having the City
516 construct the trail.

517

518 Ed Graupp, CW Land, commented that they were flexible in respect to the trail. He added that
519 trails were the number one amenity in a master planned community, and they also wanted it done
520 correctly.

521

522 Sherrie Llewelyn then spoke on Item O related to the seller disclosures regarding the adjacent
523 mining operations. She explained that when an individual entered a sales agreement for a
524 property that they would be given this seller disclosure to review during the due diligence period.
525 Based on new legislation this information would also need to be noticed on the plat. The rest of
526 Item O detailed information about the mining information and notifications.

527

528 Council Member Mumford suggested that there should be a requirement for the seller to disclose
529 the nearby mining operations and that it should continue, and be signed, by the buyer particularly
530 for the second and third homebuyer. Sherrie Llewelyn replied that the disclosure would be given
531 during due diligence and also found on the title of the entire subdivision.

532

533 Sherrie Llewelyn then reviewed Exhibit B, which detailed the General Development Plan,
534 Exhibit C which showed a conceptual landscaping and site plan, examples of the entry
535 monument, the public trail area, landscaping, land use standards, street trees, and architectural
536 standards. She said that the fencing shown in Exhibit C-6 would be adjusted based on the
537 Council’s recommendations. One of the requirements was that the lots must be landscaped
538 within six months of final occupancy unless that fell between October 1st and April 1st.

539
540 Sherrie Llewelyn then asked for the Council’s feedback on street lighting. She showed examples
541 of the proposed lighting and spoke on modifications or other styles based on dark sky standards.

542
543 Council Member Baskin said that one issue she had with this application was that the Council
544 received a modified development agreement with no time to review. She asked about Item M in
545 the agreement which stated “Ownership. The developer shall provide within the adopted CC&Rs
546 for the project provisions which preclude the ownership of multiple townhome units by a single
547 person or entity for the purpose of rental properties.” She said it seemed vague and did not define
548 what “multiple” would be. Sherrie Llewelyn replied that the developer originally specified
549 “multiple” would be three units.

550
551 Ed Graupp clarified that they determined the metric should be no more than three units for any
552 single entity or single person.

553
554 Sherrie Llewelyn recommended amending the motion as she did not know she wouldn’t receive
555 all the amendments from the applicant’s attorney until that day. She said that if the Council made
556 a favorable approval of the preliminary plan that it would be subject to final zone approval and
557 development agreement approval at final plat. She said that staff would compile all the
558 suggestions from the Council into the final development agreement.

559
560 Ken Leetham asked when the City Council would approve the development agreement. Sherrie
561 Llewelyn recommended that the Council table the decision on the zone change and the
562 development agreement until final plat. The Council would approve the preliminary plan subject
563 to final approval of the development agreement and zone change.

564
565 Ed Graupp said that as there was a timeline for them to purchase the property that they would
566 prefer the Council move forward and not table any approvals. He said that while he liked the
567 concept of constructing the fencing before the certificate of occupancy, that he was unsure if it
568 was feasible. Mr. Graupp also said that Lakeview had stringent laws they had to follow and that
569 having a fence along the west and south boundary made sense but there needed to be a
570 thoughtful plan.

571
572 Ken Leetham clarified that the Council was only interested in perimeter fencing adjacent to the
573 active mining and not the entire perimeter of the development.

574

575 Council Member Mumford asked about the proposed price range for the homes. Ed Graupp
576 replied that this would be an upscale development, but as he would not be building the homes he
577 did not have an exact price.

578
579 Council Member Porter asked staff about the downhill slopes relating to snow removal and the
580 ordinance prohibiting a downhill cul-de-sac. Paul Ottoson replied that the ordinance did not
581 prohibit downhill cul-de-sacs but recommended against them. The maximum slope of this cul-
582 de-sac would be 5%. He said that they would also be required to have a swell and detention for
583 drainage.

584
585 Sherrie Llewelyn said that the maximum slope was 10% per the fire district. The fire chief could
586 make an exception for short distances and his condition was that lots 127 and 146 needed to be
587 adjusted so that the slope was 10% or less for emergency vehicle parking.

588
589 Sherrie Llewelyn also clarified that there would be 103 total lots with 68 of the estate lots to be a
590 minimum width of 50 feet and 36 lots to be a minimum of 80 feet wide.

591
592 Ken Leetham made the recommendation that the City Council take action on the preliminary
593 plan tonight and make it subject to the approval of the rezone to the P District and final plat
594 approval.

595
596 David Church reminded the Council that if the developer could not close on the property that it
597 would be resold and could continue use as a gravel pit. He said Mr. Graupp had to close within a
598 certain date and must reach a certain level of approval.

599
600 7. CONSIDERATION OF A PRELIMINARY PLAN FOR THE RIDGE LOCATED AT
601 APPROXIMATELY 650 EAST EDGECREST LANE, CW LAND, APPLICANT

602
603 Sherrie Llewelyn suggested that the motion to approve the preliminary plan for The Ridge
604 located at approximately 650 South Edgecrest Lane be conditioned upon successful negotiation
605 and approval of the development agreement and the P District rezone at final plat, engineering
606 corrections of civil drawings prior to final plat approval, any required corrections from the
607 recommended discussion on the development agreement, and that lots 127 and 146 be addressed
608 to the satisfaction of the South Davis Fire District.

609
610 **Council Member Horrocks moved to approve the preliminary plan for The Ridge located**
611 **at approximately 650 South Edgecrest Lane conditioned upon:**

- 612
613 1) **Successful negotiation and approval of the development agreement and the P**
614 **District rezone at final plat;**
615 2) **Engineering corrections of civil drawings prior to final plat approval;**

616 **3) Any required corrections recommended from the discussion on the development**
617 **agreement; and**

618 **4) That lots 127 and 146 be addressed to the satisfaction of the South Davis Fire**
619 **District.**

620

621 **Council Member Porter seconded the motion.**

622

623 Council Member Baskin commented that she would be voting in opposition to the motion based
624 on the rush of this application, her desire to read the geotechnical report, and the other concerns
625 she had raised during the meeting.

626

627 Paul Ottoson commented that the geotechnical report had been reviewed by two geotechnical
628 consultants/experts.

629

630 Council Member Horrocks commented that he also felt rushed but said that the City was moving
631 forward in the same direction as the developer per a good faith effort.

632

633 **The motion was approved by Council Members Horrocks, Mumford and Hood. Council**
634 **Member Baskin voted in opposition to the motion.**

635

636 8. CONSIDERATION OF PROPOSED EXPENDITURES FOR FENCING AT MATHIS
637 PARK, 400 EAST 800 NORTH

638

639 David Frandsen reported that this project was in conjunction with the Parks and Arts Board. He
640 said that the fencing at Mathis Park was on its last legs and showed images of the damaged
641 fence. Staff obtained three bids for both the fence replacement and the removal of the trees
642 which were causing damage to the fence. These bids included removal and disposal of the
643 existing concrete fence, removal and disposal of trees damaging the fence, and grinding down
644 the stumps, installation of approximately 753 feet of concrete mow strip under the fence line, and
645 installation of approximately 753 feet of white vinyl fence.

646

647 Council Member Mumford said that after discussion with the Parks and Arts Board that the
648 composite fencing was almost double the price of vinyl fencing. He also said the Board was
649 appalled at the condition of the current fencing.

650

651 Council Member Baskin commented that she was not in favor of vinyl fencing as it was easily
652 broken and attracted graffiti. She suggested a brick or masonry fence if funding allowed.

653

654 Staff recommended awarding the bid to American Fence Company and Christensen Yard Care
655 and Trees at a total of \$40,130.

656

657 **Council Member Porter moved to accept the bid from American Fence Company at**
658 **\$38,245 and Christensen Yard Care and Trees at \$7,980 at Mathis Park fence replacement**
659 **and stump removal. Council Member Horrocks seconded the motion. The motion was**
660 **approved by Council Members Horrocks, Mumford and Hood. Council Member Baskin**
661 **voted in opposition to the motion.**

662

663 9. CONSIDERATION OF RESOLUTION 2019-10R: A RESOLUTION APPROVING AN
664 INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR 2019 MUNICIPAL
665 ELECTION SERVICES (2019-12A)

666

667 Linda Horrocks reported that 2019 was a municipal election year with three City Council
668 positions available. She explained that the City had contracted with the County for the last
669 several years because they had better resources and technology. The new agreement was similar
670 to previous years with several modifications including clarification of terminology and the ability
671 to more easily cancel the agreement.

672

673 Council Member Baskin asked what the total cost would be. Linda Horrocks replied that the
674 approximate cost would be \$15,500 for one election. She added that if a primary election was
675 required, the amount would double.

676 Council Member Baskin asked if the City was pleased with the county's service. Linda Horrocks
677 replied that they had been great, and that having them administer the election has been a smooth
678 process

679

680 **Council Member Baskin moved to adopt Resolution 2019-10R: a resolution of the**
681 **governing body of the City of North Salt Lake entering into an agreement with Davis**
682 **County for election services for the 2019 municipal election as provided in the packet**
683 **(2019-12A). Council Member Horrocks seconded the motion. The motion was approved by**
684 **Council Members Horrocks, Porter, Mumford, Hood, and Baskin.**

685

686 10. APPROVE CITY COUNCIL MINUTES

687

688 The City Council minutes of March 19, 2019 were reviewed and approved. **Council Member**
689 **Baskin moved to approve the City Council minutes as amended. Council Member**
690 **Horrocks seconded the motion. The motion was approved by Council Members Horrocks,**
691 **Porter, Mumford, Hood, and Baskin.**

692

693 11. ACTION ITEMS

694

695 The action items list was reviewed. Completed items were removed from the list.

696

697

698

699 12. CITY COUNCIL REPORTS

700

701 Council Member Hood reported that residents on Main Street were having difficulty with access
702 during rush hour due to a dump truck blocking the street.

703

704 Council Member Mumford asked if the City code should clearly state the requirements of a
705 parking space by giving a definitive number. Sherrie Llewelyn replied that it was 9 feet by 18
706 feet. She suggested that there should be a standard that a single family driveway is 20 feet.

707

708 Council Member Horrocks reported that he met with Dominion Energy and mentioned an
709 instance in the City where the gas pipe went through the storm drain. He said they were very
710 concerned and said they would take care of it. Paul Ottoson replied that all of the instances they
711 were aware of had been fixed.

712

713 The Council also discussed an individual who had requested multiple GRAMA requests.

714

715 Council Member Baskin commented that she was working with City staff on the parking
716 ordinance and appeal procedure. She asked for the Council's opinion on the appeal procedure
717 and whether the appeal should go before the agency/special board or to district court.

718

719 After a discussion the Council determined that it was more appropriate for the appeal to go to
720 district court and not an agency/special board.

721

722 Council Member Baskin reported that the City's Arbor Day celebration would be held at City
723 Hall on April 27th. She said that multiple trees had died in the amphitheater area and would be
724 replaced. She also said that Public Works Department had 16 crab trees which could be planted
725 in Foxboro along the edge of Legacy Parkway.

726

727 Council Member Horrocks suggested that these trees could be planted in the Deer Hollow Park
728 reservoir area where the resident had mentioned during the citizen comment portion of the
729 meeting that trees had died. (

730 Council Member Porter commented that he had also received multiple requests for pickleball
731 courts.

732

733 13. MAYOR'S REPORT

734

735 Mayor Arave was excused.

736

737 14. CITY ATTORNEY'S REPORT

738

739 David Church had nothing to report.

740

741 15. CITY MANAGER’S REPORT

742

743 Ken Leetham had nothing to report.

744

745 16. ADJOURN INTO CLOSED SESSION

746

747 **At 9:53 p.m. Council Member Horrocks moved to go into closed session to discuss the**
748 **character professional competence, or physical or mental health of an individual. Council**
749 **Member Hood seconded the motion. The motion was approved by Council Members**
750 **Horrocks, Porter, Mumford, Hood and Baskin.**

751

752 17. RECONVENE INTO REGULAR SESSION

753

754 **At 10:15 p.m. Council Member Hood moved to go out of closed session and into the regular**
755 **session. Council Member Horrocks seconded the motion. The motion was approved by**
756 **Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

757

758 18. ADJOURN

759

760 Mayor Pro Tem Mumford adjourned the meeting at 10:15 p.m.

761

762

763

764

765

Mayor Pro Tem

City Recorder

Action Items (for April 16, 2019)

Item	Staff	Description
New		
1	David	Staff to review need for additional trees to be planted near retaining pond on Eaglewood Drive (Karen Faddis – 280 Woodhill Lane) <i>David will work with her on replacing dead trees.</i>
2		Issues with dump truck (Brighton Development?) that is parked on Main Street during rush hour
Current		
2	Paul David Ken	Various assignments related to water and water planning including: collection of water usage data by area, analysis and recommendation related to water conservation rate structure, and long-range planning for water needs. <i>Staff has a meeting with Weber Basin Water Conservancy District.</i>
3	David, Ken	Staff to follow-up on adding trees to park strips on Fox Hollow at Foxboro roundabout. <i>Ken will report back to Council.</i>
5	Paul Ken	Staff to work with property owners and residents that will be affected by the Orchard Drive North and South reconstruction projects. <i>The City will be more aggressive and proactive with signage and notices of these road closures. Staff to also put together project information that will be sent to affected residents.</i>
6	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>(Resolution to create this committee – May meeting agenda)</i>
7	Sherrie Ken	Staff to review the impact if billboards are allowed on Legacy Highway and determine if additional policies need to be put in place now to prohibit this in the future. <i>Staff will report to the cc 4/16/19</i>
8	Sherrie Ken	Staff to look at cost benefit of having a Golden Spike sesquicentennial event (fireworks) on May 10 th . <i>Staff to contact Doug Foxley 801-556-1940</i>
9	Paul Ken	Staff to review current ordinance regarding road cuts including adding more restrictive provisions to the current three year wait on new roads as well as conditions in franchise agreements. <i>Paul is researching possible code amendments.</i>
10	Linda	Staff to arrange a tour of Wasatch Resource Recovery Plant for interested City Council members and staff. <i>Schedule with Matt Myers (Wait until July to be fully operational.)</i>
11	David	Staff to look at adding lighting at Tunnel Springs Park. Staff to prepare a more comprehensive review of the entire park lighting with input from the Parks and Arts Board and residents adjacent to the park. Also look at alternate technology such as solar powered or LED lighting and a cost comparison. Ensure that cameras that are added do not have view of private residences. <i>Parks & Arts Board suggested five lights as well as lighted tennis courts. David getting bids. Will report on 4/16.</i>
12	Ken	Staff to report back on the progress of mining on Monte Thomas parcel. <i>Ken will prepare update.</i>
13	Paul Sherrie	Look at sidewalk on 3800 S. and US89 where residents are walking in the street to get to bus stop on US89. <i>Paul will contact Davis Co. Sherrie will inquire as to the available use of Prop 1 funds. (2/27)</i>
14	Sherrie	Staff to review current lighting ordinances/regulations related to light pollution and report back to City Council. <i>Staff has received model lighting ordinances from Utah Dark Skies and is preparing report on current regulations. (1/30)</i>
15	Ken	Staff to follow up with City attorney on Media One issue. <i>Attorney to look at next enforcement steps.</i>
16	Craig David	Look at monitoring options for Tunnel Springs including DVR system and other technology, police access, motion sensors, public access, etc. <i>Staff is proceeding w/ enhanced camera system.</i>
17	Paul David Sherrie	Staff to prepare options for repair/replacement of Eaglewood Village dock. Also look at placing trees around the pond or adding this area to Arbor Day. <i>Draft concept plan was presented to Parks and Arts Board. Concept plan was cost prohibitive - will look at a simpler design.</i>
18	David	Council review the parks & trails brochures before printed. <i>Parks & Arts comm. to review draft.</i>



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Ali Avery, Long Range Planner
DATE: April 16, 2019
SUBJECT: Resolution No. 2019-15R: A resolution authorizing the City Manager to sign a contract for the 2019 Community Development Block Grant Special Solicitation program.

RECOMMENDATION

Staff recommends approval of the resolution which authorizes the City's acceptance of a grant award for the 2019 CDBG Special Solicitation program, and subsequent funding to cover the cost of the project beyond the grant award.

