



## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

### NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA September 14, 2021 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council Chambers located at 10 East Center Street. The agenda will be as follows:

- 1) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Consideration of a Conditional Use Permit for a 32-foot Driveway located at 903 Winter Lane, Zach Lamano, applicant
- 4) Consideration of a Conditional Use Permit for Bridger Towing LLC located at 735 West 200 North, Amber Snyder, applicant
- 5) Consideration of a Conditional Use Permit for Celestial Auto Pros LLC located at 847 North Pointe Circle, Geofferey Eidem, applicant
- 6) Consideration of the Preliminary Plan, Final Plat, and Site Plan for Williamsburg Luxury Apartments at 256 South Hwy 89, Castlewood Dev., Hayley Pratt, applicant
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes:
  - a. 8/24/2021

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours' notice for adequate arrangements to be made. The agenda items may be heard in a different order as warranted by the Commission.

**Notice of Posting:**

I, the duly appointed 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 10 day of Sept, 2021.

Dated this 10 day of Sept, 2021.

Synda D. Horrocks





## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

### MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Bennett, Planner  
**DATE:** September 14, 2021  
**SUBJECT:** Conditional Use Permit for a 32-foot wide driveway at 903 Winter Lane

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#### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the conditional use permit for a 32-foot wide driveway at 903 Winter Lane with no conditions.

#### **BACKGROUND**

The subject property is currently vacant and located within The Ridge subdivision that is zoned as a Planned District (P). Skyland Investment & Development submitted a building permit application to construct a single-family home on the lot with a 32-foot driveway. The proposed driveway will be 3 feet away from the nearest property line and 5 feet away from the water meter located in the center of the lot.

Per City Code 10-6-2, residential lots are permitted not more than one access driveway which shall be a maximum of 30 feet wide at the street lot line, or as established by a conditional use permit and not to exceed 40 feet. The Code also regulates that there shall be a minimum of 3 feet between a driveway and a side property line.

The Ridge's Development Agreement states, "Single-family lots with less than 70 feet of frontage at the front property line shall be limited to a maximum 20-foot curb cut for a driveway." The subject property is 80 feet wide at the right of way line and is permitted one driveway up to 30 feet wide or 40 feet with a conditional use permit.

During the planning process, careful consideration was given concerning the placement of water meters within The Ridge subdivision. Due to the unique frontage width of the lots, placing the meters in the center of the lot allowed for up to a 20-foot driveway on either side of the meter, while maintaining a minimum 5-foot setback from the water meters. The 5-foot setback would allow for construction access to the water meters without damaging or replacing concrete. The City has an ordinance that prohibits cutting into the new road for a minimum of 5 years after installation. Therefore, the water meter cannot be relocated until that time has passed.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

**POSSIBLE MOTION**

I move that the Planning Commission approve the conditional use permit for a 38-foot wide driveway at 903 Winter Lane with no conditions.

Attachments

- 1) Aerial Map
- 2) Site Plan



# Celestial Auto Pros LLC 847 North Pointe Circle Zoning





Celestial Auto Pros LLC  
847 North Pointe Circle  
Aerial





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### MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Bennett, Planner  
**DATE:** September 14, 2021  
**SUBJECT:** Conditional Use Permit for Bridger Towing LLC, located at 735 West 200 North

---

#### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the conditional use permit for Bridger Towing LLC located at 735 West 200 North, with the following conditions:

1. Maintain and provide a minimum of 4 parking spaces for employees and customers;
2. Storage of impounded vehicles by Bridger Towing shall be limited to a maximum of 10 vehicles, with no single vehicle being stored for greater than 30 days;
3. Tow trucks shall not be stored on site overnight, nor stored/parked on street;
4. Outdoor storage fence and screening shall be brought into compliance with current standard adopted.

#### **BACKGROUND**

Bridger Towing LLC is a state impound lot that is relocating its business from 68 North 640 West to 735 West 200 North. The new location is within the Manufacturing Distribution (MD) zone where “motor vehicle towing and impound lots” are a conditional use.

Multiple towing companies operated out of the address of 68 North 640 West where the property was consistently out of code compliance concerning the parking of impounded vehicles and tow trucks that blocked drive aisles, fire access areas, and within the public street. In order to mitigate these issues at the new location of 735 West 200 North, the DRC is recommending that the Planning Commission place specific conditions as to the quantity and location of vehicles to be stored on the property.

At the new location of 735 West 200 North, Bridger Towing will use an outdoor storage area of approximately 3,750 square feet. In the business license application, the applicant stated that this storage area would store no more than 10 wrecked or impounded vehicles for no longer than 30 days. They will not occupy the existing building on the property as they have a central office located at 620 S Fulton Street, Salt Lake City, 84104. There will be no employees at this location except for the occasional tow truck driver moving vehicles or meeting vehicle owners for release. The tow trucks will not be stored at this location because the driver(s) take them home each night. Business hours will occur Monday through Friday from 8:00 AM to 5:00 PM.

The address of 735 West 200 North currently has six active business licenses associated with it. Four of the businesses are other towing companies including Zac's Towing, Baur & Baur Towing, Ogden Auto Towing, and Hudson Towing. All of these towing companies have been approved by the Utah State Tax Commission to operate out of the subject location. The other two businesses associated with this address are American Eagle Welding and Interwest Manufacturing. It is the understanding of staff that these businesses operate out of the existing building on the property.

## **PARKING**

The City does not have a specific parking code for tow yards and impound lots. Section 10-6-5 (J) of the City Code provides that the Planning Commission upon the advice of the Community Development Director shall determine the minimum required off street parking. Bridger towing has provided four parking stalls for the use of employees and guests which the Community Development Director and DRC have deemed sufficient for the use.

## **OUTDOOR STORAGE**

Currently, the storage area is fenced with chain link containing vinyl slat inserts. City Code 10-1-33, subsection D, states that "all outdoor storage shall be screened from the view of any adjacent public street or adjacent residential land use or zone district by a decorative solid wall constructed of masonry or concrete tilt up panels which are similarly finished to match or complement the main building material on site. Outdoor storage walls shall be a minimum six feet (6') in height and a maximum twelve feet (12') in height measured at the highest finished grade". Further, City Code also specifically states that "a chain link fence with slat inserts shall not constitute an acceptable screening device to satisfy the requirements of this subsection" but chain link gates may be used if they are screened with vinyl or mesh screen. Vinyl slats are not a permitted screening method in any situation.

City Code requires that all "outdoor storage areas shall be set back a minimum of twenty feet (20') from the street right-of-way" and "outdoor storage shall be buffered between the screening wall and the adjacent street with improved vegetated landscaping". The landscape buffer must have a mixture of evergreens and deciduous trees, shrubs, lawn, or other vegetative ground cover, or up to 50% non-vegetative mulch. Presently, the storage yard is approximately 25 feet from 200 North and 10 feet from 700 West. The buffer zone has no vegetation and is landscaped with small rocks and decorative boulders.

City Code states that "Outdoor storage lawfully existing or permitted prior to the effective date hereof (March 6, 2018), shall not be enlarged, extended or replaced, except in strict compliance with all the requirements of this title. Non-conforming property owners shall only be required to comply with provisions contained herein, upon application for site plan amendment, conditional use permit expansion, change of primary use of the property, or subdivision. A noncomplying wall or landscaping element or related site feature shall be considered a noncomplying site element and shall not be reconstructed, except as permitted under the procedures of noncomplying sites as set forth in this title".

It is at the discretion of the Planning Commission to require the applicant to bring the property into compliance concerning fencing, buffer zones, and landscaping for outdoor storage areas. All four of the

active business licenses for towing companies at this location were approved by City staff as is, after 2019.

### **UTAH STATE TAX CODE**

The Utah State Tax Code requires that all businesses providing tow truck services that are certified as a Utah State Tax Commission Impound Yard must comply with Rule R873-22M-17: Standards for State Impound Lots Pursuant to Utah Code Ann. Section 41-1a-1101. On August 16, 2021, Bridger Towing received approval from the Utah State Tax Commission to operate as an Impound Yard at 735 West 200 North (see letter in attachments). To obtain this approval the following regulations from R873-22M-17 had to be met:

(1) An impound yard may be used by the Motor Vehicle Division and peace officers only if all of the following requirements are satisfied:

(a) The yard must be identified by a conspicuously placed, well-maintained sign that **(see attached picture – applicant must obtain a sign permit from the City):**

(i) is at least 24 square feet in size;

(ii) includes the business name, address, phone number, and hours of business; and

(iii) displays the impound yard identification number issued by the Motor Vehicle Division in characters at least four inches high.

(b) The yard shall maintain a hard-surfaced storage area of concrete, black top, gravel, road base, or other similar material. **(The yard is hard-surfaced with gravel.)**

(c) The yard must have adequate lighting.

(d) A six-foot chain link or other similar fence that is topped with three strands of barbed wire or razor security wire must surround the yard **(see attached picture)**.

(e) The yard must have opaque fencing, which may be opaque chain link fencing, on any side that has frontage with a highway.

(f) Spacing between vehicles must be adequate to allow opening of vehicle doors without interfering with other vehicles or objects.

(g) An office shall be located on the premises of the yard **(Using a central located office located at 620 South Fulton Street, Salt Lake City, 84104)**.

(i) The yard office shall be staffed and open for public business during normal business hours, Monday through Friday, except for designated state and federal holidays.

(ii) If the yard maintains multiple storage areas, authorization may be requested from the Motor Vehicle Division to maintain a central office facility in a location not to exceed a 10 mile radius from any of its storage areas.

(iii) If a central office facility is authorized under Subsection (1)(g)(ii), the signs of all storage areas must provide the location of the office.

(h) The yard shall provide compressed air and battery boosting capabilities at no additional cost.

(2) Persons who can demonstrate an ownership interest in a car held at a state impound yard are allowed to enter the vehicle during normal business hours and remove personal property not attached to the vehicle upon signing a receipt for the property with the yard.