BACKGROUND

Over the last year and a half, Davis County has been audited by HUD in regards to their administration of the CDBG program. As a result of the completion of that audit, Davis County identified some additional funding that is available but must be expended by May 1st, 2019. So, the County accepted applications for a CDBG Special Solicitation. City Staff submitted an application for the Special Solicitation and were awarded \$20,000 for the project on March 21st.

The project includes the installation of ADA push buttons on the public exterior doors and public restrooms at City Hall. City Staff identified this as an important project, as those with disabilities currently have no way to independently enter City Hall or use the public restrooms. The total cost of the project is approximately \$31,500 to install push buttons on 8 doors. With the grant award totaling \$20,000, that leaves \$11,500 for the City to fund. If approved, the attached Resolution 2019-15R instructs Staff to set aside those funds to cover the cost of the project beyond the grant award.

City Staff has also made application for the 2019-20 CDBG program, so this project will not be replacing that funding.

POSSIBLE MOTION

I move that the City Council approve Resolution 2019-15R authorizing the City Manager to sign a contract for the 2019 Community Development Block Grant Special Solicitation program and set aside funds to cover the cost of the project beyond the grant award.

Attachments

1) Resolution No. 2019-15R

RESOLUTION NO. 2019-15R

A RESOLUTION SUPPORTING A GRANT CONTRACT WITH DAVIS COUNTY FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR ADA ACCESSIBILITY IMPROVEMENTS AT CITY HALL.

WHEREAS, the City of North Salt Lake is an incorporated city in Davis County Utah; and,

WHEREAS, the City has agreed to allow Davis County to administer its potential share of Community Development Block Grant (CDBG) funds; and,

WHEREAS, the City has actively participated in the annual application process and has been awarded funds for the 2019 CDBG Special Solicitation revenues; and,

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to participate in the CDBG program.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of North Salt Lake as follows:

1. City Staff is hereby directed to set aside at least \$11,500 from the City's General Fund to cover the cost of the project beyond the grant award.
2. The City Manager is hereby authorized to sign the grant contract on behalf of the City.
3. The resolution hereby adopted shall be effective immediately.

PASSED and APPROVED this 16th day of April, 2019.

CITY OF NORTH SALT LAKE:

ATTEST:

Leonard K. Arave, Mayor

Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

<i>Name</i>	<i>vote</i>
James Hood	_____
Brian Horrocks	_____
Lisa Watts Baskin	_____
Ryan Mumford	_____
Stan Porter	_____



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Llewelyn, Community Development Director

DATE: April 16, 2019

SUBJECT: Consideration of **ORD2019-03** & Resolution **2019-22A**
REZONE: Final P-District Rezone and Development Agreement for Clint Thomas Apartments at 521 North Orchard Drive (aka 3511 South Orchard Drive)

SITE PLAN: Final site plan amendment for Clint Thomas Apartments at 521 North Orchard Drive (aka 3511 South Orchard Drive)

RECOMMENDATION

The Planning Commission recommends to the City Council approval of the P-District rezone & Site Plan for Clint Thomas Apartments located at 521 North Orchard Drive with the following findings & condition:

Findings:

1. The proposed P district can be substantially completed within two (2) years of the establishment of the P district.
2. The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.
3. The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P district.
4. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
5. Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.
6. The P district is in conformance with the city general land use plan.
7. Existing or proposed utility services are adequate for the population and use densities proposed.

Condition:

1. Final approval of the draft development agreement and zone change by the City Council.

BACKGROUND

The Planning Commission held a public hearing on this zone change request on February 12, 2019 in conjunction with the application for General Development Plan. The General Development Plan was recommended for approval to the City Council and was approved on February 19, 2019. The applicant has submitted final site plan application and the proposed development agreement which was reviewed by the Planning Commission and recommended to the City Council on April 9, 2019.

The site currently houses 2 apartment buildings built in 1974, each containing 4 units. The property is zoned CS, which previously allowed multi-family residential as a conditional use. Last year the ordinance was changed to require any new multi-family residential to be processed as a P-District. The applicant's proposal is to raze the existing carports west of the two apartment buildings and construct the new building and new carports. The site is 0.7 acres and the requested density is 17 dwelling units per acre.

This application is concurrent to the site plan approval which will become part of the final development agreement. The development agreement addresses the following items:

- Approved General Development Plan, including the site plan and landscape plan;
- Development layout of buildings, parking, landscaping, sidewalks, fencing, lighting, etc.;
- Total density allowed of 12 dwelling units;
- Architectural design and building materials; and
- Other miscellaneous legal requirements.

REVIEW

The proposed site plan for the Clint Thomas Apartments will retain the existing entrance from Orchard drive, but will be repaved as part of the construction. The new layout will include a hammer head turn around to accommodate fire code requirements. The apartments are all 2 bedroom units and the new building will have 2 units which are ADA accessible units. The building proposed will be brick and either stucco or composite or fiber cement board.

The two existing buildings will be upgraded with the wood siding either being repaired or replaced and painted to match the new building. Other upgrades to the existing site will be additional sidewalk between the building and parking lot, repair of the stairs and railings into the unit, and replacement of the shake shingle mansard roof with asphalt shingles.

Proposed parking for the 12 units includes 12 covered carports and 14 additional uncovered parking spaces, including on ADA space. Parking meets the minimum standard of 2.25 spaces per unit. New sidewalks are being added adjacent to the existing buildings and the new buildings to provide pedestrian access from the parking to the buildings.

The landscaping and proposed additional landscaping area are a total of 6,571 sq. ft. equivalent to 21.6% of the site. A central dumpster location and enclosure has been added to the site. The site will

also have the existing parking lot lights on the buildings repaired or replaced to a working order to provide adequate security and lighting of the parking areas.

Fencing on the west property line, including the existing retaining wall will be replaced with a new retaining wall and topped with a 6' site obscuring fence of composite or vinyl material. The fencing along the north property line will be repaired as necessary. The remaining fencing will remain as the existing chain link and existing landscaping. The owner contacted the church to the south to enquire about a possible gate and was told that it would not be permissible to add a gate to the fence owned by the church. Further other similar accesses church wide are currently being removed due to liability and trespass issues.

The existing units and the new units meet the goals of the City's Moderate Income Housing Plan with an average rent around \$800 per month. Given the topography and location of the property the visual impact of the redevelopment is minimal, but the upgrades and new construction will improve the visual aesthetic.

POSSIBLE MOTION

REZONE: I move that the City Council adopt **ORD2019-03** an ordinance to approve the rezone and development agreement (**AGR2019-22A**) for the Clint Thomas Apartments located at 521 North Orchard (aka 3511 South Orchard) from Commercial Shopping (CS) to Planned District (P) with the following findings and no conditions:

Findings:

1. The proposed P district can be substantially completed within two (2) years of the establishment of the P district.
2. The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.
3. The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P district.
4. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
5. Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.
6. The P district is in conformance with the city general land use plan.
7. Existing or proposed utility services are adequate for the population and use densities proposed.

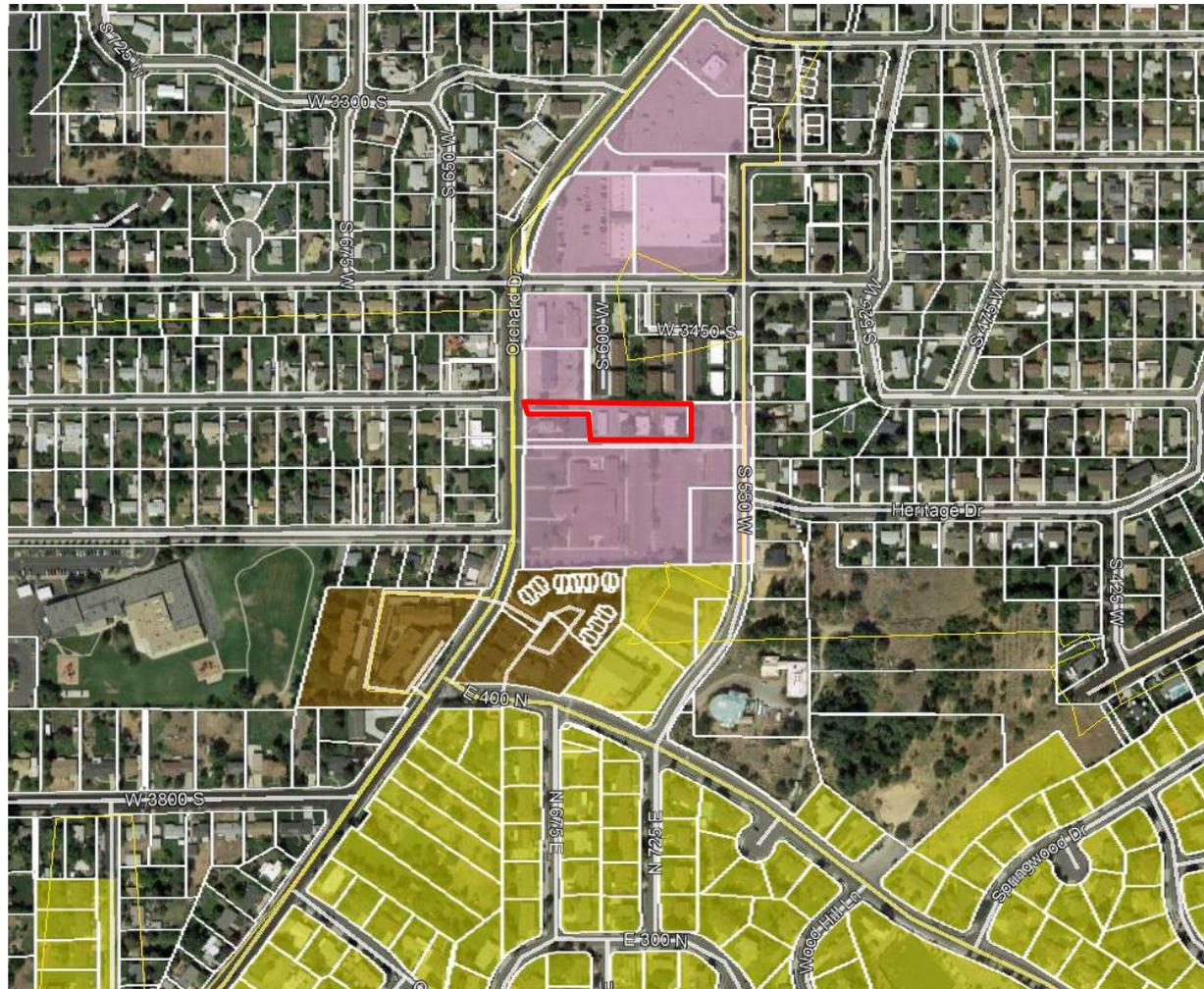
SITE PLAN: I move that the City Council approve the request for a site plan amendment for the Clint Thomas Apartments located at 521 North Orchard (aka 3511 South Orchard) with no conditions.

Attachments

- 1) Zone Map
- 2) Aerial Map
- 3) Site Plan
- 4) ORD2019-03
- 5) Draft Development Agreement with Exhibits (AGR2019-22A)



General Development Plan Clint Thomas Apartments Zoning



- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)



General Development Plan Clint Thomas Apartments Aerial



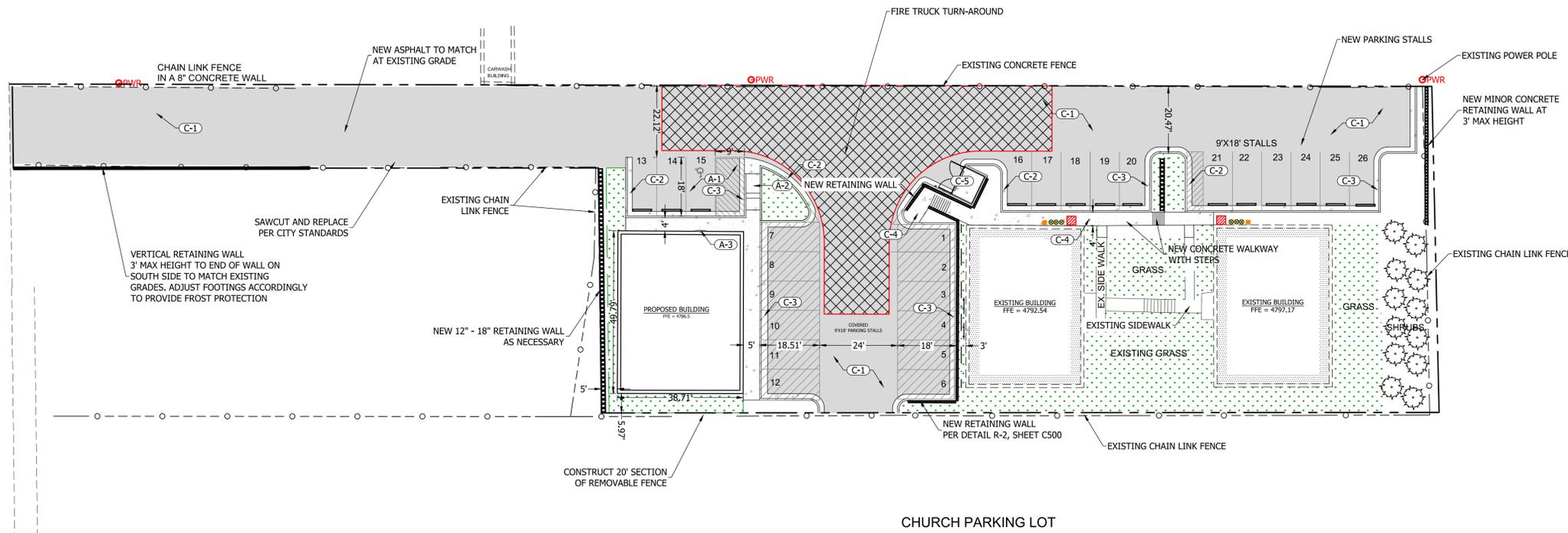
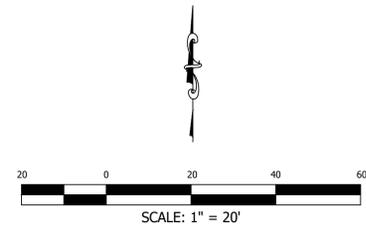


CLINT THOMAS

3511 SOUTH ORCHARD DRIVE
 LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.1R.&M.
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: SJT 11/05/18
 APPROVED: STA 02/07/2019
 PROJECT: 1730001
 1730001 SITE.dwg

C400
 SITE PLAN



SYMBOL LEGEND

- (C-1) ASPHALT & BASE PER DETAIL A, SHEET C900
- (C-2) 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER PER DETAIL B, SHEET C900
- (C-3) 34" CONCRETE HIGH-BACK RELEASE CURB & GUTTER PER DETAIL C, SHEET C900
- (C-4) CONCRETE SIDEWALK PER DETAIL D, SHEET C900
- (C-5) DUMPSTER PAD AND APRON PER DETAIL J, SHEET C900
- (A-1) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL G, SHEET C900
- (A-2) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- (A-3) ADA ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- (P-1) CONCRETE SIDEWALK REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
- (P-2) CONCRETE DRIVE APPROACH PER NORTH SALT LAKE CITY STANDARDS
- (P-3) CONCRETE CURB & GUTTER REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
- (P-4) ASPHALT REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

AREA BREAKDOWN

DESCRIPTION	ACREAGE	SQ. FT.	%
LOT AREA	0.7	30361	-
LANDSCAPE AREA	0.15	6571	21.6
BUILDING AREA	0.12	5416	17.8
ASPHALT/CONCRETE AREA	0.421	18374	60.5
EXISTING IMPERVIOUS SURFACE AREA	0.482	21017	-
PROPOSED IMPERVIOUS SURFACE	0.47	20484	-

PARKING TABULATION:

12 UNITS X 2 STALLS REQ'D PER UNIT = 24 STALLS REQ'D
 1 ADA STALL PER 25 STALLS = 1 ADA REQ'D
 TOTAL STALLS PROVIDED = 25
 ADA STALLS PROVIDED = 1



ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
 MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
 A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
 MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

ORDINANCE NO. 2019-03

AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY LOCATED GENERALLY AT 521 NORTH ORCHARD DRIVE WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM CS, COMMERCIAL SHOPPING TO P, PLANNED DISTRICT.