(a) An individual has ownership interest in the vehicle if he:

(i) is listed as a registered owner or lessee of the vehicle; or

(ii) has possession of the vehicle title.

(b) An individual must show picture identification as evidence of his ownership interest.

(c) The storage yard shall maintain a log of individuals who have been given access to vehicles for the purpose of removing personal property.

(3) Impound yards holding five or less vehicles in a month may be required to tow those vehicles to another yard for the purpose of centralizing sales of vehicles or, at the discretion of the Motor Vehicle Division, be required to hold the vehicles until additional impounded vehicles may be included.

(4) Operators of impound yards shall remove license plates from impounded vehicles prior to the time of sale and turn them over to the commission at the time the vehicles are sold.

(5) The Motor Vehicle Division has the authority to review the qualifications of state impound yards to assure compliance with the requirements set forth in this rule. Any yard not in compliance shall be notified in writing and given 30 days from that notice to rectify any noncompliance. If no action or insufficient action is taken by the impound yard, the Motor Vehicle Division may order it to be suspended as a state impound yard. Any yard contesting suspension, or any yard directly and adversely affected by the Motor Vehicle Division's refusal to designate it a state impound yard, has the right to appeal that suspension to the commission.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

#### **POSSIBLE MOTION**

I move that the Planning Commission approve the conditional use permit for Bridger Towing LLC located at 735 West 200 North, with the following conditions:

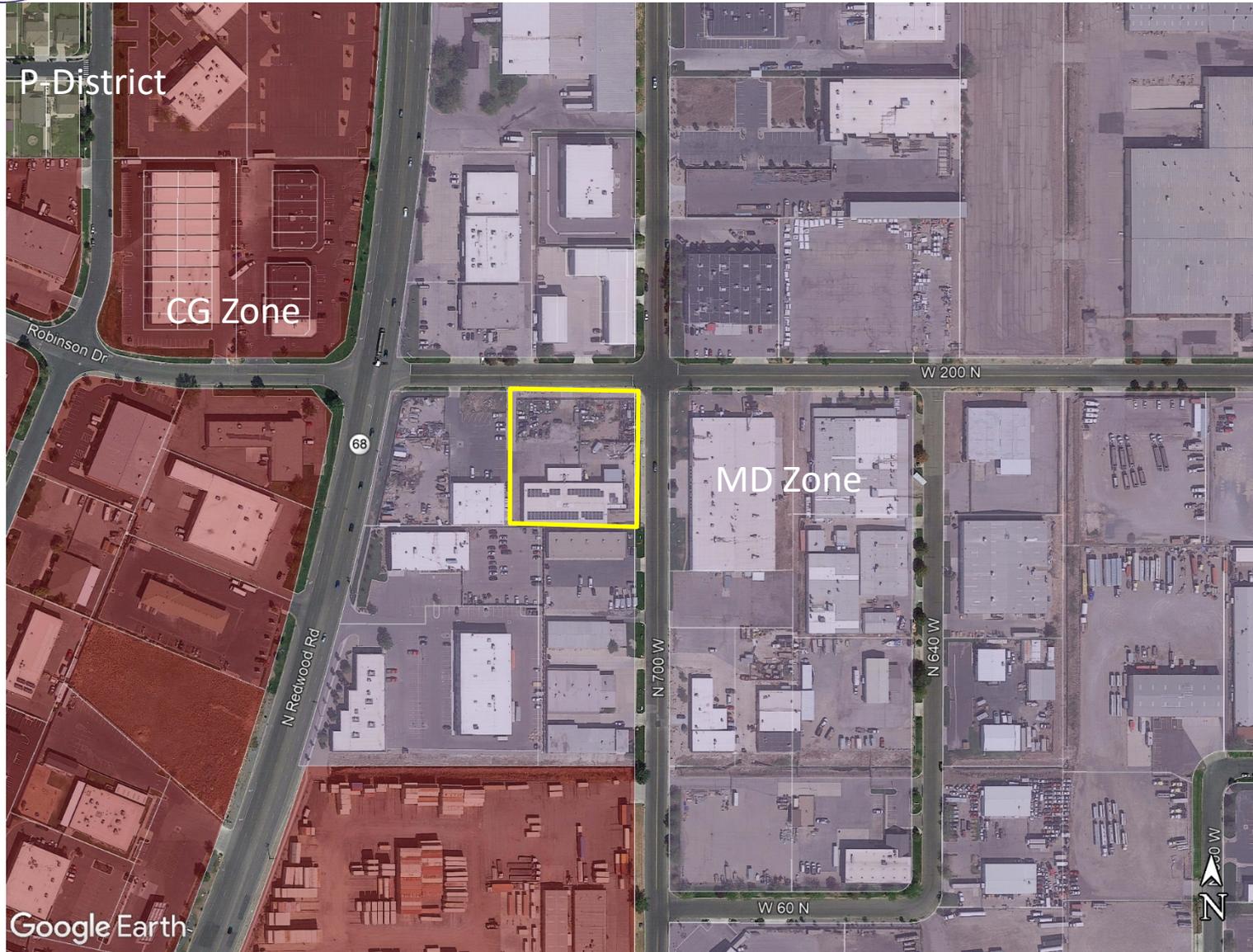
1. Maintain and provide a minimum of 4 parking spaces for employees and customers;
2. Storage of impounded vehicles by Bridger Towing shall be limited to a maximum of 10 vehicles, with no single vehicle being stored for greater than 30 days;
3. Tow trucks shall not be stored on site overnight, nor stored/parked on street;
4. Outdoor storage fence and screening shall be brought into compliance with current standard adopted.

#### Attachments

- 1) Zoning Map/Aerial Map
- 2) Outdoor Storage Plan
- 3) 9/8/2021 Site Visit Photos
- 4) Sign Proof
- 5) Letter of Approval from Utah State Tax Commission

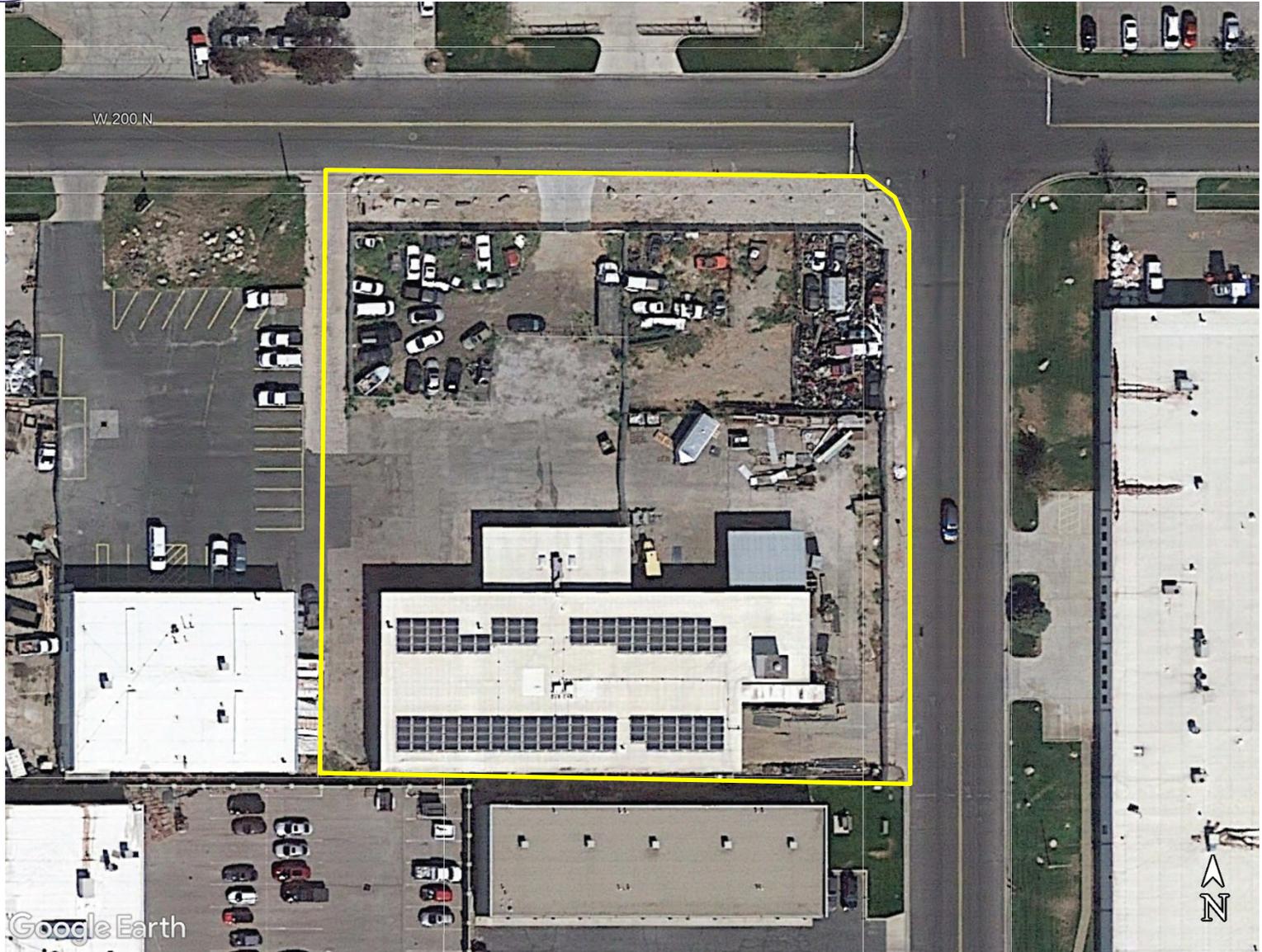


# Bridger Towing, LLC 735 West 200 North Zoning





Bridger Towing, LLC  
735 West 200 North  
Aerial





# Bridger Towing, LLC 735 West 200 North Outdoor Storage Plan





Bridger Towing, LLC  
735 West 200 North  
9/8/2021 Site Visit





Bridger Towing, LLC  
735 West 200 North  
Sign



CENTRAL OFFICE:

620 S FULITON ST. SLC, UT 84104

#4

**801-710-2747**

735 WEST 200 NORTH  
NORTH SALT LAKE, UTAH 84054

STATE IMPOUND LOT

**#10312**

HOURS: MON. - FRI.  
8:00 A.M. to 5:00 P.M.

Lot



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### MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Bennett, Planner  
**DATE:** September 14, 2021  
**SUBJECT:** Conditional Use Permit for Celestial Auto Pros LLC, located at 847 North Pointe Circle

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#### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Celestial Auto Pros LLC located at 847 North Pointe Circle with no conditions.

#### BACKGROUND

Celestial Auto Pros LLC specializes in paint protection films (clear bra), window tinting, and ceramic coatings on vehicles and boats. The business plans to operate out of 3,095 sq. ft. of space within the existing building located at 847 North Pointe Circle. The other businesses operating within this building are unrelated to Celestial Auto Pros and include Icon Glass Company and Peak Adventure Rentals. The subject property is within the Manufacturing Distribution (MD) zone where "automotive body, paint and interior repair and maintenance" is a conditional use.

Celestial Auto Pros will conduct business between the hours of 7:00 AM-7:00 PM, Monday through Sunday. The business currently employs one person but plans to gain two additional full-time employees by the end of 2021. City Code 10-6-5 requires auto repair, body shop and parts businesses to provide "3 stalls per service bay (3 may park in tandem) plus 1 additional stall per every 300 square feet of retail floor area". The business will operate with one service bay and no retail floor area. They have provided 6 parking stalls for employees and guests, which is compliant with code.

All work and storage will take place within the building. No vehicles, boats, parts, etc. will be stored outdoors. All of the product inventory will be stored in a locked cabinet.

The applicant has noted that the business activities will result in little to no wastewater and do not require the use of hazardous chemicals or solvents.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

**POSSIBLE MOTION**

I move that the Planning Commission approve the conditional use permit for Celestial Auto Pros LLC located at 847 North Pointe Circle with no conditions.

Attachments

- 1) Zoning Map/Aerial Map



# Celestial Auto Pros LLC 847 North Pointe Circle Zoning





Celestial Auto Pros LLC  
847 North Pointe Circle  
Aerial





## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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(801) 335-8719 Fax

### MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** September 14, 2021  
**SUBJECT:** Consideration of Preliminary Plan and Final Plat for Williamsburg Park Subdivision & Final Site Plan for Williamsburg Apartments

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#### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the Preliminary Plan and Final Plat for Williamsburg Park Subdivision & Final Site Plan for Williamsburg Apartments subject to the following conditions:

1. Correction or clarification on title report of parcel boundary description;
2. Corrected typo in plat note and any engineer redlines on construction plans; and
3. A variance is obtained for a retaining wall taller than 9 feet, or the wall be tiered to less than 9 feet each.

#### BACKGROUND

The City Council approved the General Development Plan for Williamsburg Luxury Apartments on October 2, 2018. The plan was amended in January of 2019 with a change of architecture. Since that time Castlewood Development has entered into a purchase agreement with the current owners for the project. The new owners were responsible for the demolition and removal of the dilapidated structures that were on the property, as part of their purchase agreement. On April 6, 2021 the City Council approved the Amended General Development Plan increasing the total unit count to 246 with a parking ratio of 1.8 spaces per unit, and a requirement that each unit be provided 1 space for each until that may not be unbundled and rented separately.

#### REVIEW

**Preliminary Plan & Final Plat:** Castlewood Development is requesting a preliminary plan and final plat approval for a two lot subdivision for the purposes of financing the commercial building separate from the residential portion of the project. The lots meet the minimum standards for size and frontage. The plat provides for a cross access easement for both lots as well as utility easements in favor of the city for the purposes of maintaining the city storm drain lines on the property and water meters for culinary service. A trail segment and public trail easement is provided along the north property line and will connect to the future Hatch Park trail segment as identified on the City's Town Center Master Plan. There are a couple of engineering redlines on the plat that must be resolved prior to plat recordation:

1. Correction or clarification on title report of parcel boundary description;
2. Corrected typo in plat note.

**Final Site Plan:** As part of the General Development Plan approval, the developer was required to submit a final site plan with full engineering submission. The site plan has been reviewed and has been found to be in conformance with the approved development agreement and city code. The engineer has some minor redline corrections related to page numbers and water line installation details which needed clarification. The DRC has determined that one issue remaining related to the installation of the retaining walls adjacent to the west property line along the I-215 off ramp. The code limits the height of retaining walls to a maximum height of 9 feet. Walls higher than 9 feet are required to be split into 2 or more walls and be tiered. The tallest portion of the subject retaining wall is approximately 14 feet. Given the topography of the site and the difficulty in maintaining the area that would be created by the tier, the DRC is recommending the developer seek a variance from the Hearing Officer, conditioned upon the engineered block construction as designed, which will provide better aesthetics and maintenance along the west property line.

The proposed architecture and landscaping conform to the development agreement, as well as the previous preliminary site plan approval.

#### **POSSIBLE MOTION**

I move that the Planning Commission recommends to the City Council the approval of the Preliminary Plan and Final Plat for Williamsburg Park Subdivision & Final Site Plan for Williamsburg Apartments subject to the following conditions:

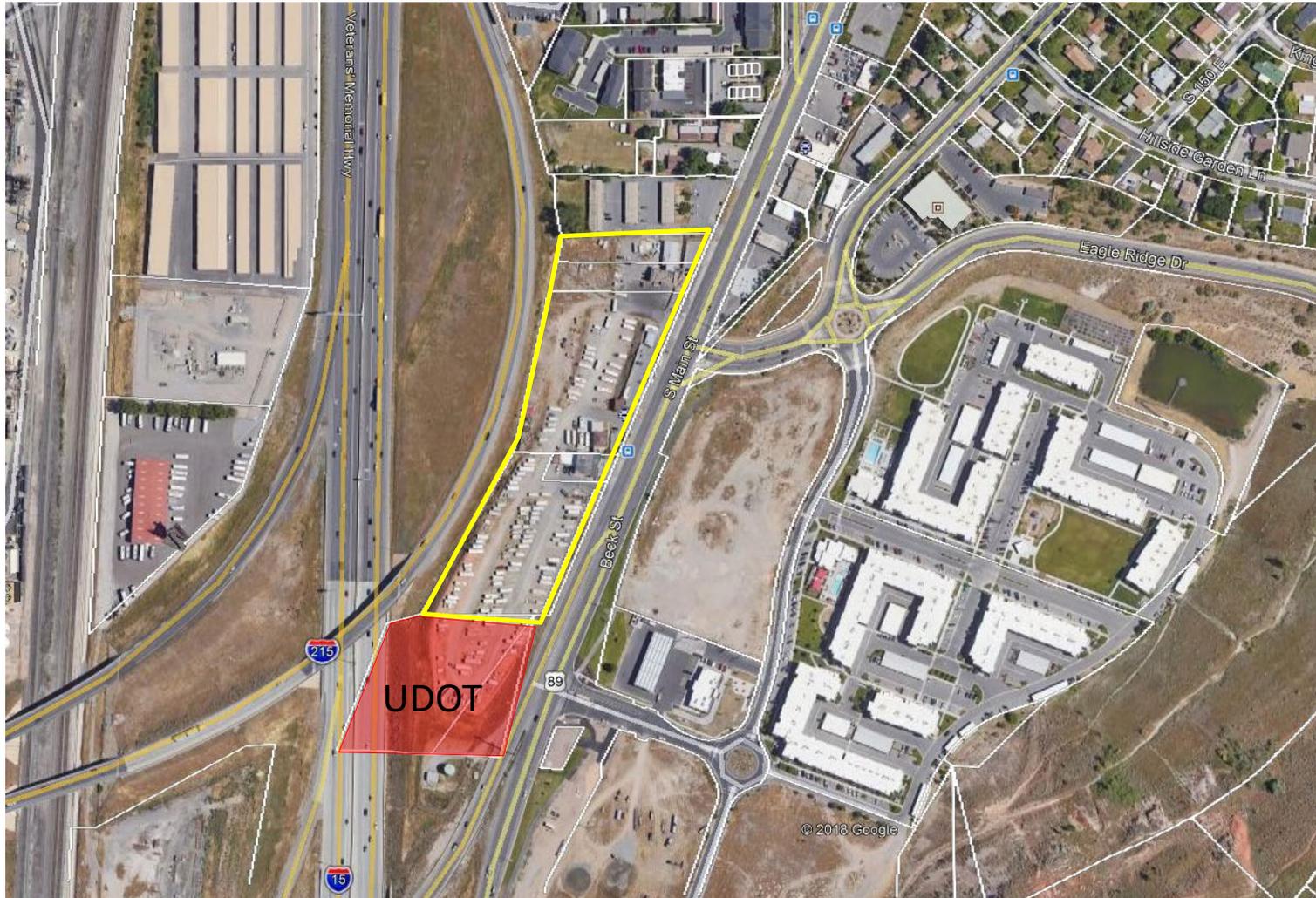
1. Correction or clarification on title report of parcel boundary description;
2. Corrected typo in plat note and any engineer redlines on construction plans; and
3. A variance is obtained for a retaining wall taller than 9 feet, or the wall be tiered to less than 9 feet each.