WHEREAS, the City of North Salt Lake has received an application from Clinton Thomas to amend the zoning for property located generally at 521 North Orchard Drive from CS, Commercial Shopping to P, Planned District; and

WHEREAS, the proposed zoning change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law and the City of North Salt Lake's ordinances to obtain public input regarding the proposed revisions to the Zoning Map.

WHEREAS, the Planning Commission has made a recommendation to the City Council concerning the proposed zoning change as required by City Code and Utah Code; and

WHEREAS, the City Council has reviewed this application and finds that it is consistent with the comprehensive general plan, goals and policies of the City and that changed conditions make the proposed amendment reasonably necessary to carry out the purposes stated in Title 10 of the Land Use Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, AS FOLLOWS:

Section 1. Zoning Map Amendment. The City of North Salt Lake Zoning Map is hereby amended to change the zoning of approximately 0.70 acres of property located generally at 521 North Orchard Drive within the city limits of the City of North Salt Lake, and more particularly described as Davis County parcel number 01-046-0026, from CS, Commercial Shopping to P, Planned District.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, THIS 16TH DAY OF APRIL, 2019.

CITY OF NORTH SALT LAKE

By: _____
Len Arave, Mayor

ATTEST:

City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Council Member Hood	_____
Council Member Horrocks	_____
Council Member Baskin	_____
Council Member Mumford	_____
Council Member Porter	_____

Property Description:

BEG ON E SIDE OF HWY #2, 1827.8 FT S & 3900.3 FT, M/L, W FR N 1/4 COR OF SEC 6-T1N-R1E, SLM;
RUN TH ALG E SIDE OF SD HWY S 0°48' E 25 FT; TH N 89°52'30" E 180 FT; TH S 0°48' E 75 FT; TH N
89°52'30" E 257.75 FT; TH N 1°22'40" W 99.86 FT; TH W 437.6 FT TO POB. CONT. 0.70 ACRES.

When Recorded
Return to:
City of North Salt Lake
10 East Center Street
North Salt Lake, UT 84054

AGR2019-22A

DEVELOPMENT AGREEMENT
CLINT THOMAS APARTMENTS AT NORTH SALT LAKE

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the _____ day of _____, 20__ (the “Effective Date”), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the “City”), and **Clinton D & Lori L Thomas**, (the “Developer”). The Developer and the City are sometimes collectively referred to herein as the “Parties” or singularly as a “Party.”

RECITALS

A. As of the Effective Date hereof, Developer is the owner of the property described on **Exhibit “A”** (the “Property”) hereto, located within the City of North Salt Lake, Davis County, Utah.

B. The development of the Property is governed by the City’s Title 10—Land Use and Subdivision Ordinances (the “Code”). All Section references contained herein shall refer to the Code.

C. Pursuant to section 10-13-3 of the Code, the Developer has filed an application for and received approval by the City for the following:

(1) a General Development Plan (the “General Development Plan”) for the Property consisting of _____ multifamily residential apartments _____; and

(2) the re-zoning of the Property to the Planned P District, (the “P District Zoning”) subject to approval of an acceptable development agreement.

D. The project to be developed upon the Property pursuant to the General Development Plan is known as the Clint Thomas Apartments and is generally located at 521 North Orchard Drive (aka 3511 South Orchard Drive) in the City of North Salt Lake (the “Project”).

E. Pursuant to the City’s approval of the General Development Plan on the 19th day of February, 2019, the Plan consists of 12 multi-family residential units, with associated parking, landscaping and other improvements. A copy of the approved General Development Plan is attached hereto as **Exhibit “B.”**

F. Pursuant to section 10-13-2-D, exceptions to or modification of the general standards for development within the residential and commercial zoning districts may be granted in the P District Zoning if the City determines that such exceptions are desirable and warranted. By this Agreement, the Parties desire to stipulate the required standards with respect to: land use; building size, layout, materials and architecture; landscaping; parking; signage size, placement, height, and design; lighting; fencing materials; and any other standards specified herein and included within the Project’s P District Zoning.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. Incorporation of Recitals and Exhibits. The above Recitals and Exhibits attached and referenced herein are hereby incorporated into this Agreement.

2. General Development Plan Approval. To the fullest extent of its legal powers and authority and for the duration of the Term (as described below) of this Agreement, the City hereby approves the General Development Plan for the Project, including the density, use, configuration, and specification designations as described in the General Development Plan and as described elsewhere herein. The developer may not substantively deviate from the General Development Plan without prior approval by the City. Subject to the terms of this Agreement and subject to the Developer's compliance with other provisions of the Code not specifically modified herein, the Developer shall have the right to have, Preliminary Design Plan, Site Plan, Final Plat, Construction Plans and Building Permits (as those terms are defined in section 10-3 of the Code) approved by the City and to develop the Project as proposed and approved. The Developer hereby agrees that the Project is subject to all City ordinances except as specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

3. Term. The vested rights described in this Agreement shall be effective for a period of ten (10) years following the date on which this Agreement is adopted by the city Council of North Salt Lake and signed by the City's Mayor (the "Term").

4. Development of the Project. The Project shall be developed by Developer and/or Developer's successors and assigns in accordance with all of the requirements contained herein.

a. Notwithstanding anything in the Code to the contrary, the general layout, parking, fencing, and landscaping of the project shall be substantially in the form of **Exhibit "C"** of this Agreement and are entitled Landscape and Site Plans.

b. Notwithstanding anything in the Code to the contrary, the land use standards, including but not limited to, setbacks, building heights, uses, etc., for all structures to be developed within the Project shall be as described in attached **Exhibit "D"** and are hereby approved by the City for use in the Project and are entitled P District Land Use Standards.

c. Developer and City hereby agree that architectural standards should be applied to the construction of the additional building within the Project. These specific rules and standards are shown in **Exhibit "E"** of this Agreement and are entitled, "Architectural Standards".

d. Fencing and retaining walls. The existing retaining wall and chainlink fence on the west property line shall be removed and replaced with a new retaining wall and six (6) foot site obscuring fence of either composite, vinyl, or masonry materials. The existing fence along the north property line shall be repaired or replaced in those sections currently in a state of disrepair.

e. Phasing Plan. The Developer intends to construct the project in one phase.

f. Required Public Improvements. City agrees to coordinate with Developer the placement of conduits, chases and other piping required for the development of the project. The Developer agrees to construct all required public improvements, as shown in **Exhibit “F”** of this Agreement and are entitled, “Clint Thomas Apartments Civil Drawings”.

g. Lighting. The existing parking lot lighting shall be repaired, replaced, or added to the site to provide adequate security and safety lighting to the parking area.

h. Existing buildings. The Developer agrees to make the following improvements to the existing buildings within the Project, said improvements shall be completed prior to occupancy of the new building:

- i. The existing T11 siding will be repaired or replaced and painted to match the construction of the new building;
- ii. The existing shingle siding/mansard roof areas will be repaired or replaced, as well as painted and stained to improve the visual aesthetic of the buildings;
- iii. Safety issues related to the existing apartment entrances will be repaired or replaced as necessary, including the outdoor carpeting of the stairs, and any hand railings currently in disrepair;
- iv. The existing landscaping on the site shall be repaired, reseeded, trimmed, as necessary to return the landscaping to a well manicured and maintained state;
- v. The parking areas shall be repaved as shown on the approved civil drawings;
- vi. The developer agrees to conduct regular maintenance on the Project, as required by the North Salt Lake municipal code.

i. Parking. Within the boundary of the Project, parking shall be provided for a total of 26 spaces, with at minimum 12 carport spaces, and one ADA parking space.

5. Payment of Fees. Developer agrees to pay fees as required by the City’s adopted fee schedule in effect at the time of the submittal of their respective development applications.

6. Agreement to Run with the Land/Assignment. A memorandum of this Agreement shall be recorded by Developer against the Property in the form attached **Exhibit “G”**. The rights and obligations of Developer under this Agreement shall be those affecting the Property, and shall run with and be binding upon the Property and its successors and assigns, or any portion thereof. Neither Developer nor their successors and assigns shall have the right to assign this Agreement, in whole or in part, unless: (a) such assignee becomes the owner of fee simple title to that portion of the Property affected by the rights and obligations under this Agreement that are being assigned, and (b) the City has consented in writing to the assignment, which consent shall not be unreasonably withheld.

7. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such Party at its address shown below:

To Developer: Clinton D. & Lori L Thomas
PO Box 27807
Salt Lake City UT 84127-0807

To the City: City of North Salt Lake
Attn: City Manager
10 East Center Street
North Salt Lake, Utah 84054

In the event that either of the Parties desires to change its address as shown above, such Party shall provide written notice to the other Party pursuant to the requirements of this Section 6.

8. Default. In the event either Party fails to perform its obligations hereunder or to comply with the terms thereof, within thirty (30) days after giving written notice of default and the failure of the defaulting Party to cure such default, or if the default is of a nature that it cannot be reasonably cured within 30 days, then to have diligently and in good faith commenced to cure such default, and the non-defaulting Party may, at its election, have the following remedies:

- a. All rights and remedies available in equity, including injunctive relief or specific performance, but shall have no claim for money damages.
- b. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.
- c. The right to draw upon any security posted or provided in connection with the Project and this Agreement.
- d. The right to terminate this Agreement.
- e. The rights and remedies set forth herein shall be cumulative.

9. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regularly approvals given by the City for the Property and/or the Project or any phase thereof containing the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties or understandings between the Parties which are not contained in this Agreement, regulatory approvals and related conditions.

10. Severability. The Parties hereto agree that the provisions hereto are severable. If any provision of this Agreement is held invalid, the remainder of this Agreement shall be effective and shall remain in full force and effect unless amended or modified by mutual consent of the Parties.

11. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

12. No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any person or Parties other than the City. The Parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

ATTEST:

CITY
CITY OF NORTH SALT LAKE

City Recorder

By: Len Arave
Its: Mayor

DEVELOPER
CLINTON D. & LORI L. THOMAS

By:

By:

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 01-046-0026 and containing approximately 0.7 acres.

Legal Description:

BEG ON E SIDE OF HWY #2, 1827.8 FT S & 3900.3 FT, M/L, W FR N 1/4 COR OF SEC 6-T1N-R1E, SLM; RUN TH ALG E SIDE OF SD HWY S 0°48' E 25 FT; TH N 89°52'30" E 180 FT; TH S 0°48' E 75 FT; TH N 89°52'30" E 257.75 FT; TH N 1°22'40" W 99.86 FT; TH W 437.6 FT TO POB. CONT. 0.70 ACRES.

EXHIBIT "C"
LANDSCAPE & SITE PLANS
SEE CIVIL DRAWINGS EXHIBIT "F"

EXHIBIT “D”
LAND USE STANDARDS
CLINT THOMAS P DISTRICT BUILDING STANDARDS

1. Purpose. This Exhibit outlines the standards pursuant to which Clint Thomas Apartments shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances.

2. Residential Standards.

- a. Lot Area:
 - i. Due to the nature of development, there shall be no minimum lot area.
- b. Maximum Coverage Area.
 - i. Due to the nature of multi-family development and the unusual shape of the property, the maximum coverage area shall be as illustrated on Exhibit C, Site Plan & Landscape Plan.
- c. Maximum Height of Buildings.
 - i. The maximum height for all residential structures in the P District shall be thirty (35) feet from average finished final grade.
- d. Lot Width and Depth:
 - i. The minimum lot width and depth for the lot shall be as depicted on on Exhibit C, Site Plan & Landscape Plan.
- e. Setbacks:
 - i. The minimum setback shall be five (5’) feet from all property lines.
- f. Minimum Landscape Percentage.
 - i. The minimum landscape percentage for the entire development shall be 20%.
- g. Accessory Buildings:
 - i. The only accessory buildings allowed shall be the carports as illustrated on approved site plan.
- h. Fence:
 - i. The maximum solid fence height within 20 feet of a public street shall be four (4’) feet.
 - ii. The maximum height for the remainder of the perimeter fence shall be six (6) feet.
- i. Parking shall be provided as follows
 - i. For each 2-bedroom unit, two (2) parking stalls will be required, of which one (1) stall must be covered.
 - ii. Guest parking shall be provided in the amount of 2 stalls.
 - iii. ADA parking shall be provided with 1 ADA space/25 stalls. ADA stalls not be restricted to either use by guests or tenants.

3. Permitted Uses.

- a. Multi-family residential dwellings
- b. Home occupations as regulated by North Salt Lake Land Use Code, Section 10-10-5, as amended.

**EXHIBIT “E”
ARCHITECTURAL STANDARDS**

The Architectural Rules and Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in Clint Thomas Apartments at North Salt Lake and for maintaining an orderly construction environment.

Design Standards:

A. Exterior Elevations New Building

All exterior residential elevations shall be consistent with general scheme and design as depicted below and as approved in the General Development Plan for Clint Thomas Apartments. The units shall utilize shared common space and carports. The new construction of an additional 4 unit apartment building shall be finished with brick and stucco or fiber cement board as shown on the following drawing.



B. Exterior Elevations Existing Buildings

All exterior residential elevations shall be improved in a manner consistent with the general design approved for the new building as outlined in subsection B above. Existing T11 wood trim will be repaired or replaced as necessary, and painted to match the new construction.

C. Exterior Finishes and Colors

- 1. Materials and Colors.** Exterior materials shall consist of Stucco, Fiber Cement Board, Brick, Asphalt Shingles, and Cedar, Composite, or Metal Railings. The colors used shall be consistent with the graphic representation above. Minor variations in color/tones may be approved by the Community Development Director in accordance with this general color palette.

D. Exterior Building Lighting

The Project parking area shall have the existing building lighting for the parking area either repaired to a working standard that ensures the safety and security of the parking area for the residents, or shall have the necessary new fixtures installed to achieve that standard. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.

E. Landscaping

Prior to occupancy of the new apartment building the existing landscaping will be trimmed, pruned, reseeded or replanted, as necessary to return the landscaping to a well-manicured and maintained state. Additional landscaping as shown on the approved landscaping site plan shall be installed prior to final occupancy of the new building. A unity of the design shall be achieved by the repetition of certain plant varieties, colors and materials to tie the overall project together. All landscaping and irrigation shall utilize efficient landscaping techniques and drought-tolerant species where possible.

G. Mailboxes

Mailbox clusters, with mailboxes and newspaper receptacles will be provided by Declarant based on the requirements and approval of the U.S. Postal Service. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

H. Fencing Material

The project perimeter fencing material along the west property lines will be of high quality composite fencing, masonry, or vinyl fencing color to match the new building materials.

EXHIBIT "F"
CLINT THOMAS APARTMENTS CIVIL DRAWINGS

CLINT THOMAS

3511 SOUTH ORCHARD DRIVE
 LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



DRAWING INDEX

C000	COVER
C100	NOTES AND LEGEND
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C800	STORMTECH DETAIL
C900	SITE DETAILS
EC100	EROSION CONTROL PLAN
TOTAL SHEETS	9

GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.



1-800-662-4111
 UTAH TOLL FREE, OR
801-208-2100
 SALT LAKE
 IT'S THE LAW TO CALL

COVER	REV.	BY	DATE
DRAWN: SJT			11/05/18
APPROVED: STA			02/07/2019
PROJECT: 1730001			
DWG: 1730001 SITE.dwg			

181 North 200 West, Suite #4
 Bountiful, UT 84010
 Phone 801.298.2236
 www.Entellus.com

GENERAL NOTES	
1.	ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2.	CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3.
3.	ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4.	PROVIDE HANDICAP RAMP AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5.	CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6.	UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7.	ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8.	COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9.	ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10.	STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST IF THE FOLLOWING MATERIALS. 1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. 2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. 3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12.	TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13.	ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14.	PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16.	ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17.	IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19.	THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20.	PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION	
1.	CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2.	CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3.	INSTALL SILT FENCES.
4.	COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5.	FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6.	DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7.	INSTALL REMAINDER OF STORM DRAIN.
8.	INSTALL UTILITY LINES, WATER, ETC.
9.	INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10.	INSTALL BASE COURSE.
11.	REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12.	PAVE SITE.
13.	OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES	
1.	ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2.	ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3.	LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4.	CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE H&A ENTELLUS, INC. 48 HOURS PRIOR NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5.	CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6.	NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7.	IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8.	ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9.	ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10.	SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11.	ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12.	WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13.	ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14.	WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15.	ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16.	CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17.	BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18.	ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19.	ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20.	CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21.	ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22.	ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23.	ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24.	ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25.	CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26.	CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27.	ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - SOUTH DAVIS WATER DISTRICT SEWER - SOUTH DAVIS SEWER DISTRICT STORM DRAIN - NORTH SALT LAKE CITY IRRIGATION - BOUNTIFUL SUB CONSERVANCY ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - CENTURYLINK NATURAL GAS - DOMINION ENERGY

GRADING NOTES	
1.	SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2.	THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3.	EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4.	IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5.	THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
6.	WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL	
1.	ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2.	ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3.	DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4.	ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5.	ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6.	ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7.	IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN SITE SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8.	RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9.	THE CONTRACTOR AGREES THAT: A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK. B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER. C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES. D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT. E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE. F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE. G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND	
	SECTION CORNER
	MONUMENT
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DOWNWARD GRADE
	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CONTOUR
	PROPOSED MINOR CONTOUR
	LOT OR BOUNDARY LINE
	PUBLIC UTILITY EASEMENT
	BUILDABLE AREA SETBACK
	CENTER LINE OF ROAD
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING ASPHALT
	PROPOSED ASPHALT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	ADA PARKING
	STREET LIGHT
	LIGHT POLE
	POWER POLE
	TELEPHONE POLE
	UTILITY POLE
	STREET SIGN
	ROCK WALL
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING FIRE PROTECTION
	PROPOSED FIRE PROTECTION
	WATER MANHOLE
	WATER METER
	FIRE HYDRANT
	BLOWOFF
	VALVE
	TEE
	ELBOW
	REDUCER
	THRUST BLOCK
	EXISTING IRRIGATION LINE
	PROPOSED IRRIGATION LINE
	IRRIGATION MANHOLE
	IRRIGATION METER
	BLOWOFF
	VALVE
	TEE
	ELBOW
	REDUCER
	THRUST BLOCK
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	SEWER MANHOLE
	EXISTING LAND DRAIN
	PROPOSED LAND DRAIN
	LAND DRAIN MANHOLE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	STORM DRAIN MANHOLE
	CATCH BASIN / CLEANOUT
	CURB INLET
	EXISTING FIBER OPTIC
	PROPOSED FIBER OPTIC
	EXISTING NATURAL GAS
	PROPOSED NATURAL GAS
	EXISTING POWER
	PROPOSED POWER
	EXISTING OVERHEAD POWER
	PROPOSED OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	PROPOSED UNDERGROUND POWER
	EXISTING TELEPHONE
	PROPOSED TELEPHONE

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ABBREVIATIONS	
	DELTA
	DEGREES
	MINUTES, FEET
	SECONDS, INCHES
	ALGEBRAIC DIFFERENCE
	AMERICAN DISABILITIES ACT
	CORRUGATED BLACK PLASTIC PIPE
	ARCHITECT, ARCHITECTURAL
	BAR & CAP
	BOUNDARY LINE AGREEMENT
	BUILDING
	BENCHMARK
	BOUNDARY
	BACK OF WALK
	BEARING
	BUTTERFLY VALVE
	BEGIN VERTICAL CURVE
	BEGIN VERTICAL CURVE ELEVATION
	CURB AND GUTTER
	CATCH BASIN
	CHORD
	CHORD BEARING
	CAST IRON
	CAST IN PLACE
	CENTERLINE
	CORRUGATED METAL PIPE
	CLEANOUT
	COMMUNICATIONS
	CONCRETE
	CONSTRUCTION
	CULINARY
	CULINARY WATER
	CULINARY WATERLINE
	DEMOLITION
	DUCTILE IRON
	DIAMETER
	DISTANCE
	ELECTRICITY, ELECTRICAL
	EASEMENT
	EXISTING GRADE
	ELBOW
	ELECTRICAL
	ELEVATION
	EDGE OF ASPHALT
	END VERTICAL CURVE
	END VERTICAL CURVE ELEVATION
	END VERTICAL CURVE STATION
	EXISTING
	FINISH FLOOR ELEVATION
	FINISH GRADE
	FIRE HYDRANT
	FLOWLINE
	FOUNDATION
	FIRE PROTECTION
	FOOTING
	GAS, NATURAL GAS
	GRADE BREAK
	GATE VALVE
	HIGH-DENSITY POLYETHYLENE PIPE
	HIGH POINT
	HIGH POINT ELEVATION
	HIGH POINT STATION
	INSIDE DIAMETER
	INVERT ELEVATION
	INVERT
	IRRIGATION
	IRRIGATION MANHOLE
	RADIUS OF CURVATURE
	LENGTH
	LATERAL SERVICE
	LAND DRAIN
	LAND DRAIN MANHOLE
	LATERAL FEET
	LIP OF GUTTER
	LOW POINT
	LOW POINT ELEVATION
	LOW POINT STATION
	MEASURE DOWN
	MECHANICAL
	MANHOLE
	MONUMENT
	NORTH
	NORTHEAST
	NATURAL GRADE
	NON-RADIAL
	NORTHWEST
	ON CENTER
	OUTSIDE DIAMETER
	OVERHEAD POWER
	POINT OF CURVATURE
	PORTLAND CONCRETE CEMENT
	POINT OF INFLECTION
	PROPERTY LINE
	PROPERTY
	POINT OF TANGENCY
	PUBLIC UTILITY EASEMENT
	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
	POINT OF VERTICAL INFLECTION
	RADIUS
	REBAR & CAP
	ROADWAY CENTERLINE
	REINFORCED CONCRETE PIPE
	RIGHT OF WAY
	SOUTH
	STORM DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN CLEANOUT
	STORM DRAIN MANHOLE
	SOUTHEAST
	SECONDARY
	SECTION
	SALT LAKE BASE & MERIDIAN
	SPECIFICATION
	SPECIFICATIONS
	STEEL PIPE
	SANITARY SEWER
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	STANDARD
	STANDARDS
	SECONDARY WATER
	SOUTHWEST
	SECONDARY WATERLINE
	TANGENT
	THRUST BLOCK
	TOP BACK OF CURB
	TOP BACK OF WALK
	TELEPHONE
	TOP OF CURB WALL
	TOP OF ASPHALT
	TOP OF CONCRETE
	TOE OF SLOPE OR WALL
	TOP OF GRATE
	TOP OF WALL
	UTILITY
	UNDERDRAIN
	UNDERGROUND POWER
	VERTICAL CURVE
	WEST
	SECONDARY WATER
	WATERLINE
	WATER METER
	WORK POINT

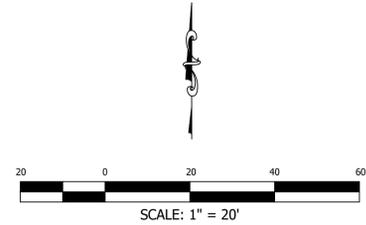
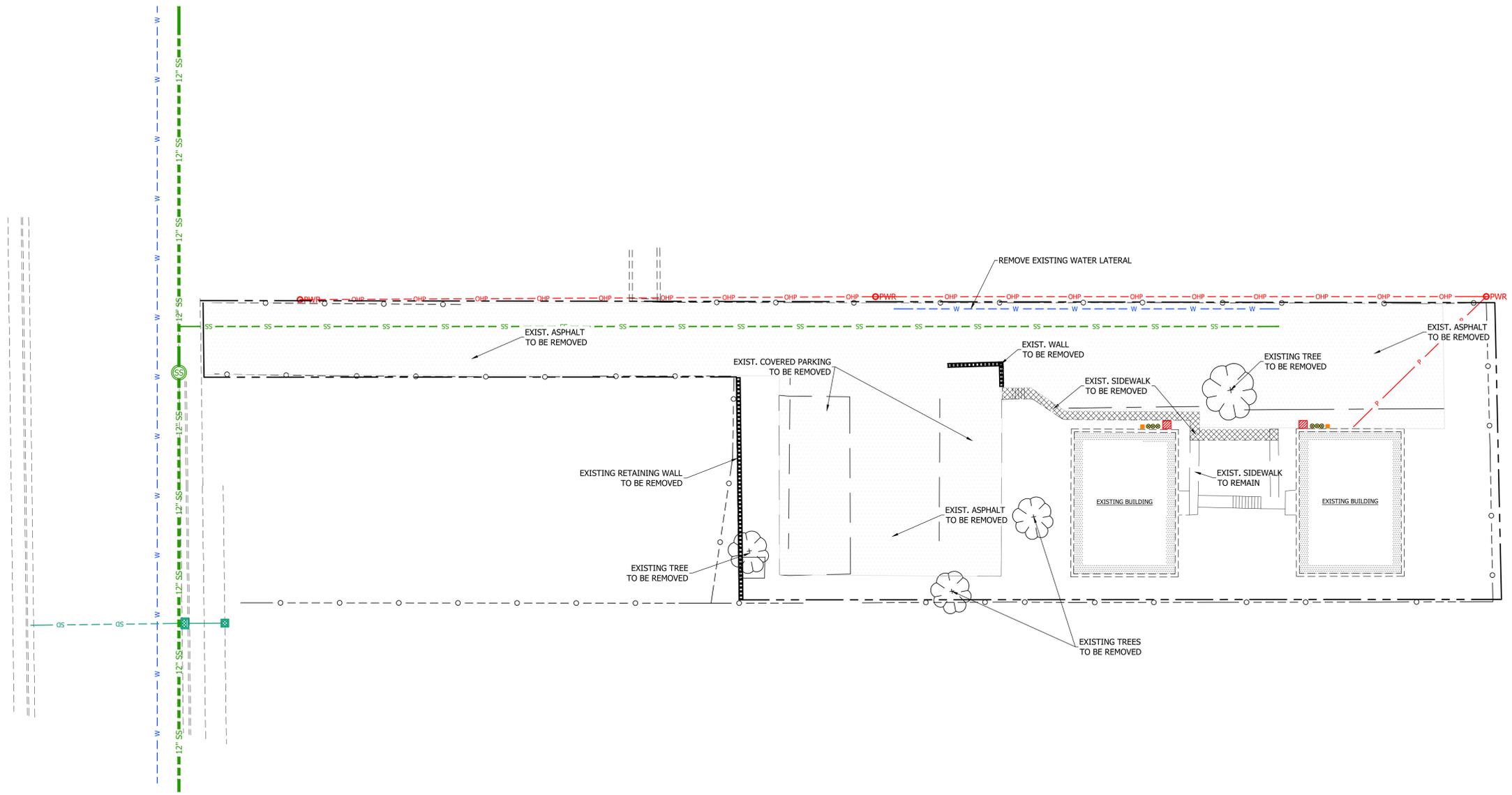
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CLINT THOMAS

3511 SOUTH ORCHARD DRIVE
LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.L.R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: 11/05/18

APPROVED:



181 North 200 West, Suite #4
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 Phone 801.298.2236
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 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: *SJT* 11/05/18
 APPROVED: 02/07/2019
 PROJECT: 1730001
 1730001 SITE.dwg

C300
 DEMOLITION PLAN

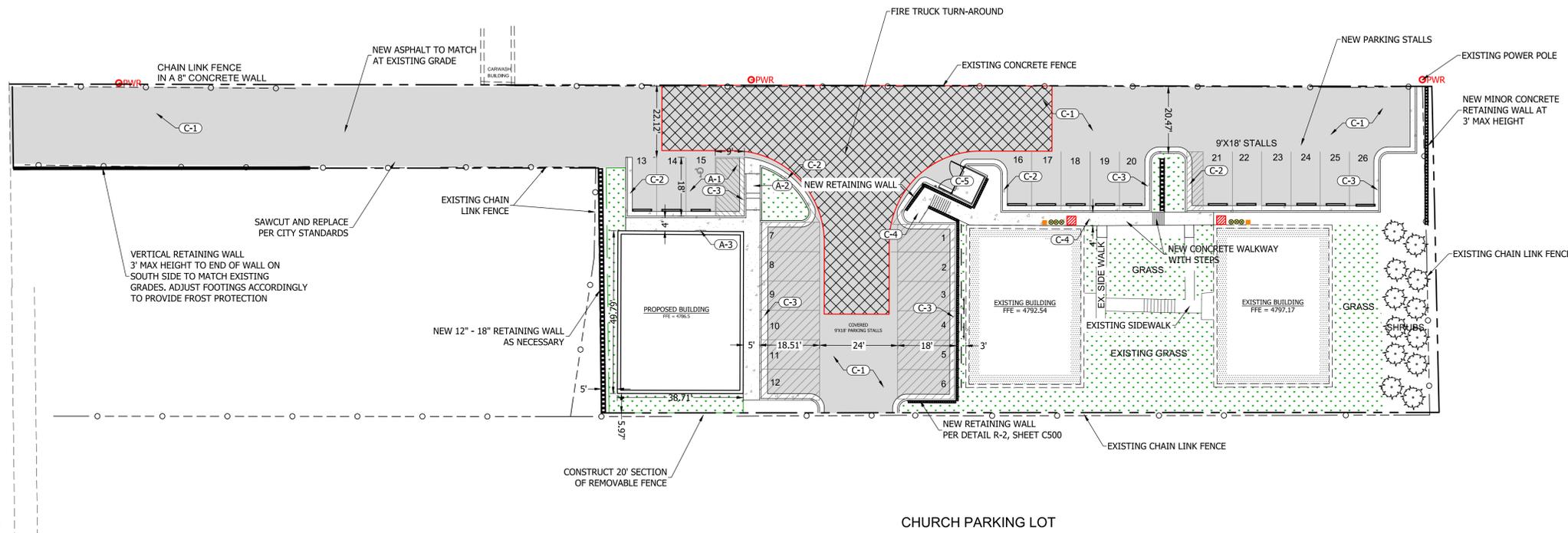
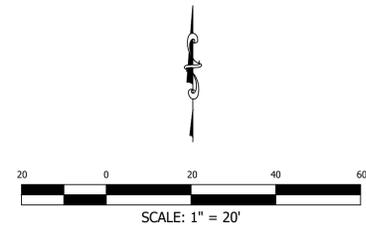


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3511 SOUTH ORCHARD DRIVE
 LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.1R.&M.
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: SJT 11/05/18
 APPROVED: STA 02/07/2019
 PROJECT: 1730001
 1730001 SITE.dwg

C400
 SITE PLAN



SYMBOL LEGEND

- (C-1) ASPHALT & BASE PER DETAIL A, SHEET C900
- (C-2) 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER PER DETAIL B, SHEET C900
- (C-3) 34" CONCRETE HIGH-BACK RELEASE CURB & GUTTER PER DETAIL C, SHEET C900
- (C-4) CONCRETE SIDEWALK PER DETAIL D, SHEET C900
- (C-5) DUMPSTER PAD AND APRON PER DETAIL J, SHEET C900
- (A-1) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL G, SHEET C900
- (A-2) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- (A-3) ADA ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- (P-1) CONCRETE SIDEWALK REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
- (P-2) CONCRETE DRIVE APPROACH PER NORTH SALT LAKE CITY STANDARDS
- (P-3) CONCRETE CURB & GUTTER REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
- (P-4) ASPHALT REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

AREA BREAKDOWN

DESCRIPTION	ACREAGE	SQ. FT.	%
LOT AREA	0.7	30361	-
LANDSCAPE AREA	0.15	6571	21.6
BUILDING AREA	0.12	5416	17.8
ASPHALT/CONCRETE AREA	0.421	18374	60.5
EXISTING IMPERVIOUS SURFACE AREA	0.482	21017	-
PROPOSED IMPERVIOUS SURFACE	0.47	20484	-

PARKING TABULATION:

12 UNITS X 2 STALLS REQ'D PER UNIT = 24 STALLS REQ'D
 1 ADA STALL PER 25 STALLS = 1 ADA REQ'D
 TOTAL STALLS PROVIDED = 25
 ADA STALLS PROVIDED = 1



ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
 MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
 A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