#### **Attachments**

- 1) Aerial/Zone Map
- 2) Final Plat
- 3) Final Site Plan
- 4) Final Landscape Plan

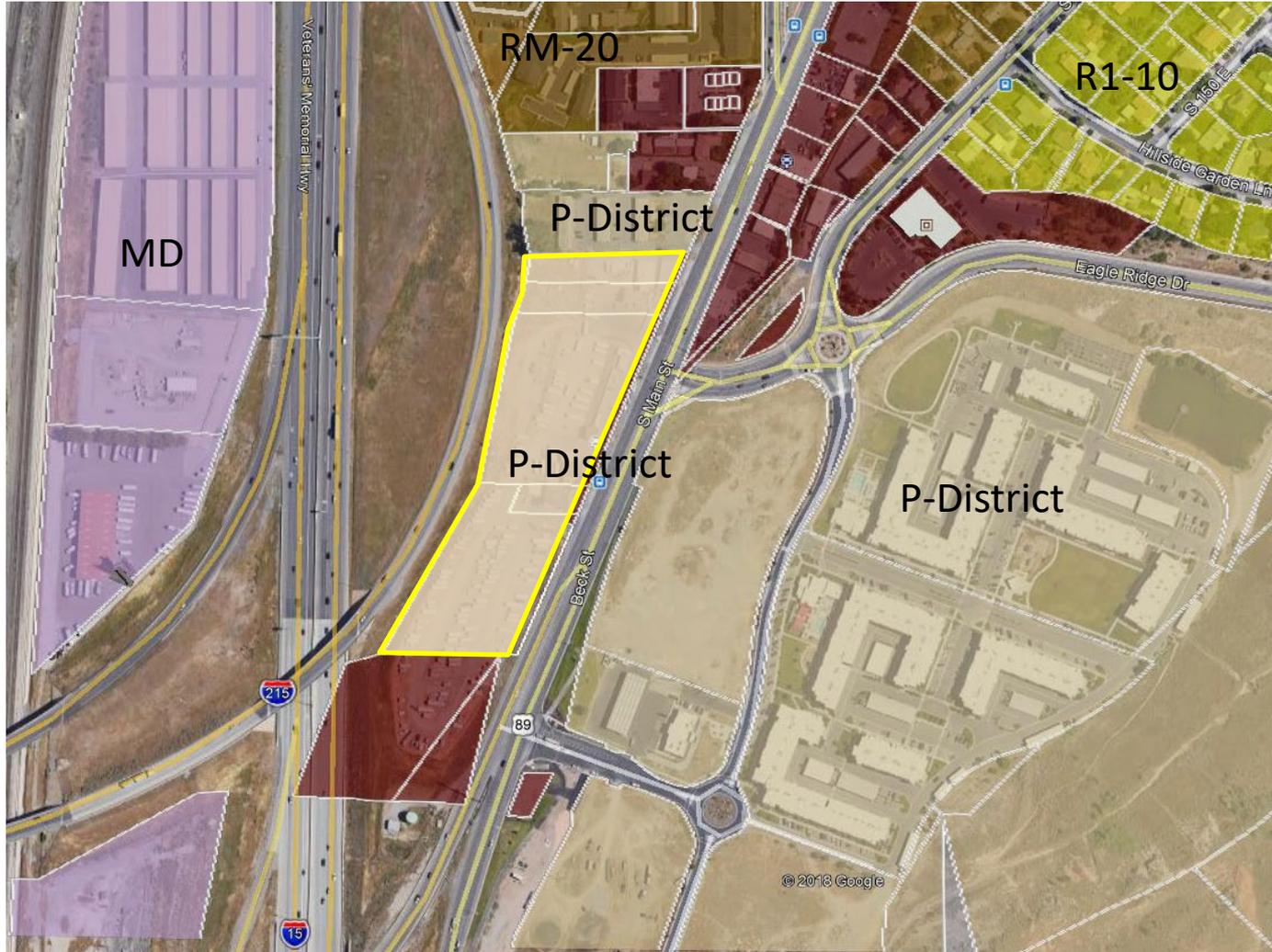


# Amended General Development Plan Williamsburg Luxury Apartments– 256 South Highway 89 Aerial





# Amended General Development Plan Williamsburg Luxury Apartments– 256 South Highway 89 Zoning

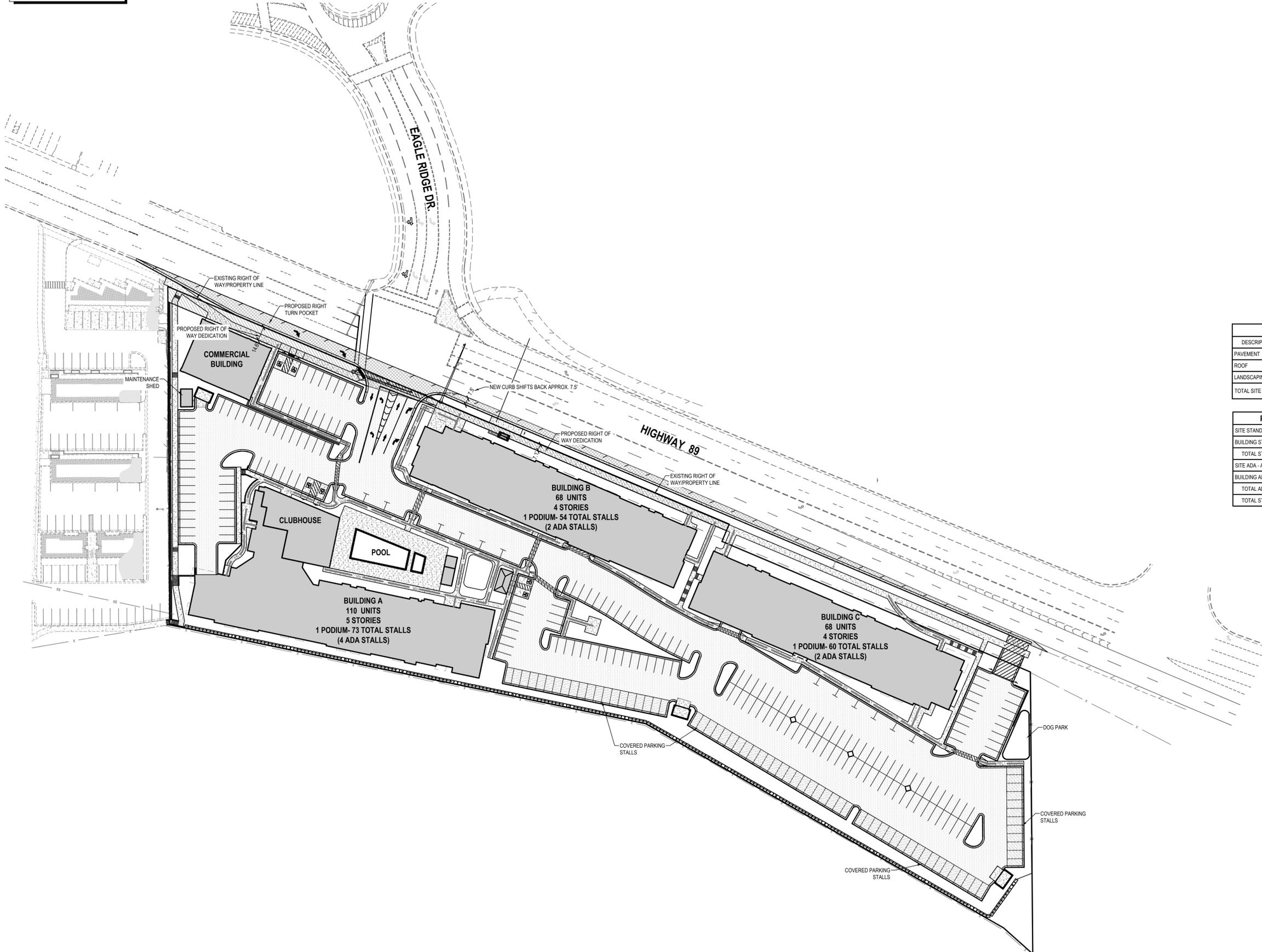


- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial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



**BENCHMARK**  
 NORTHEAST CORNER OF SECTION 11,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FOUND 3.5" BRASS CAP  
 ELEV = 4339.80'

**811**  
 Know what's below.  
 Call before you dig.  
 CALL BLUESTAKES  
 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION.

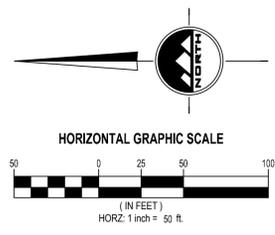


**SITE SUMMARY TABLE**

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	121,730	47%
ROOF	73,948	28%
LANDSCAPING	65,226	25%
TOTAL SITE	260,904 5.99 ACRES	100%

**PARKING DATA TABLE**

SITE STANDARD STALLS	284
BUILDING STANDARD STALLS	179
TOTAL STANDARD STALLS	463
SITE ADA - ACCESSIBLE STALLS	6
BUILDING ADA - ACCESSIBLE STALLS	8
TOTAL ADA - ACCESSIBLE STALLS	14
TOTAL STALLS	477



**ENSIGN**  
 THE STANDARD IN ENGINEERING

**SALT LAKE CITY**  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529

**LAYTON**  
 Phone: 801.547.1100

**TOOELE**  
 Phone: 435.843.3590

**CEDAR CITY**  
 Phone: 435.865.1453

**RICHFIELD**  
 Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
 CASTLEWOOD DEVELOPMENT LLC  
 8900 SOUTH 900 EAST, SUITE 130  
 MIDVALE, UTAH 84047

CONTACT:  
 RUSSELL HARRIS  
 PHONE: 801-208-4000

**WILLIAMSBURG APARTMENTS**

**218, 220, 256, 300 & 320 SOUTH HIGHWAY 89**  
**NORTH SALT LAKE, UTAH**



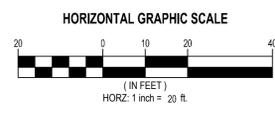
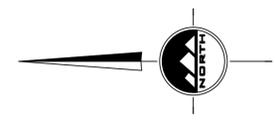
**OVERALL SITE PLAN**

PROJECT NUMBER: 10648A  
 PRINT DATE: 8/30/21  
 DRAWN BY: M. MEDINA  
 CHECKED BY: J. FORD  
 PROJECT MANAGER: J. FORD

**C-200**

**BENCHMARK**  
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 SALT LAKE BASE AND MERIDIAN  
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 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
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**GENERAL NOTES**