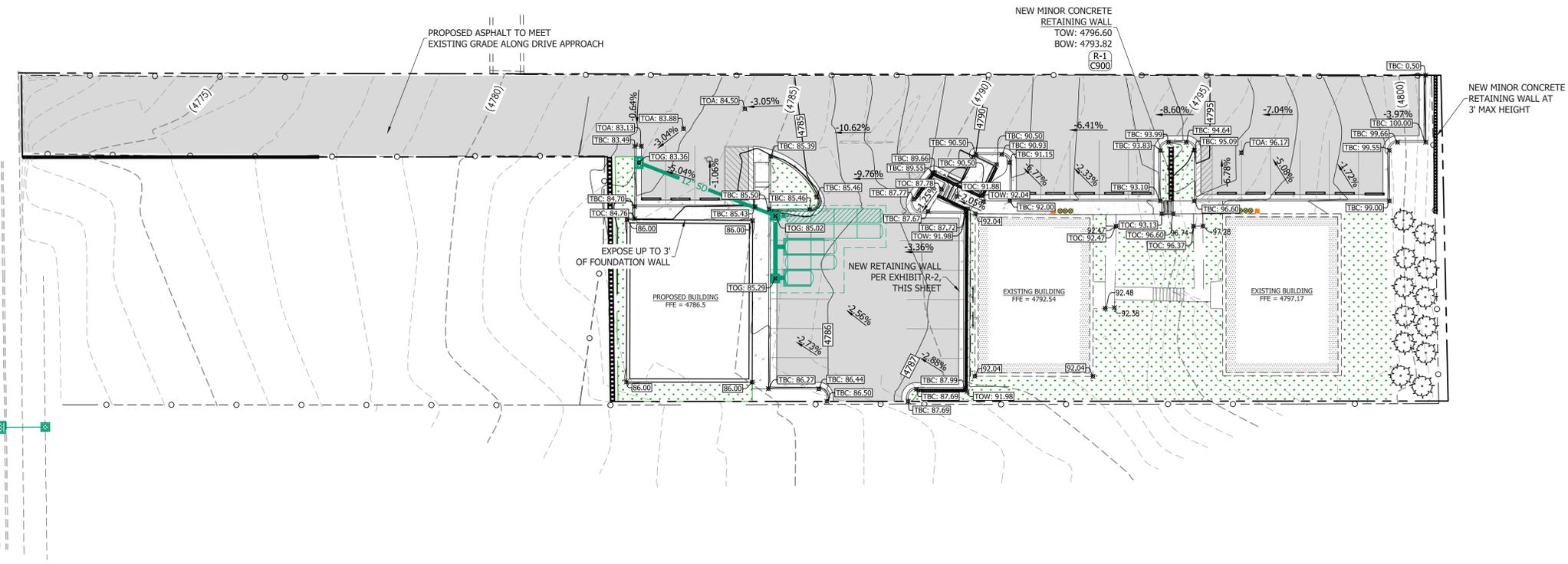
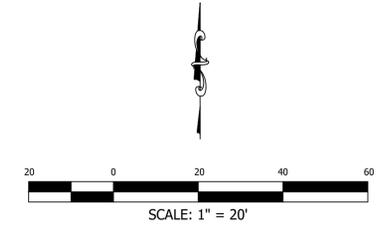
LEVEL LANDING / EXTERIOR DOOR LANDING:
 MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

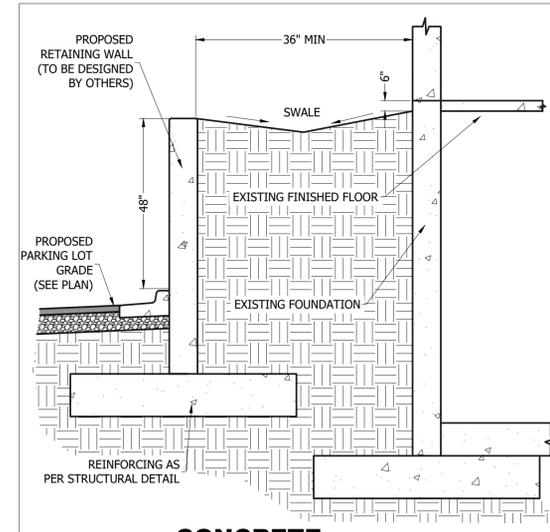
ADA ACCESS RAMPS:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).



CLINT THOMAS
 3511 SOUTH ORCHARD DRIVE
 LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.L.R.&M.
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



NOTE:
 EXHIBIT FOR VISUAL REFERENCE ONLY. PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS.
 SEE STRUCTURAL FOR WALL DETAILS.



R-2
 C400
 TYPICAL
 N.T.S.
CONCRETE RETAINING WALL

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
 MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
 A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
 MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

DRAWN: 11/05/18
 SJT
 APPROVED: 02/07/2019
 STA
 PROJECT: 1730001 SITE.dwg
C500
 GRADING PLAN

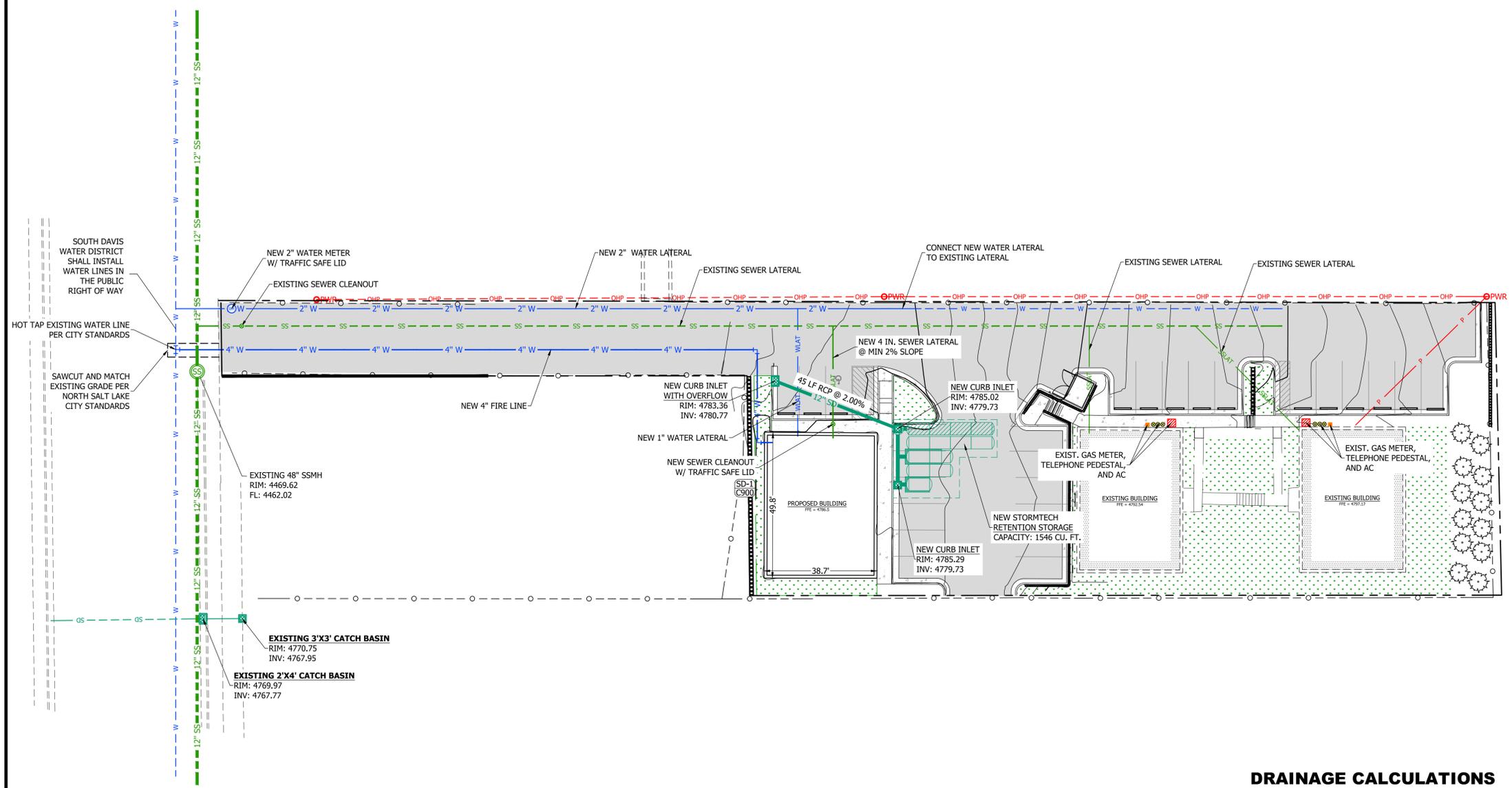
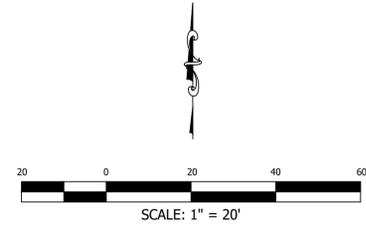


CLINT THOMAS

3511 SOUTH ORCHARD DRIVE
 LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.1R.&M.
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: **SJT** 11/05/18
 APPROVED: [DATE]
 PROJECT: 1730001 SITE.dwg

C600
 UTILITY PLAN



DRAINAGE CALCULATIONS

7-Feb-19

Area Analysis

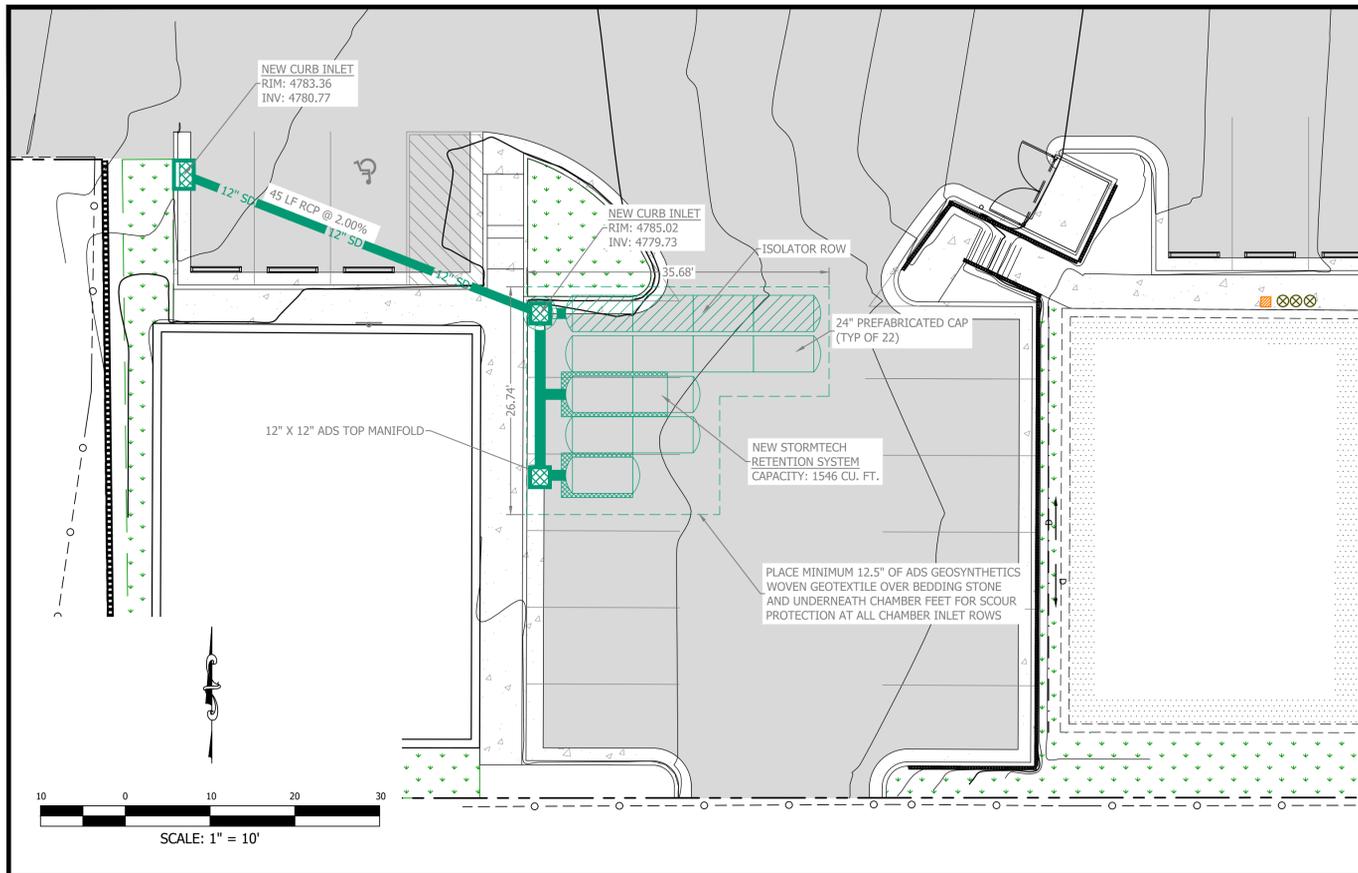
Area	sq.ft.	Acres	C
Building	5,416	0.12	0.85
Improvements	18,374	0.42	0.90
Landscape	6,571	0.15	0.15
Total	30,361	0.70	0.73

10 Year Retention Analysis With Percolation

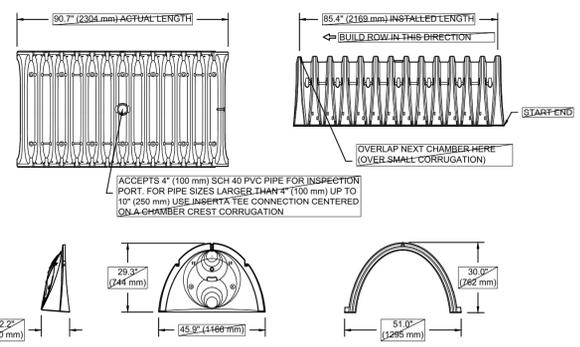
NOAA Precipitation Frequency Data Server
 Latitude: 40.8513° Longitude: -111.8952°
 Allowable Runoff: 0.08 cfs/acre

Time (min.)	I in./hr	Allowable Runoff		Storage ft ³
		ft ³	ft ³	
5	3.370	514	17	497
10	2.560	780	33	747
15	2.120	969	50	919
30	1.430	1,307	100	1,207
60	0.882	1,613	201	1,412
120	0.526	1,924	401	1,522
180	0.384	2,107	602	1,504
360	0.237	2,600	1,204	1,396
720	0.148	3,248	2,409	839
1440	0.095	4,169	4,818	0

Required Detention: **1,522**



SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET (1.30 m ³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET (2.12 m ³)
WEIGHT	75.0 lbs. (33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

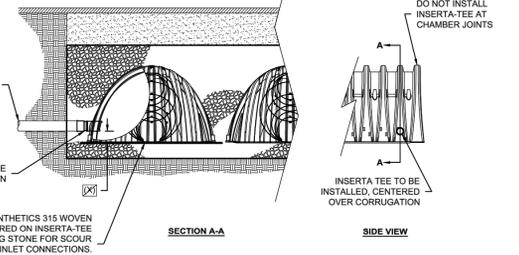
PART #	STUB	A	B	C
SC740E06T / SC740E06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740E06B / SC740E06BPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740E08T / SC740E08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	0.6" (15 mm)
SC740E08B / SC740E08BPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	0.6" (15 mm)
SC740E10T / SC740E10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.7" (18 mm)
SC740E10B / SC740E10BPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.7" (18 mm)
SC740E12T / SC740E12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740E12B / SC740E12BPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740E15T / SC740E15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740E15B / SC740E15BPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740E18T / SC740E18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.6" (41 mm)
SC740E18B / SC740E18BPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.6" (41 mm)
SC740E24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740E24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740E24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUBS SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

INSERTA TEE DETAIL
NTS



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	6" (150 mm)

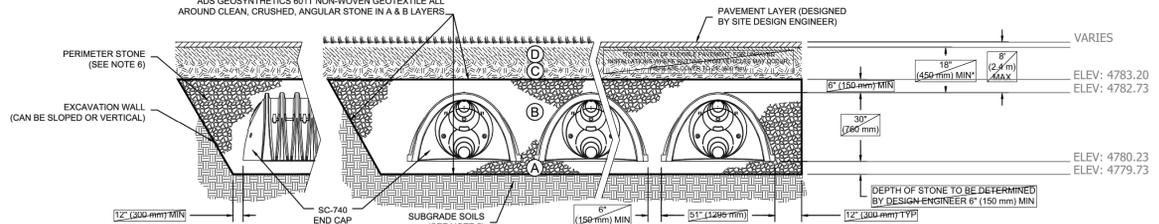
NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