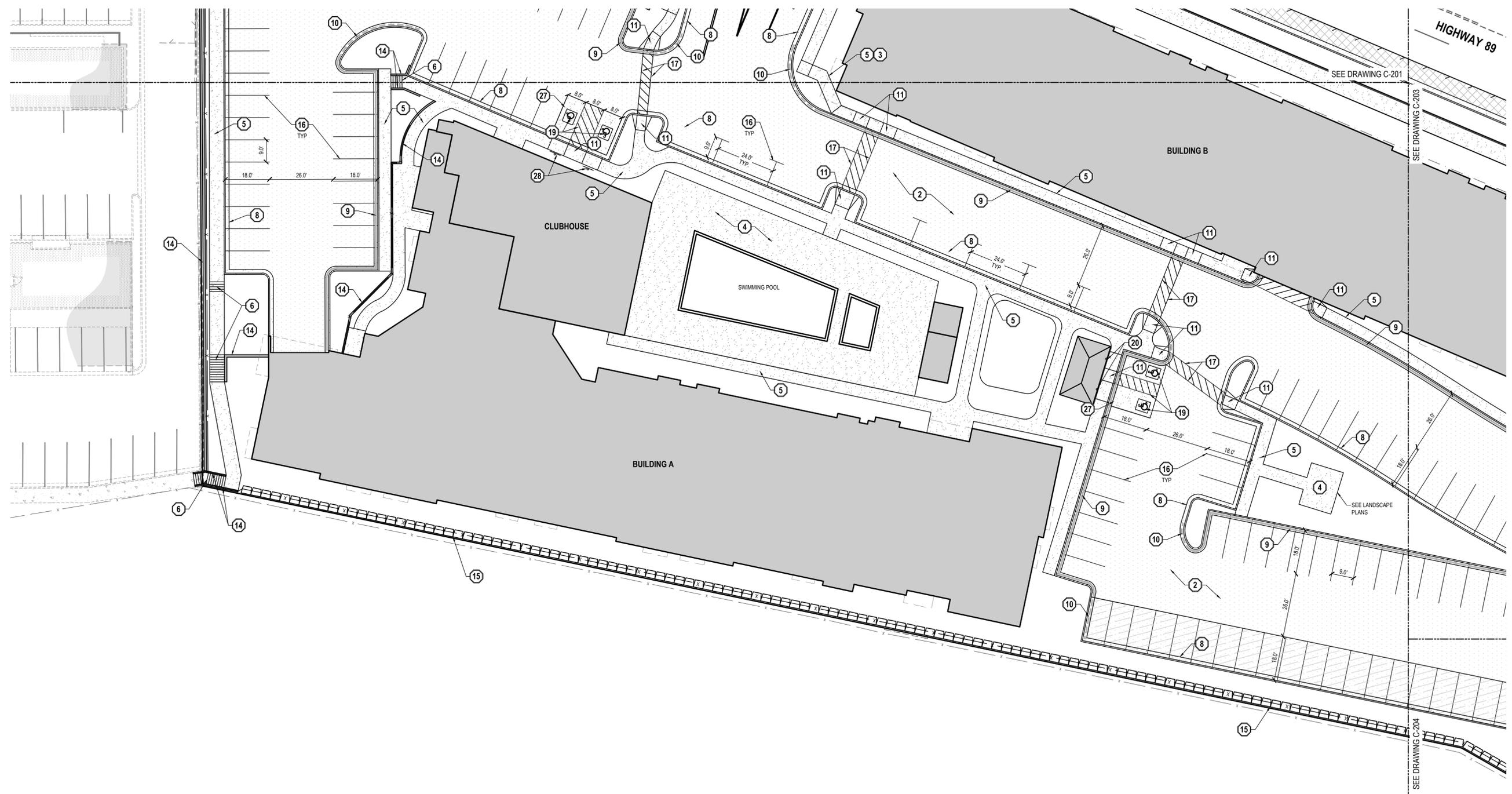
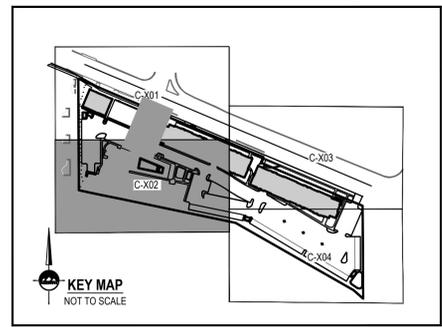
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ASPHALT PAVEMENT IN UDOT RIGHT OF WAY PER DETAIL 12/C-700.
- LIGHT-DUTY ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 11/C-700.
- HANDRAIL ALONG BOTH SIDES OF SIDEWALK PER ADA STANDARDS. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
- 5" THICK 4,000 PSI CONCRETE OVER 6" AGGREGATE BASE PER DETAIL 13/C-700.
- 5" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
- STAIRS IN SIDEWALK PER DETAIL 12/C-701. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE HANDRAIL DETAILS 3-4/C-701.
- 30" TYPE "B" CURB AND GUTTER PER UDOT STANDARD DRAWING GW 2A.
- 24" COLLECTION CURB AND GUTTER PER DETAIL 9/C-700.
- 24" REVERSE PAN CURB AND GUTTER PER DETAIL 10/C-701.
- TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- FENCE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK 10' X 15' CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE.
- RETAINING WALL. DESIGN BY OTHERS. SEE GRADING PLAN FOR ELEVATION INFORMATION.
- RETAINING WALL WITH OMEGA II FENCE ON TOP. DESIGN BY OTHERS.
- 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.

- WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
- 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
- CRASH GATE FOR EMERGENCY VEHICLE USE.
- PAINTED LANE-USE ARROWS PER M.U.T.C.D. STANDARD PLANS.
- TRANSITION FROM 24" GUTTER TO 30" GUTTER.
- RELOCATE SIGN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOT USED.
- "EMERGENCY VEHICLE USE ONLY - KEEP CLEAR" SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- 6" THICK CONCRETE OVER 6" AGGREGATE BASE IN ADA ACCESSIBLE STALLS PER DETAIL 13/C-700.
- HANDICAP PARKING SIGN WITH VAN SIGN PER M.U.T.C.D. STANDARD PLANS.



**ENSIGN**  
 THE STANDARD IN ENGINEERING

**SALT LAKE CITY**  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529

**LAYTON**  
 Phone: 801.547.1100

**TOOELE**  
 Phone: 435.843.3590

**CEDAR CITY**  
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**RICHFIELD**  
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FOR:  
 CASTLEWOOD DEVELOPMENT LLC  
 8900 SOUTH 900 EAST, SUITE 130  
 MIDVALE, UTAH 84047

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**WILLIAMSBURG APARTMENTS**

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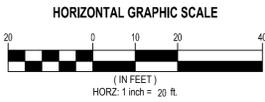
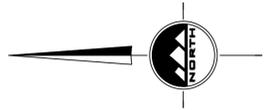
**ENLARGED SITE PLAN 2**

PROJECT NUMBER: 10648A  
 PRINT DATE: 8/30/21  
 DRAWN BY: M. MEDINA  
 CHECKED BY: J. FORD  
 PROJECT MANAGER: J. FORD

**C-202**

**BENCHMARK**  
 NORTHEAST CORNER OF SECTION 11,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FOUND 3.5" BRASS CAP  
 ELEV = 4339.807

**811**  
 CALL BLUESTAKES  
 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
 COMMENCEMENT OF ANY  
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 Know what's below.  
 Call before you dig.



**GENERAL NOTES**

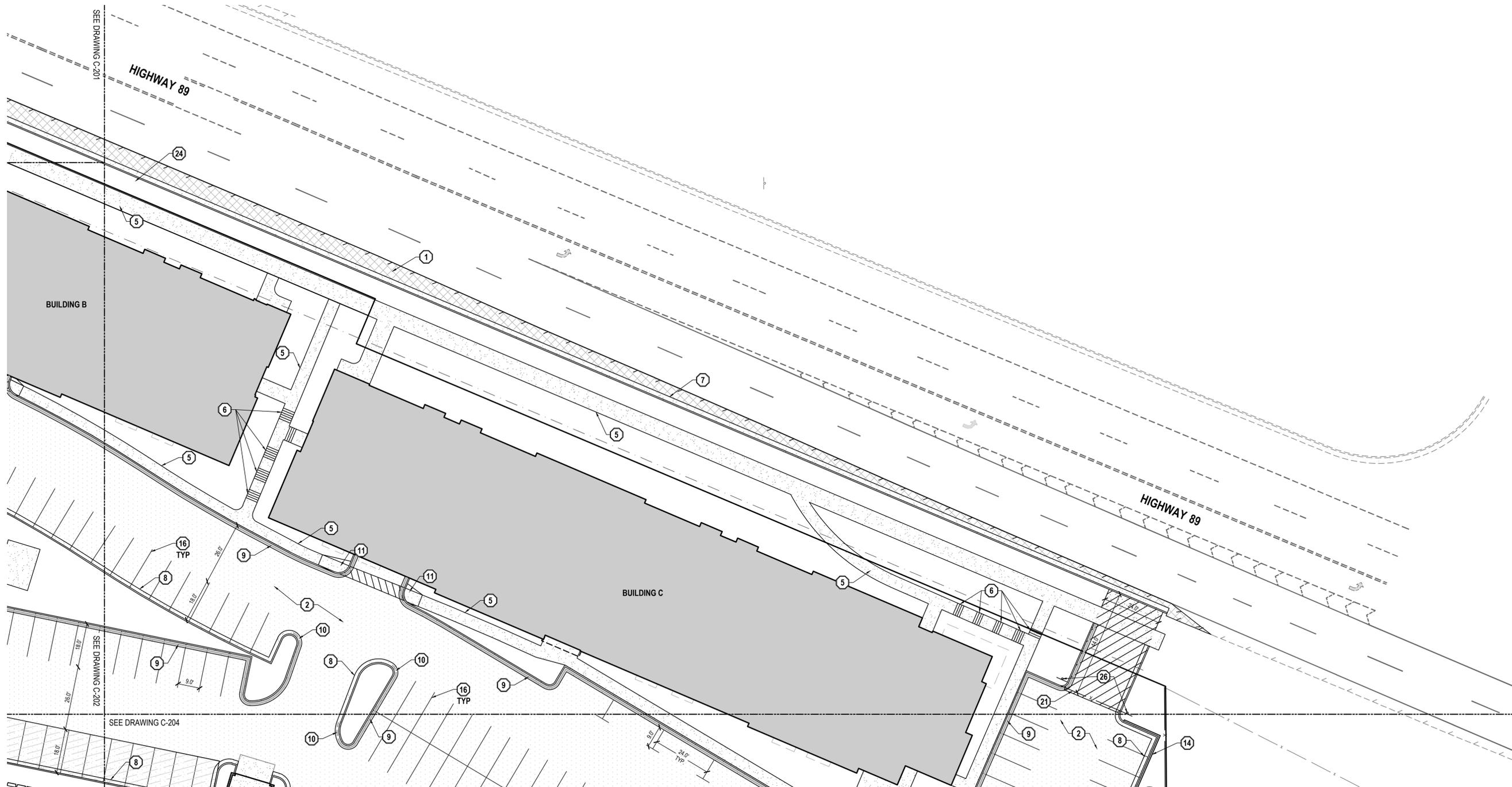
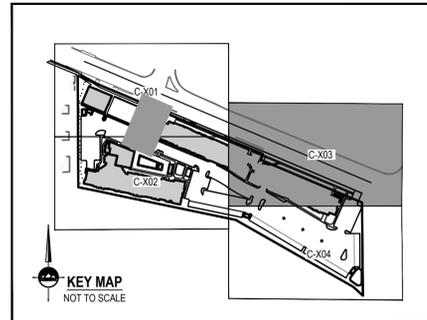
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4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SO2, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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- 2 LIGHT-DUTY ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 11C-700.
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- 5 5" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
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- 7 30" TYPE "B1" CURB AND GUTTER PER UDOT STANDARD DRAWING GW 2A.
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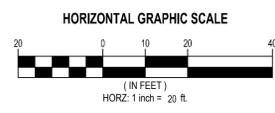
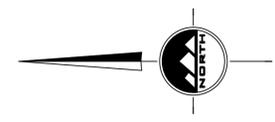
**ENLARGED SITE  
 PLAN 3**

PROJECT NUMBER: 10648A  
 PRINT DATE: 8/30/21  
 DRAWN BY: M. MEDINA  
 CHECKED BY: J. FORD  
 PROJECT MANAGER: J. FORD

**C-203**

**BENCHMARK**  
 NORTHEAST CORNER OF SECTION 11,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FOUND 3.5" BRASS CAP  
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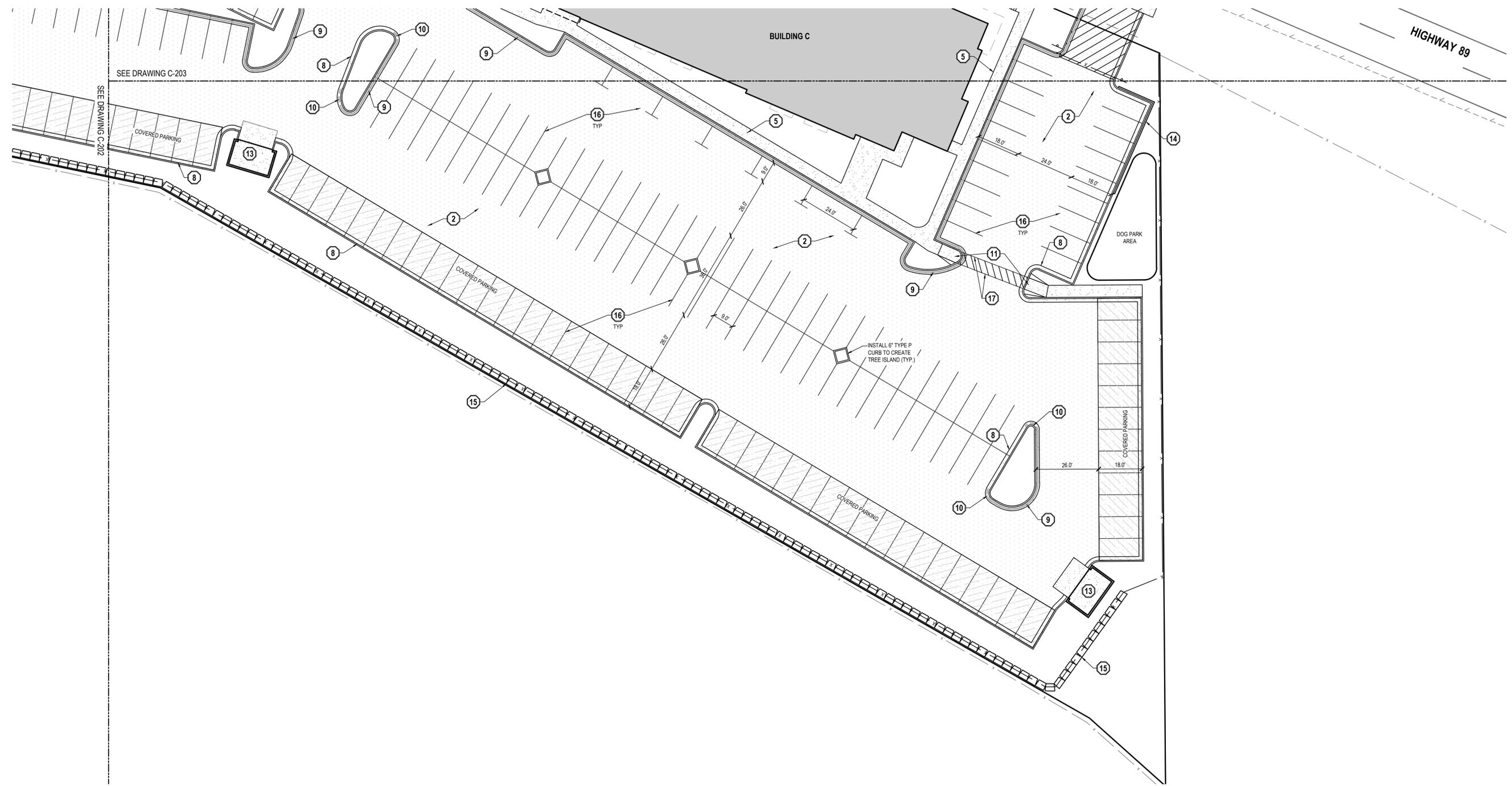
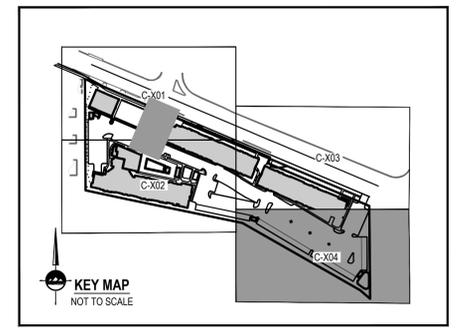
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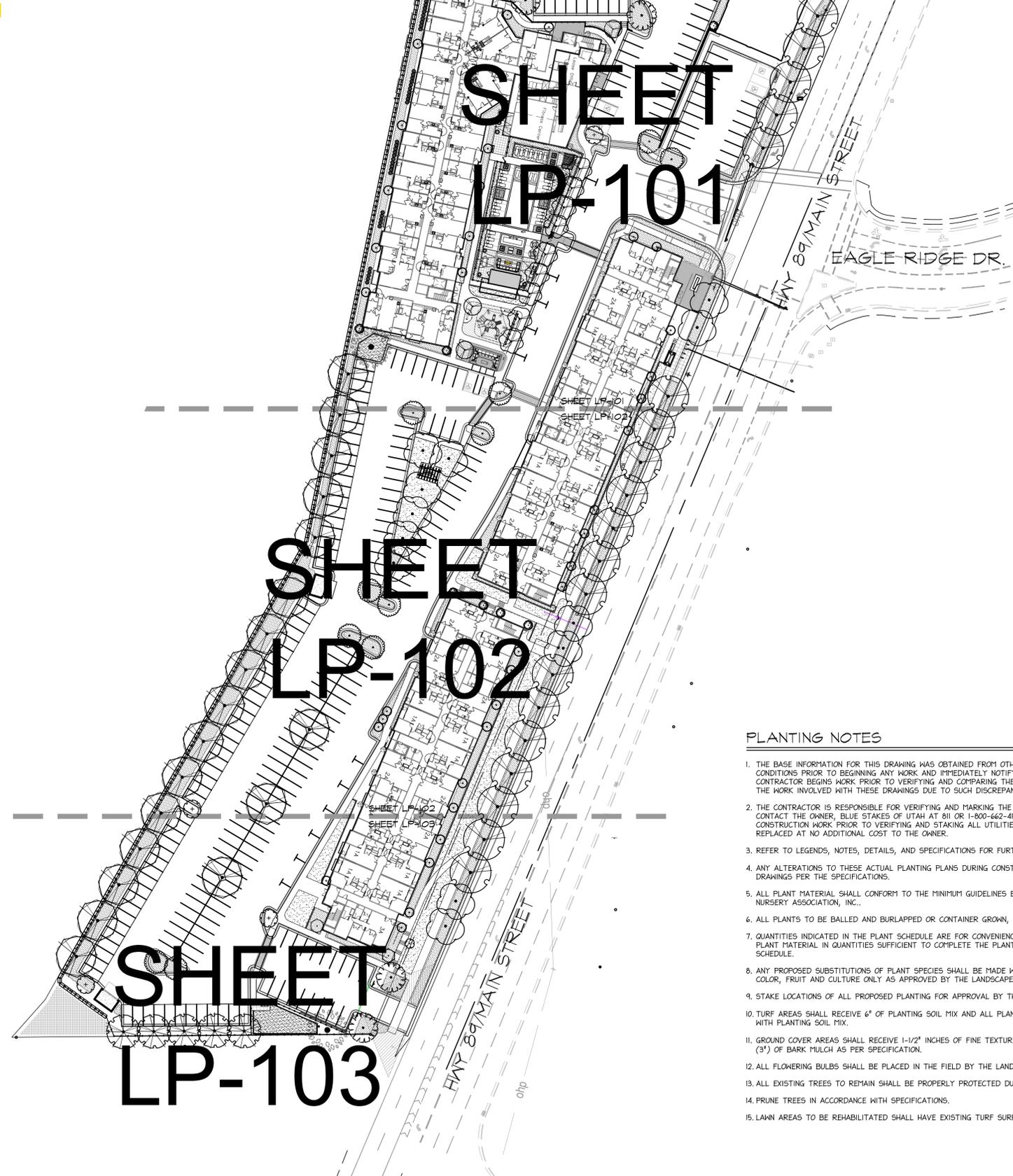
**ENLARGED SITE  
 PLAN 4**