INSERTA TEE FITTINGS AVAILABLE FOR SDR 20, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F3187 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2822 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

CLINT THOMAS
NSL
DATE: 09/02/2018
DRAWN: ST
CHECKED: ---
PROJECT # : Tool

DESCRIPTION

REV: DRW/CHK

4640 TRUHEMAN BLVD
HILLIARD, OH 43026
760-733-7473

StormTech
STORMTECH PARTS & EQUIPMENT
1-800-733-7473

4640 TRUHEMAN BLVD
HILLIARD, OH 43026
760-733-7473

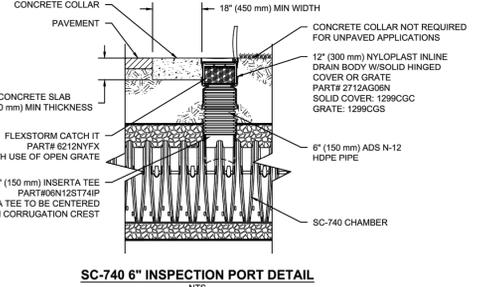
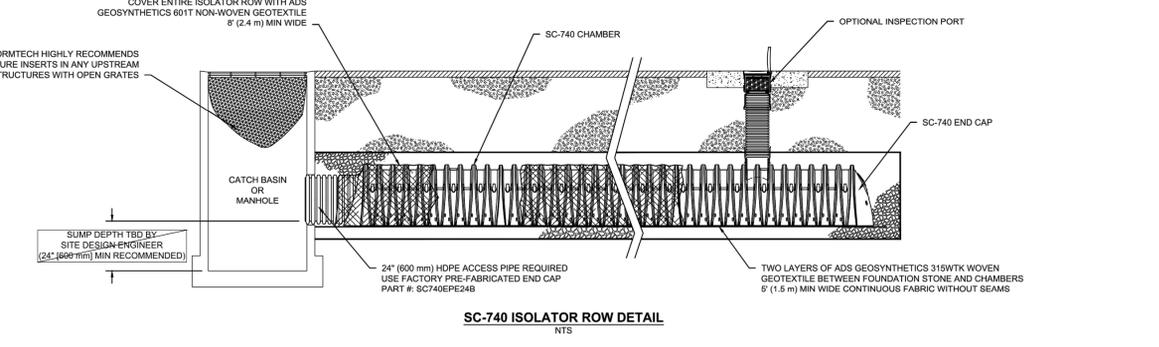
SHEET
5 OF 5

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-740 6" INSPECTION PORT DETAIL
NTS

CLINT THOMAS
NSL
DATE: 09/02/2018
DRAWN: ST
CHECKED: ---
PROJECT # : Tool

DESCRIPTION

REV: DRW/CHK

StormTech
STORMTECH PARTS & EQUIPMENT
1-800-733-7473

4640 TRUHEMAN BLVD
HILLIARD, OH 43026
760-733-7473

SHEET
3 OF 5

CLINT THOMAS
NSL
DATE: 09/02/2018
DRAWN: ST
CHECKED: ---
PROJECT # : Tool

DESCRIPTION

REV: DRW/CHK

StormTech
STORMTECH PARTS & EQUIPMENT
1-800-733-7473

4640 TRUHEMAN BLVD
HILLIARD, OH 43026
760-733-7473

SHEET
4 OF 5

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

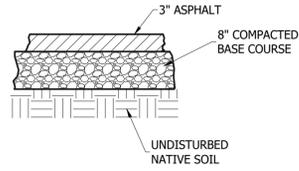
Entellus

02/07/19
No. 189586
SCOTT T. ARGYLE
REGISTERED PROFESSIONAL ENGINEER

CLINT THOMAS
3511 SOUTH ORCHARD DRIVE
LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.L.R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UT/UT

DRAWN: SJT 11/05/18
APPROVED: STA [DATE]
PROJECT: 1730001
1730001 SITE.dwg
C800
STORMTECH PLAN

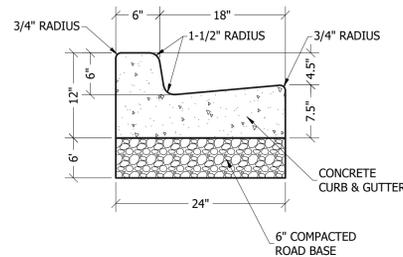
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - PLACE MATERIAL PER APWA SECTION 32 05 10.



PRIVATE ASPHALT SECTION

C-1
C400
TYPICAL
N.T.S.

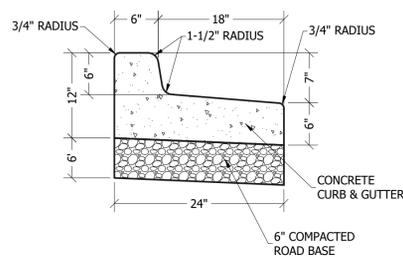
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 10' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE 24" CATCH CURB & GUTTER

C-2
C400
TYPICAL
N.T.S.

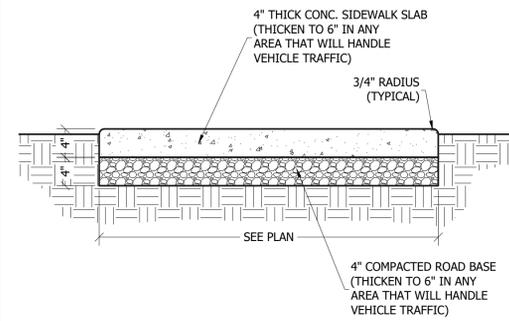
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 10' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE 24" RELEASE CURB & GUTTER

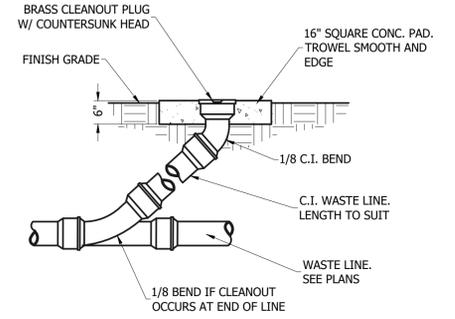
C-3
C400
TYPICAL
N.T.S.

- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 5' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



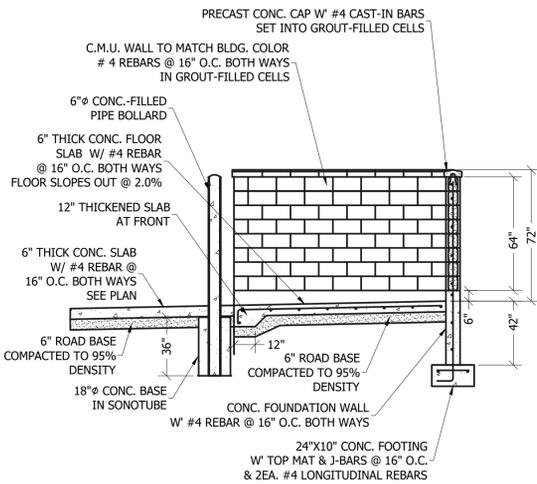
PRIVATE CONCRETE SIDEWALK

C-4
C400
TYPICAL
N.T.S.

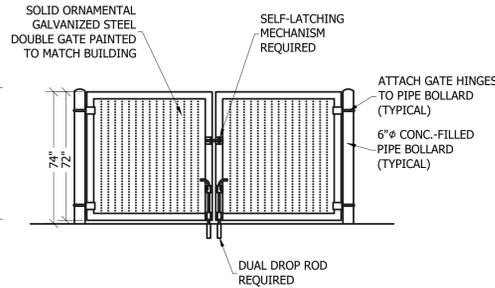


SEWER CLEANOUT

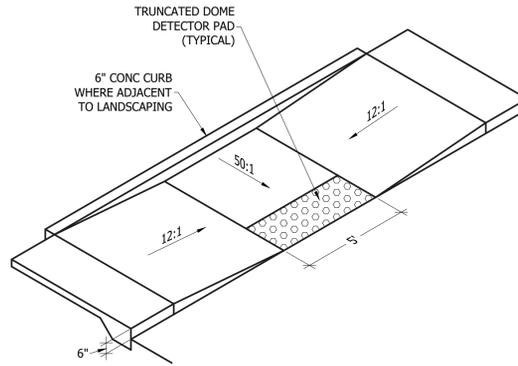
SS-1
C600
TYPICAL
N.T.S.



SECTION VIEW



FRONT VIEW



ADA ACCESSIBLE RAMP

C-2
C400
TYPICAL
N.T.S.

- NOTES
- SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
 - WHITE ADA SYMBOL ON A BLUE SQUARE.
 - WHITE BACKGROUND.
 - LETTERING IS TO BE BLUE OR GREEN



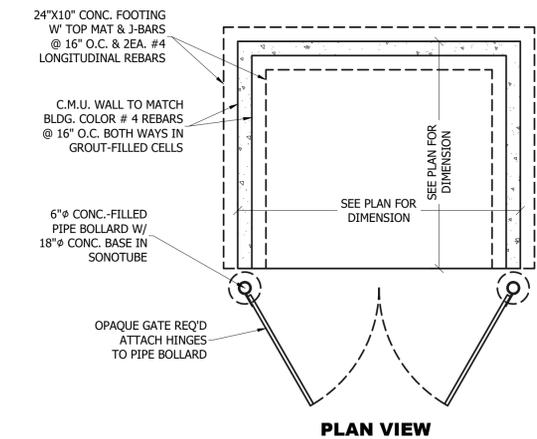
ADA RESERVED PARKING SIGN



WALL-MOUNTED SIGN

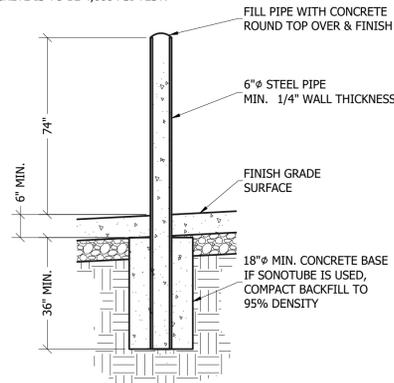
ADA WALL-MOUNTED RESERVED PARKING SIGN

A-3
C400
TYPICAL
N.T.S.



PLAN VIEW

- NOTES
- BACKFILL IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.



PIPE BOLLARD

CMU DUMPSTER ENCLOSURE

C-9
C400
TYPICAL
N.T.S.

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

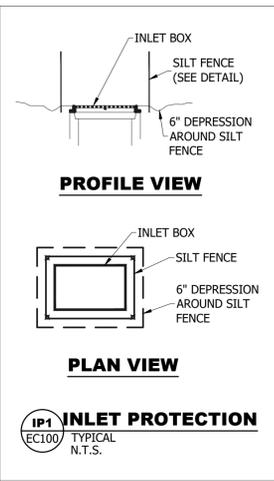
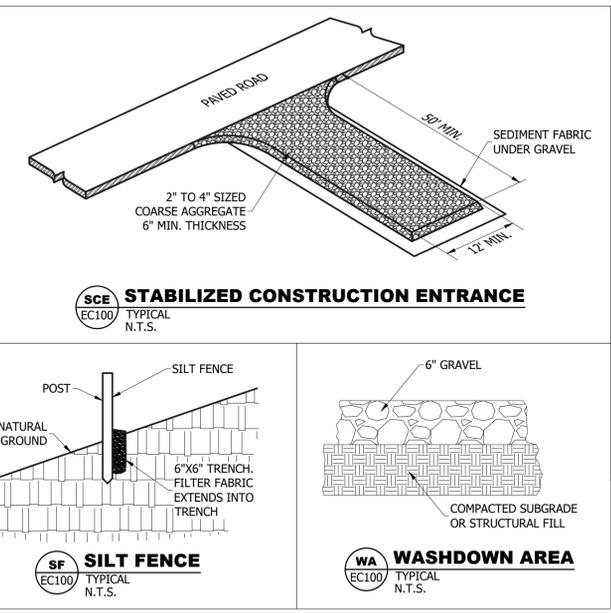
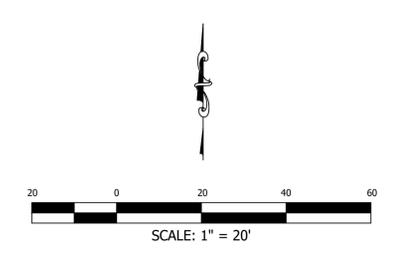
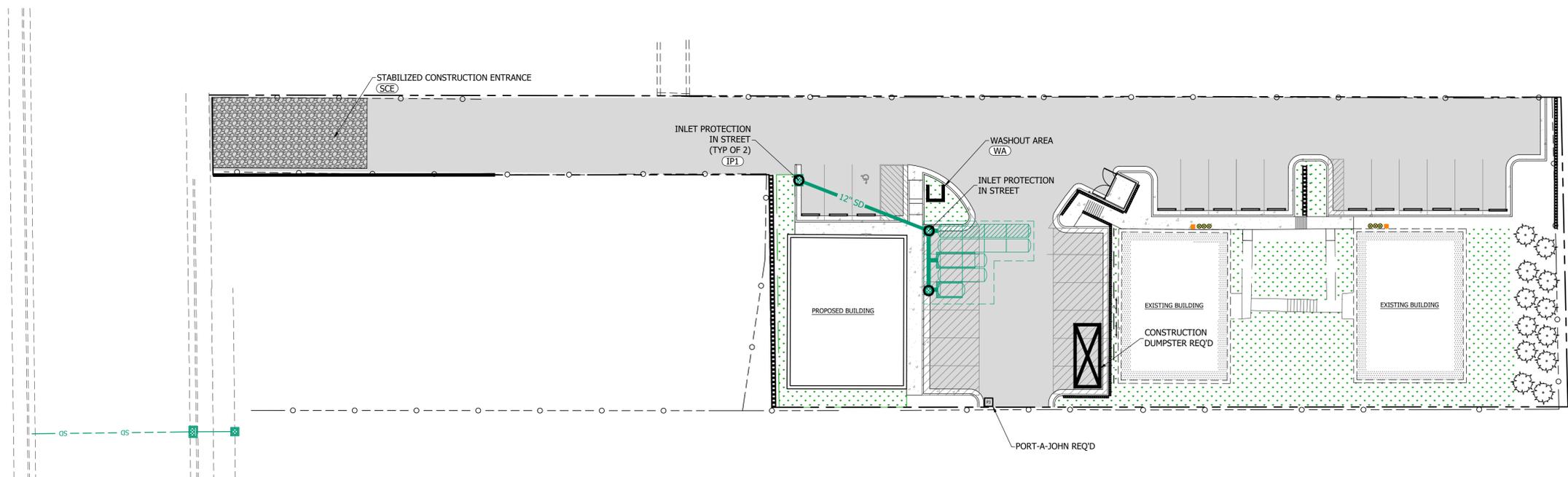


CLINT THOMAS

3511 SOUTH ORCHARD DRIVE
LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.L.R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: SJT 11/05/18
APPROVED: STA [DATE]
PROJECT: 1730001
1730001 SITE.dwg

C900
SITE DETAILS



CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

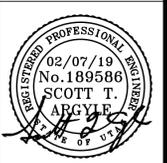
A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com



CLINT THOMAS
3511 SOUTH ORCHARD DRIVE
LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.L.R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: SJT [DATE]
APPROVED: STA [DATE]
PROJECT: 1730001
1730001 SITE.dwg

EC100
EROSION CONTROL PLAN

EXHIBIT "G"
RECORDABLE MEMORANDUM OF AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

City of North Salt Lake
Attn: City Recorder
10 East Center Street
North Salt Lake, UT 84054

MEMORANDUM OF AGREEMENT
AGR2019-22A

THIS MEMORANDUM OF AGREEMENT ("Memorandum") is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the "City," and Clinton D. & Lori L. Thomas, whose address is PO Box 27807, Salt Lake City, UT 84127-0807 ("Developer").