PROJECT NUMBER: 10648A  
 PRINT DATE: 8/30/21  
 DRAWN BY: M. MEDINA  
 CHECKED BY: J. FORD  
 PROJECT MANAGER: J. FORD

**C-204**

LANDSCAPE COVERAGE CALCULATION

TOTAL LANDSCAPE AREA: 66,373 SF  
 TOTAL SITE PROPERTY AREA: 260,614 SF  
 LANDSCAPE AREA/TOTAL SITE AREA: .25 = 25% LANDSCAPE COVERAGE



PLANT SCHEDULE SITE PLAN

TREES	BOTANICAL / COMMON NAME	GAL
	ACER TRUNCATUM 'RUBY SUNSET' SUNSET MAPLE	2' CAL
	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEEAM	2' CAL
	CATALPA SPECIOSA NORTHERN CATALPA	2' CAL
	CELTIS OCCIDENTALIS COMMON HACKBERRY	2' CAL
	CERCIS CANADENSIS 'COVEY' TM LAVENDER TWIST EASTERN REDBUD	2' CAL
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	2' CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2' CAL
	MALUS X 'RASPBERRY SPEAR' RASPBERRY SPEAR CRABAPPLE	2' CAL
	MALUS X 'ROYAL RAINDROPS' ROYAL RAINDROPS CRABAPPLE	2' CAL
	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2' CAL
	TILIA TOMENTOSA SILVER LINDEN	2' CAL
	ULMUS X 'FRONTIER' FRONTIER ELM	2' CAL
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE SAHLEAF ZELKOVA	2' CAL
<b>EVERGREEN TREES</b>	<b>BOTANICAL / COMMON NAME</b>	<b>GAL</b>
	CEDRUS ATLANTICA 'FASTIGIATA' COLUMNAR ATLAS CEDAR	6'-8" TALL
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6'-8" TALL
	PICEA GLAUCA PENDULA 'MORTON TOWER' MORTON TOWER WEeping WHITE SPRUCE	6'-8" TALL
<b>SHRUBS</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>
	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD ADAM'S NEEDLE	5 GAL
<b>SHRUB AREAS</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT.</b>
	MIXED SHRUB & PERENNIAL PLANTINGS* *SEE PROPOSED PLANT LIST ON SHEET LP-001	--
<b>GROUND COVERS</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>
	POA PRATENSIS KENTUCKY BLUEGRASS	SOD
<b>EROSION CONTROL MAT</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>
	EROSION CONTROL MAT	--

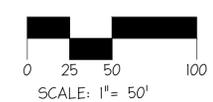
PROPOSED PLANT LIST

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	ARONIA MELANOCARPA 'LOW SCAPE MOUND' LOW SCAPE MOUND CHOKEBERRY	5 GAL
	BERBERIS THUNBERGII 'GOLDEN ROCKET' GOLDEN ROCKET JAPANESE BARBERRY	5 GAL
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM JAPANESE BOXWOOD	5 GAL
	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL
	EUONYMUS FORTUNEI 'EMERALD 'N GOLD' EMERALD 'N GOLD WINTERCREEPER	2 GAL
	HIBISCUS SYRIACUS 'PURPLE PILLAR' PURPLE PILLAR ROSE OF SHARON	5 GAL
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL
	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP BUSH CINQUEFOIL	5 GAL
	PRUNUS BESSEYI 'POIS' TM PAMNEE BUTTES SAND CHERRY	5 GAL
	PRUNUS LAUROCERASUS 'OTTO LUTKEN' OTTO LUTKEN ENGLISH LAUREL	5 GAL
	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCKTHORN	5 GAL
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	5 GAL
	SYRINGA PATULA 'MISS KIM' MISS KIM KOREAN LILAC	5 GAL
	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	5 GAL
	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD ADAM'S NEEDLE	5 GAL
<b>PERENNIALS/GRASSES</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL
	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM TICKSEED	1 GAL
	DIANTHUS X 'PAINT THE TOWN FUSHSIA' PINKS	1 GAL
	HELICTOTRICHON SEMIPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	1 GAL
	HEMEROCALLIS X 'STELLA SUPREME' STELLA SUPREME DATILY	1 GAL
	IRIS PALLIDA 'VARIEGATA' VARIEGATED SWEET IRIS	1 GAL
	LAVANDULA ANGSTIFOLIA 'ESSENCE PURPLE' ESSENCE PURPLE ENGLISH LAVENDER	1 GAL
	LEUCANTHEMUM X SUPERBUM 'SNOW LADY' SNOW LADY SHASTA DAISY	1 GAL
	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	1 GAL
	MISCANTHUS SINENSIS 'PURPURESCENS' PURPLE BULALIA GRASS	1 GAL
	PENISSETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL
	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' BLUE JEAN BABY RUSSIAN SAGE	1 GAL
	SALVIA X SUPERBA 'MAY NIGHT' MEADOW SAGE	1 GAL

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
11. GROUND COVER AREAS SHALL RECEIVE 1-1/2" INCHES OF FINE TEXTURED SOIL AID/SOIL PEP. ALL OTHER PLANT BEDS AND TREE WELLS TO RECEIVE THREE INCHES (3") OF BARK MULCH AS PER SPECIFICATION.
12. ALL FLOWERING BULBS SHALL BE PLACED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
13. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. REFER TO SPECIFICATIONS FOR FURTHER DETAIL.
14. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
15. LAWN AREAS TO BE REHABILITATED SHALL HAVE EXISTING TURF SURFACE REMOVED AND GRUBBED OUT, AND EXISTING TOPSOIL PRESERVED AND AMENDED.

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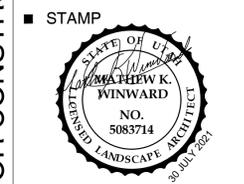
PREPARED FOR:  
Castlewood Development

CONSULTANTS:

NORTH SALT LAKE  
 HWY 89 APARTMENTS  
 256 HWY 89  
 N Salt Lake, Utah 84054

REVISIONS:

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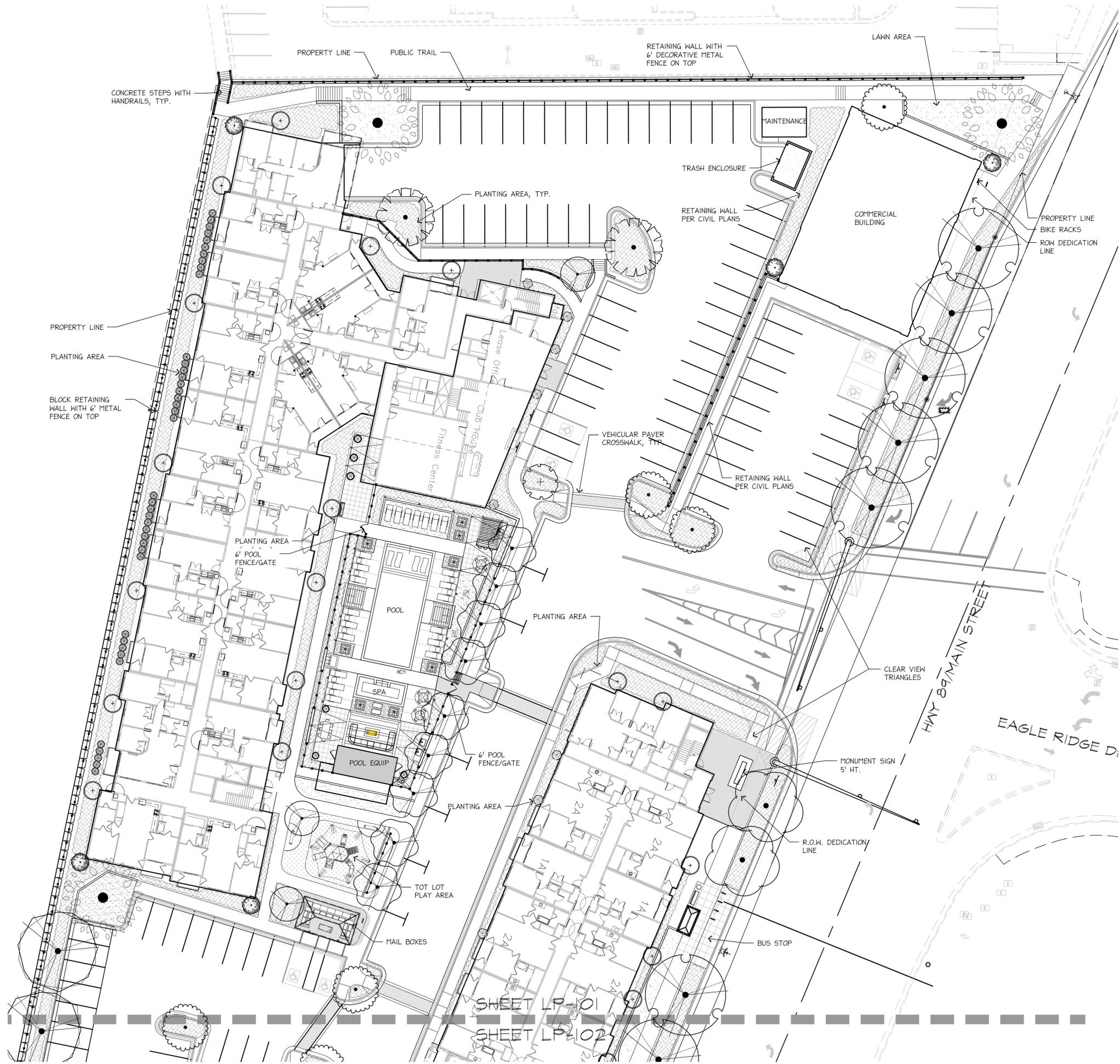