Developer and the City have entered into that certain "Development Agreement for Clint Thomas Apartments at North Salt Lake", dated _____ (referred to herein as the "Agreement") regarding the real property to be known as the Clint Thomas Apartments and more particularly described on the attached **Schedule "A"** (the "Property"). Copies of the Agreement are on file in the offices of the City of North Salt Lake.

This Memorandum is executed and recorded in the Davis County Recorder's Office in order to provide third-parties with notice of the Agreement. The effect of the Agreement as to each portion of the Property shall expire upon the issuance of a certificate of occupancy for a structure by the City as to the subject portion.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first above written.

"CITY"

CITY OF NORTH SALT LAKE

ATTEST:

City Recorder

By: _____
Mayor

State of Utah)
 ss.
County of Davis)

This instrument was acknowledged before me on _____, 2019, by _____ as _____ of City of North Salt Lake, a Utah municipal corporation.

[Seal] _____
NOTARY PUBLIC

My Commission Expires: _____

“DEVELOPER”

By: _____

By: _____

State of Utah)
 ss.
County of Davis)

This instrument was acknowledged before me on _____, 2019, by _____ as _____ of _____, a Utah Limited Liability company.

[Seal] _____
NOTARY PUBLIC

My Commission Expires: _____

SCHEDULE "A"

LEGAL DESCRIPTION

Parcel: 01-046-0026

BEG ON E SIDE OF HWY #2, 1827.8 FT S & 3900.3 FT, M/L, W FR N 1/4 COR OF SEC 6-T1N-R1E, SLM; RUN TH ALG E SIDE OF SD HWY S 0°48' E 25 FT; TH N 89°52'30" E 180 FT; TH S 0°48' E 75 FT; TH N 89°52'30" E 257.75 FT; TH N 1°22'40" W 99.86 FT; TH W 437.6 FT TO POB. CONT. 0.70 ACRES.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Llewelyn, Community Development Director
DATE: April 16, 2019
SUBJECT: Discussion of the request for amendment to the General Development Plan for Foxboro Marketplace lot 7, located at approximately 790 North Cutler Drive

BACKGROUND

The City Council considered the request to amend the development agreement and general development plan for Foxboro Marketplace, as pertaining to Lot 7 of the Foxboro Marketplace Subdivision on March 19, 2019. The following motion was made:

Council Member Baskin moved to table Resolution 2019-14R a resolution amending the General Development Plan and Development Agreement to the Foxboro Marketplace Development Agreement. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.

Mayor Arave commented that while Chris Robinson previously tried to reach out to the public that this project would not progress without support from the community.

Dallas Stanger, 922 West Alton Drive, commented that he was concerned about the parking in that the number of spaces decreased and the number of units increased. Mayor Arave clarified that the City Council asked the developer to work with the community and obtain support before bringing the item back before the Council.

Mr. Robinson has requested an agenda item for discussion of the request, as he was unable to attend the March 19th meeting to obtain direction and feedback from the Council on the proposed amendment

Attachments

- 1) Letter of Request for meeting
- 2) Proposed Amended Development Agreement
- 3) Proposed Amended Exhibits C to F

FOXBORO MARKETPLACE, L.C.

925 West 100 North, Suite F

P.O. Box 540478

North Salt Lake, Utah 84054

April 10, 2019

Mr. Ken Leetham
City Manager

Via Email: kenl@nslcity.org

Ms. Sherrie Llewelyn
Community Development Director

Via Email: sherriel@nslcity.org

City of North Salt Lake
10 East Center Street
North Salt Lake, Utah 84054

RE: Development Agreement dated June 30, 2016 (as amended), a Memorandum of Agreement for which was recorded July 5, 2016, as Entry No. 2949744 in the Davis County Recorder's Office; proposed amendment relating to unit count and configuration of apartments

Dear Ken and Sherrie:

I am sorry that I was out-of-town on the evening of March 19th when the City Council took up this proposed amendment. I understand that the matter was tabled that night.

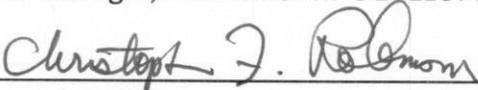
We respectfully request a work session with the City Council this coming Tuesday, April 16th, to discuss the topic again with the Council and to get further direction. Would you please put us on the agenda for that meeting?

I can be reached at 801-599-4397 or crobinson@theensigngroup.com.

Respectfully submitted,

FOXBORO MARKETPLACE, L.C.,

By: its Manager, FOXBORO MP DEVELOPMENT, L.C.

By: 

Christopher F. Robinson, Manager

Cc: Mike Schultz, via email mikes@castlecreekhomes.com
Bryce Thurgood, via email brycethurgood@gmail.com

**THIRD AMENDMENT TO
DEVELOPMENT AGREEMENT
FOXBORO MARKETPLACE**

THIS THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT FOXBORO MARKETPLACE (the “Third Amendment”) is made and entered into effective as of the _____ day of _____, 2019 (the “Effective Date”), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the “City”), and **FOXBORO MARKETPLACE, L.C.**, a Utah limited liability company (the “Developer”). The Developer and the City are sometimes collectively referred to herein as the “Parties” or singularly as a “Party.” Unless otherwise defined herein, capitalized terms in this Third Amendment are defined as provided for in the Original Agreement (defined below) or the Second Amendment (defined below).

RECITALS

A. WHEREAS, the City and the Developer entered into a certain *Development Agreement Foxboro Marketplace* dated June 30, 2016 (the “Original Agreement”), for which that certain *Memorandum of Agreement* dated June 30, 2016 was recorded on July 5, 2016, as Entry No. 2949744 in Book 6551 on Pages 517 through 519 in the Davis County Recorder’s Office, State of Utah; the Original Agreement relates to the development of certain real property owned by Developer and located in the City of North Salt Lake, which property is commonly referred to as “Foxboro Marketplace” (the “Property”).

B. WHEREAS, effective as of September 27, 2017, the Parties entered into that certain *First Amendment to Development Agreement Foxboro Marketplace* (the “First Amendment”) to modify the Original Agreement relating to signage standards.

C. WHEREAS, effective as of September 18, 2018, the Parties entered into that certain *Second Amendment to Development Agreement Foxboro Marketplace* (the “~~Second~~First Amendment”) to rescind the First Amendment and to modify ~~to~~ the Original Agreement relating to signage standards.

D. WHEREAS, the Property lies within the City’s P Zoning District.

E. WHEREAS, pursuant to Section 10-13-2-D of the City’s development code, exceptions to or modification of the general standards for development within the residential and commercial zoning districts may be granted in the P District Zoning if the City determines that such exceptions are desirable and warranted.

F. WHEREAS, the Original Agreement approved the General Development Plan for the development of the Project upon the Property which included vesting the Developer with the right to construct one hundred two (102) Apartments on the portion of the Property currently

legally described as all of Lot 7, Foxboro Marketplace Subdivision according to the official plat thereof on file with the Davis County Recorder's Office, Davis County Tax Parcel No. 01-483-0007, having a street address of 790 North Cutler Drive, North Salt Lake, Utah ("Lot 7").

G. WHEREAS, Center Street Company, L.C., a Utah limited liability company ("CSC"), an affiliate of Developer is the owner of Lot 7.

H. WHEREAS, on or about February 19, 2019, the Developer applied to the City to amend the General Development Plan to increase the number of Apartments from one hundred two (102) to one hundred twenty-four (124) and to modify the unit mix, site plan, building configuration and elevations, landscaping, and fencing for the Apartments (the "General Development Plan Amendment").

I. WHEREAS, on March 12, 2019, the City's Planning Commission issued a positive recommendation to the City Council for the approval of the General Development Plan Amendment, subject to certain conditions.

J. WHEREAS, on _____, 2019, the City Council approved the General Development Plan Amendment, with certain conditions as described herein.

E. _____

F.K. WHEREAS, the Parties now desire to amend the Original Agreement, as amended by this Third Amendment, to modify the General Development Plan as provided for herein, including amending the following exhibits that were attached to the Original Agreement: ~~to further modify the development agreement as it pertains to the multi-family housing component of the project, the following exhibits are to be amended:~~ Exhibit "C" General Development Plan; Exhibit "D" Site Plan and Landscape Plan; Exhibit "E" Land Use Standards; and Exhibit "F" Architectural Standards.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

a. The Parties hereby agree that the Exhibits "C", "D", "E", and "F" as attached to the Original Agreement are hereby deleted in their entirety and replaced with Exhibits "C", "D", "E", and "F" amended as attached hereto and by this reference made a part hereof (collectively, the "Amended Exhibits").

b. CSC, as successor-in-interest to the Developer as to Lot 7, is hereby vested with the right to construct one hundred twenty-four (124) Apartments as further described in the Amended Exhibits.

c. By signing below, CSC, as the owner of Lot 7, hereby consents the terms and conditions of the Original Agreement, as modified by this Third Amendment.

b.d. The Original Agreement, as amended by this Third Amendment, is hereby ratified and confirmed, and remains in full force and effect. To the extent that the terms of this Third Amendment conflict with the Original Agreement, the terms of this Third Amendment shall control.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives effective as of the day and year first hereinabove written.

ATTEST:

CITY:

CITY OF NORTH SALT LAKE

City Recorder

By: Len Arave
Its: Mayor

DEVELOPER:

FOXBORO MARKETPLACE, L.C.,
a Utah Limited Liability Company

By its Manager, FOXBORO MP
DEVELOPMENT, L.C., a Utah Limited
Liability Company

By: _____
Christopher F. Robinson, Manager

CSC:

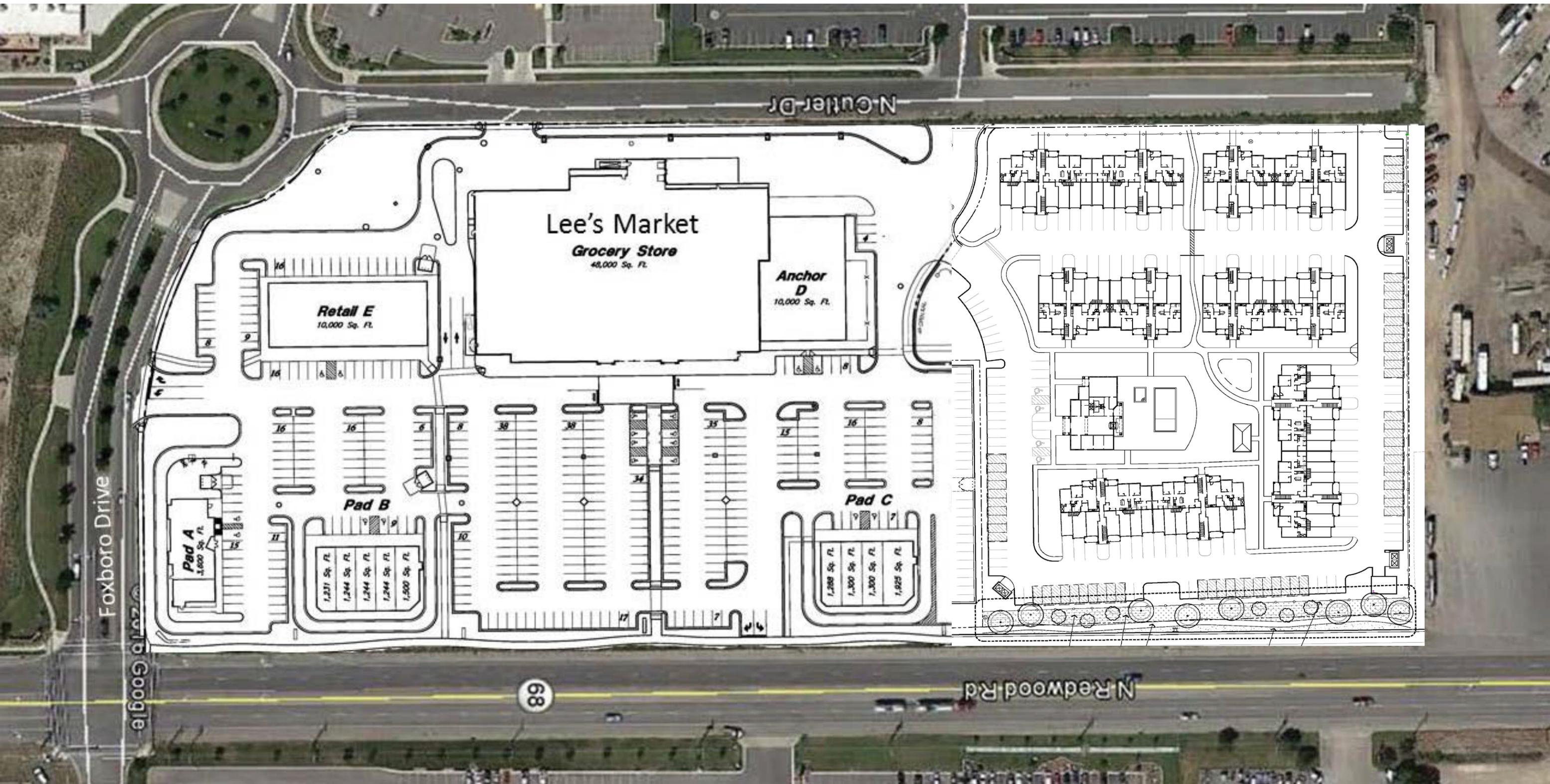
CENTER STREET COMPANY, L.C.,
a Utah Limited Liability Company

By: _____
Christopher F. Robinson, Manager

EXHIBIT “C”

**GENERAL DEVELOPMENT PLAN
(amended)**

[See Attached]



68

Lee's Market
Grocery Store
48,000 Sq. Ft.

Anchor
D
10,000 Sq. Ft.

Retail E
10,000 Sq. Ft.

Pad A
1,600 Sq. Ft.

Pad B

1,237 Sq. Ft.
1,244 Sq. Ft.
1,244 Sq. Ft.
1,244 Sq. Ft.
1,500 Sq. Ft.

Pad C

1,288 Sq. Ft.
1,300 Sq. Ft.
1,300 Sq. Ft.
1,825 Sq. Ft.

N Cutter Dr

N Redwood Rd

Foxboro Drive

© 2016 Google

EXHIBIT “D”

APPROVED LANDSCAPING AND SITE PLANS

The landscaping and site plan for Grocery Store (Lee’s Marketplace) approved by the City Council on January 5, 2016, a copy of which is shown below.

The landscaping and site plan for the Apartments portion of the Project shall conform to the adopted General Development Plan. The Apartments portion of the Project has not gone through required site plan approval applications at the time of this Agreement, but the following graphic is representative of the approved General Development Plan:

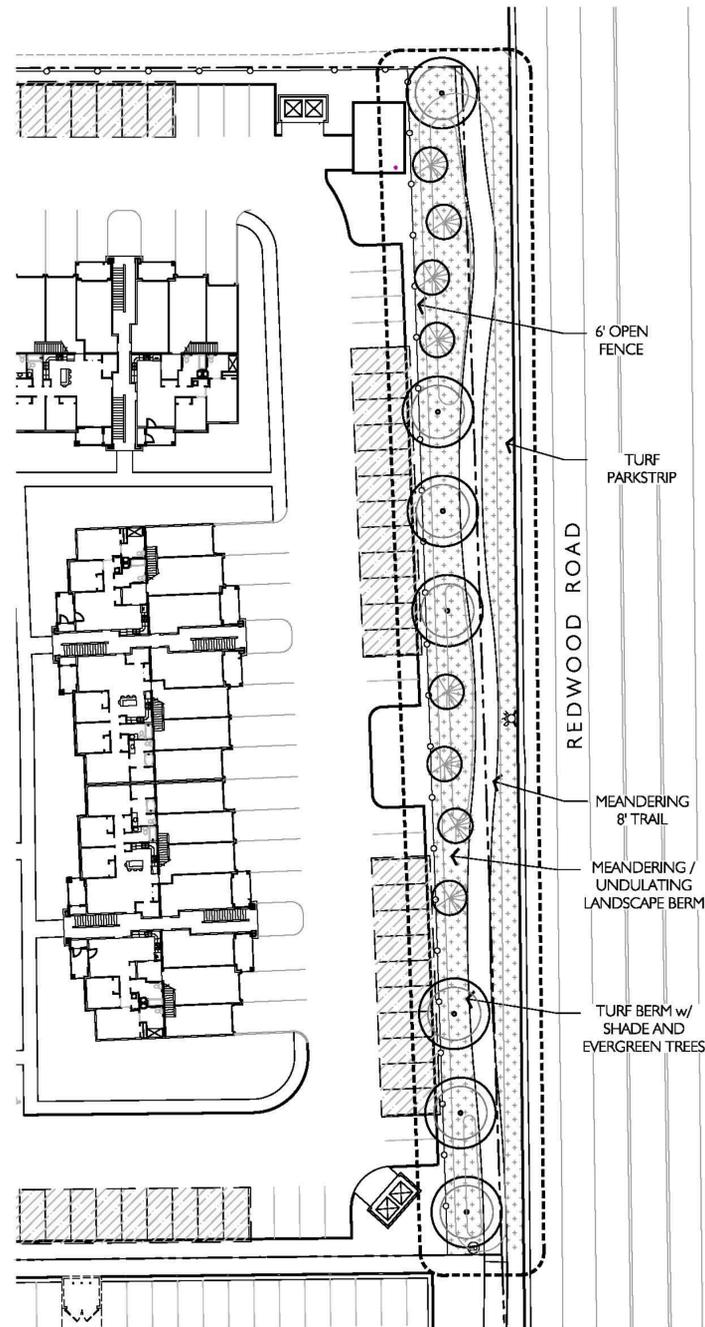
[See Attached]



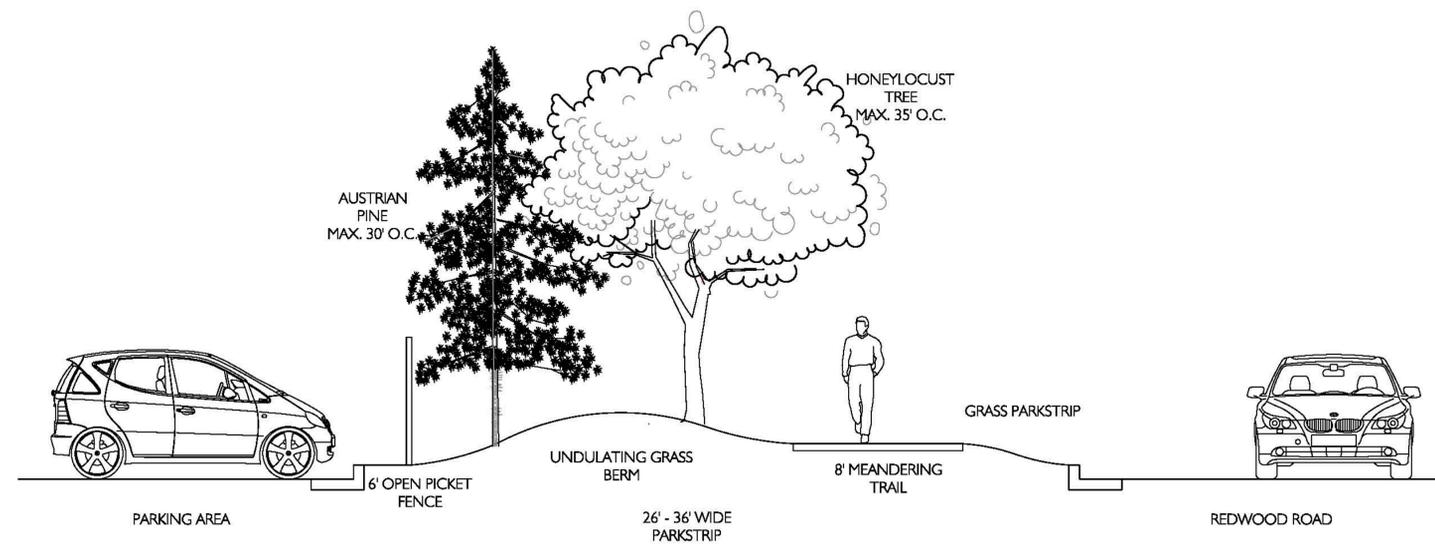
ISSUE DESCRIP.	DATE
	03.06.2019

#	REV. DESCRIPTION	DATE
1		
2		
3		
4		

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2019



A REDWOOD ROAD STREETScape IMPROVEMENTS
SCALE: 1"=30'-0" NORTH



B REDWOOD ROAD PARKSTRIP SECTION
SCALE: 1/4"=1'-0"

**FOXBORO MARKETPLACE
APARTMENT COMMUNITY**
790 N. CUTLER DRIVE
NORTH SALT LAKE CITY, UT 84054

REDWOOD RD.
LANDSCAPE
PLAN

L101

EXHIBIT “E”

LAND USE STANDARDS

Purpose. This Exhibit outlines the standards pursuant to which the Project’s uses shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances. Any standards not listed herein shall be bound by the same regulations placed on any development.

NON RESIDENTIAL STANDARDS:

The following list of general land uses shall serve as a general guide for those high quality commercial uses agreed upon by the City and the Developer in the Foxboro Marketplace P-District. The Developer agrees to seek said high quality commercial uses within the general categories and voluntarily prohibit those uses less desirable or incompatible with the area. This section is not intended to be all inclusive of all possible permitted uses, but to serve as a guide and to list those which shall be specifically prohibited.

- A. Permitted Uses. General categories of permitted uses (list is not intended to be all inclusive of possible uses):
 - Automobile services (car wash, parts, oil change or tire shops)
 - Convenience Store/Gas Station
 - Entertainment or Recreation
 - Financial Services (bank or credit union)
 - General office
 - General retail
 - Hardware Stores
 - Medical Offices
 - Personal services
 - Restaurants
 - Seasonal Temporary Uses (fireworks, food & beverage, Christmas trees)

- B. Conditional Uses. The following uses of land shall be conditional in the Foxboro Marketplace P-District:
 - Special events (Carnivals, Craft Fairs, Farmer’s Markets, Festivals, Fundraisers, Mobile Food Truck Fairs)

- C. Prohibited Uses: The following uses of land are prohibited in the Foxboro Marketplace P-District:
 - Auto Body shops and auto repair facilities, excluding oil change and lubrication shops
 - Manufacturing
 - Nonstore retailers

Pawnshops, title loan, quick loan or other payday loan or check cashing services
 Self-serve laundromats
 Self-Storage
 Sexually oriented businesses
 Tobacco Stores
 Warehousing and storage facilities
 Wholesale

- D. There shall be no minimum lot sizes required.
- E. Landscaping islands within parking areas which are required in the current land use ordinance to be nine feet (9') wide may be reduced to a width of not less than six feet (6').
- F. Maximum height shall be the same as that for the General Commercial (CG) Zoning District.

APARTMENTS (MULTI-FAMILY RESIDENTIAL) STANDARDS:

The Apartments portion of the plan shall be allowed to develop one hundred ~~two~~twenty-four (~~102~~124) apartment units as proposed and approved in the General Development Plan. ~~The only exception to the City's land use standards for this portion of the Project is that the parking ratio is reduced to two (2) spaces per unit. There shall be not less than sixty-two (62) attached garage units provided and thirty (30) detached garage units located on the north boundary of the Apartments parcel (Lot 7 of the Subdivision Plat) as shown on the approved General Development Plan.~~ The required parking shall be required at the following ratio:

	Unit Count	Ratio	Required Parking
1 bedroom units	30	1.5/unit	45
2 bedroom units	64	2/unit	128
3 bedroom units	30	2/unit	60
		0.25/unit	31
Total	124		264
		(ADA Req.)	7

~~The Apartments shall also include the following amenities: not less than twenty~~thirty percent (~~20~~30%) open space, a pool and clubhouse facility, an outdoor plaza and numerous paths and walkways as shown in the amended General Development Plan, including pedestrian access to Cutler Drive, the Shopping Center and the Redwood Road trail as directed by the Planning Commission on March 12, 2019 in its positive recommendation of the General Development Plan.

The following are additional standards for the Apartments:

- a. Lot Area:
 - i. Due to the nature of residential development, there shall be no minimum lot area.
- b. Maximum Coverage Area.
 - i. Due to the nature of residential development and the unusual shape of the property, there shall be no maximum coverage area per lot.
- c. Maximum Height of Buildings.
 - i. The maximum height for all residential structures in the P District shall be ~~forty~~ fifty-five feet (40'55') from finished final grade. (occupied space)
- d. Setbacks:
 - i. Setbacks for all structures shall be as depicted on the approved amended General Development Plan;
 - ~~The detached garages must be setback from the north property line a distance of five feet (5'), unless they have a one (1) hour fire rated rear wall and provide for roof drainage on premise, in which case the setback may be one (1) foot from the property line;~~
 - ~~e. Zero lot line setbacks shall be permitted for the detached garages, conditioned upon: (A) evidence of maintenance easement or other satisfactory document from the adjacent property owner, (B) the rear wall having a one (1) hour fire rating, and (C) provision for roof drainage on premise.~~
- f.e. Minimum Landscape Percentage.
 - i. The minimum landscape percentage shall be thirty (~~20~~30%).
- g.f. Wall/fence:
 - i. The maximum wall or solid fence height within twenty feet (20') of a public street shall be six feet (6').
 - ii. The property boundaries shall be fenced as follows:
 - 1. The north property line shall be a ~~m~~Minimum six foot (6') masonry wall or composite fencing located on the property line. ~~shall be required in the P District on the perimeter of the property, with the following exceptions: (1)~~
 - 2. The ~~the~~ east property line adjacent to the Redwood Road and the public trail access shall be decorative wrought iron fencing or similar
 - 3. The west and south property lines adjacent to the shopping center and Cutler drive shall be a ~~and (2)~~ decorative composite split rail fencing. ~~along the property line abutting the commercial development and Cutler Drive shall be allowed.~~
- h.g. Parking shall be provided as follows:
 - i. Each unit shall include two (2) spaces per unit.
 - ii. ~~Sixty-two~~ Seventy-two (62'72) attached tuck-under garages.
 - iii. ~~Thirty~~ Sixty (30'60) ~~detached garage units~~ carports.
- i.h. Permitted Uses:
 - i. Multi-family attached dwellings.
 - ii. Home occupations as regulated by North Salt Lake Land Use Code, Section 10-10-5, as amended.

**EXHIBIT “F”
ARCHITECTURAL STANDARDS**

The architectural rules, design standards and construction guidelines, as contained herein, are to be used as required standards for the Developer and its assigns in preparing plans and specifications for any proposed construction or improvement in Foxboro Marketplace and for maintaining an orderly construction environment.

COMMERCIAL DESIGN STANDARDS:

- A. Lee’s Marketplace: The Grocery Store (Lee’s Marketplace) shall comply with the commercial building requirements of the land use ordinance and will essentially be constructed in the manner shown in the approved General Development Plan. The graphic below is illustrative of the type and style of architecture required by this Agreement:



- B. Other Commercial Structures:
1. General Primary and Street Facades: All primary facades (front) and street sides shall be designed with a consistent architectural style, detail, façade and roof treatments and trim features similar to Lee’s Marketplace as illustrated in Figure F-1 and in conformance with NSL Code Section 10-1-43: Building Design Standards.

APARTMENT (MULTI-FAMILY RESIDENTIAL) DESIGN STANDARDS:

- A. The Apartments portion of the Project shall be developed as shown in the approved amended General Development Plan. All exterior residential elevations shall be consistent with general scheme and design as depicted below and as approved in the amended General Development Plan for Foxboro Marketplace. The graphic below is illustrative of the type, materials, and style of architecture required by this Agreement.
- B. All exterior residential elevations shall be consistent with general scheme and design as depicted below and as approved in the General Development Plan.
- C. Materials, Colors, Stone, Stucco and Hardie. The following colors and materials depicted in the graphic shall be used in the construction of the Apartments. Minor variations in color/tone may be approved by the Community Development Director in accordance with this general color palette.
- D. Developer shall include within the Apartments the following interior features, at a minimum: nine foot (9’) tall ceilings; six foot eight inch (6’8”) tall solid wood interior

doors; eight foot (8') exterior doors; granite/quartz countertops in kitchens and bathrooms; window blinds; an accent wall in living room; a minimum of one ceiling fan per unit; and an appliance package to include refrigerator, oven/stove, dishwasher, microwave, and washer and dryer; and hot water heaters which will be accessed from common area hallways for ease of maintenance and minimal disturbance to tenants.

- E. Lamp Posts and Building Lighting. The entire development shall be regularly interspersed by themed lighting/light poles. Developer will install commercial quality lamp posts, or another similar type mutually agreed upon between the City and Developer. Developer will submit as part of the site plan application, the location of the proposed lamp posts. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.
- F. Mailboxes. Mailbox clusters, with mailboxes and newspaper receptacles shall be provided by the Developer based on the requirements and approval of the U.S. Postal Service. Replacements necessitated by damage from whatever source shall be at the expense of the Developer or its assigns. Mailboxes may be located within or outside the clubhouse at the Developer's discretion.
- G.** Amenities. The Developer shall provide the Apartments with a common amenity package, as detailed in the General Development Plan and associated documents, and shall include at a minimum the following: clubhouse with leasing office(s), community room ~~with full kitchen and entertainment area~~, exercise room, pool, hot tub, restrooms with shower(s); a barbecue gathering area; small tot lot; ~~community gardens~~ and outdoor recreation space(s); and other semi-private spaces located in the courtyard area.



FRONT ELEVATION WITH TUCK-UNDER GARAGES



REAR ELEVATION



SIDE ELEVATION



ELEVATION BUILDING C



ELEVATION BUILDING C

- ROOF: Architectural grade asphalt shingles
- FASCIA: Aluminum fascia and flashing
- CEMENT BOARD SIDING: Board and Batten gable ends
- CEMENT BOARD SIDING: Flat panel with grid battens
- CEMENT BOARD SIDING: Horizontal Lap siding
- MASONRY: Brick veneer
- WINDOW: Vinyl window
- RAILING: Wrought Iron



RESOLUTION NO. 2019-17R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE PROCLAIMING APRIL 27, 2019 AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE

WHEREAS, Arbor Day is observed throughout the nation and the world on the fourth Friday in April, and

WHEREAS, Arbor Day will be observed in the City of North Salt Lake on April 27, 2019 at City Hall in North Salt Lake, and

WHEREAS, the dedication of Utah’s urban and community foresters, city officials, and citizens in planting and caring for trees is a cause for celebration and rededication, and

WHEREAS, trees beautify our entire city and enhance our surroundings when planted and cared for in our public parks, along park strips, on private lands, and within recreation areas such as our golf course and biking and hiking trails, and

WHEREAS, trees clean the air and water, attract birds and wildlife by providing habitat, moderate the earth’s temperature, decrease energy costs, provide shade and windbreaks, impede the erosion of our precious topsoil, and create a more livable community, and

WHEREAS, trees increase property values in North Salt Lake, enhance the economic vitality of its business areas, and beautify our surroundings, and

WHEREAS, trees, wherever they are planted, are a source of enjoyment, hope, and spiritual renewal.

NOW, THEREFORE, I, LEONARD K. ARAVE, Mayor of the City of North Salt Lake, do hereby proclaim Arbor Day in our city and urge all citizens to celebrate Arbor Day and to support efforts to provide and to protect our trees and woodlands for this generation and future generations.

PROCLAIMED AND SIGNED by the City of North Salt Lake, this 16th day of April, 2019.

CITY OF NORTH SALT LAKE

By:

Leonard K. Arave, Mayor

ATTEST:

By:

Linda D. Horrocks, City Recorder



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

Len Arave
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: April 16, 2019

SUBJECT: Appointment of Deputy City Recorder

RECOMMENDATION

I recommend approval of the appointment of Sherrie Llewelyn as the Deputy City Recorder.

BACKGROUND

We believe that it is prudent for the City to have a Deputy City Recorder at this time so that they may be the appointed person for all election services that the City will offer. My recommendation is that Sherrie Llewelyn be appointed to this position. As a practical matter, Sherrie would only be serving as the person who candidates for our local City Council seats would interact with. So, Sherrie would accept and certify candidate filing, communicate and inform candidates of applicable laws, filing requirements and deadlines and perform any other duties where she would work directly with candidates. Davis County will actually be running the election.

This selection will eliminate any potential and perceived conflicts of interest that could arise in our local election process.