SHEET TITLE:  
**OVERALL PLANTING PLAN**

DATE: 08-27-2021  
 DRAWN BY: NP  
 CHECKED BY: EB  
 JOB NO.: U21-031

SHEET NO.:  
**LP-001**

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

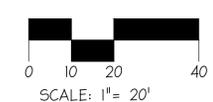


PLANT SCHEDULE SITE PLAN

TREES	BOTANICAL / COMMON NAME	CAL
	ACER TRUNCATUM 'RUBY SUNSET' SUNSET MAPLE	2" CAL
	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEEAM	2" CAL
	CATALPA SPECIOSA NORTHERN CATALPA	2" CAL
	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL
	CERCIS CANADENSIS 'COVEY' TM LAVENDER TWIST EASTERN REDBUD	2" CAL
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	2" CAL
	GLEDITSIA TRIACANTHOS 'INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL
	MALUS X 'RASPBERRY SPEAR' RASPBERRY SPEAR CRABAPPLE	2" CAL
	MALUS X 'ROYAL RAINDROPS' ROYAL RAINDROPS CRABAPPLE	2" CAL
	STRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL
	TILIA TOMENTOSA SILVER LINDEN	2" CAL
	ULMUS X 'FRONTIER' FRONTIER ELM	2" CAL
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE SAKELEAF ZELKOVA	2" CAL
EVERGREEN TREES	BOTANICAL / COMMON NAME	CAL
	CEDRUS ATLANTICA 'FASTIGIATA' COLUMNAR ATLAS CEDAR	6"-8" TA
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6"-8" TA
	PICEA GLAUCA PENDULA 'MORTON TOWER' MORTON TOWER WEeping WHITE SPRUCE	6"-8" TA
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD ADAM'S NEEDLE	5 GAL
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT
	MIXED SHRUB & PERENNIAL PLANTINGS* PLANTINGS *SEE PROPOSED PLANT LIST ON SHEET LP-001*	--
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	POA PRATENSIS KENTUCKY BLUEGRASS	50D
EROSION CONTROL MAT	BOTANICAL / COMMON NAME	SIZE
	EROSION CONTROL MAT	--

\*SEE FULL PROPOSED PLANT LIST ON SHEET LP-001\*

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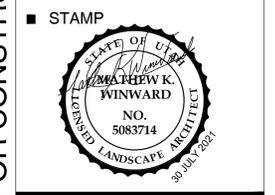
■ PREPARED FOR:  
Castlewood Development  
--  
--

■ CONSULTANTS:

**NORTH SALT LAKE  
HWY 89 APARTMENTS**  
256 HWY 89  
N Salt Lake, Utah 84054

■ REVISIONS:

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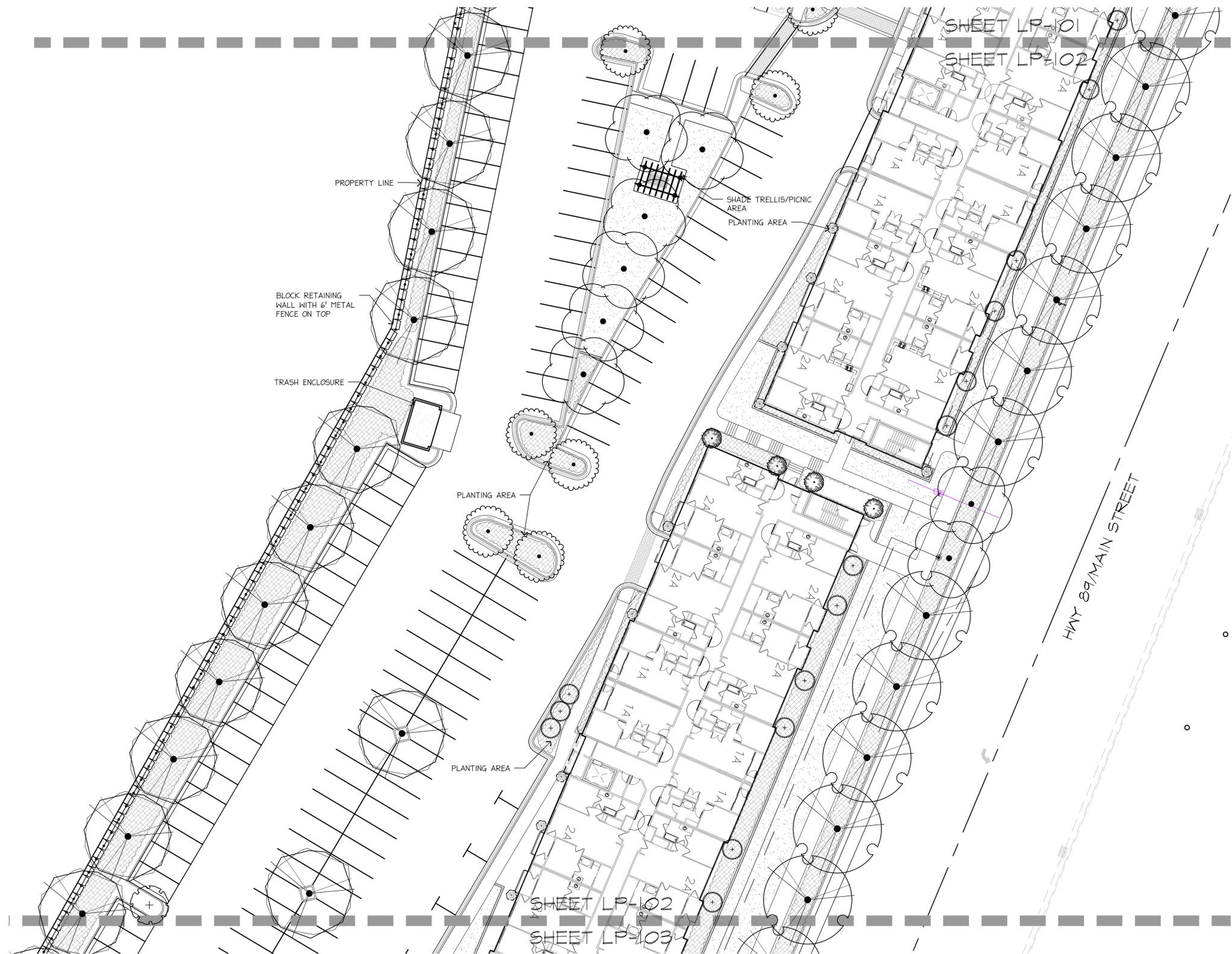
■ SHEET TITLE:  
PLANTING PLAN

■ DATE: 08-27-2021  
■ DRAWN BY: NP  
■ CHECKED BY: EB  
■ JOB NO.: U21-031

■ SHEET NO.:  
LP-101

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

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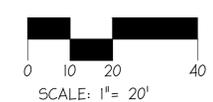


PLANT SCHEDULE SITE PLAN

TREES	BOTANICAL / COMMON NAME	QAL
	ACER TRUNCATUM 'RUBY SUNSET' SUNSET MAPLE	2" CAL
	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2" CAL
	CATALPA SPECIOSA NORTHERN CATALPA	2" CAL
	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL
	CERCIS CANADENSIS 'COVEY' TM LAVENDER TWIST EASTERN REDBUD	2" CAL
	CERCIS CANADENSIS 'FOREST FANSY' FOREST FANSY EASTERN REDBUD	2" CAL
	GLEDITSIA TRIACANTHOS 'INERMIS' 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL
	MALUS X 'RASPBERRY SPEAR' RASPBERRY SPEAR CRABAPPLE	2" CAL
	MALUS X 'ROYAL RAINDROPS' ROYAL RAINDROPS CRABAPPLE	2" CAL
	STRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL
	TILIA TOMENTOSA SILVER LINDEN	2" CAL
	ULMUS X 'FRONTIER' FRONTIER ELM	2" CAL
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE SAWLEAF ZELKOVA	2" CAL
EVERGREEN TREES	BOTANICAL / COMMON NAME	QAL
	CEDRUS ATLANTICA 'FASTIGIATA' COLUMNAR ATLAS CEDAR	6"-8" TA
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6"-8" TA
	PICEA GLAUCA PENDULA 'MORTON TOWER' MORTON TOWER WEeping WHITE SPRUCE	6"-8" TA
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD ADAM'S NEEDLE	5 GAL
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT
	MIXED SHRUB & PERENNIAL PLANTINGS* *SEE PROPOSED PLANT LIST ON SHEET LP-001*	--
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	POA PRATENSIS KENTUCKY BLUEGRASS	SOD
EROSION CONTROL MAT	BOTANICAL / COMMON NAME	SIZE
	EROSION CONTROL MAT	--

\*SEE FULL PROPOSED PLANT LIST ON SHEET LP-001\*

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**G.B.D**  
**G. BROWN: DESIGN INC**  
 SITE AND LANDSCAPE ARCHITECTS  
 610 East South Temple, Ste 50  
 Salt Lake City, Utah 84102  
 p. 801.575.6066 f. 801.575.6166  
 www.gbrowndesign.com

■ **PREPARED FOR:**  
 Castlewood Development  
 --  
 --

■ **CONSULTANTS:**

**NORTH SALT LAKE  
 HWY 89 APARTMENTS**  
 256 HWY 89  
 N Salt Lake, Utah 84054

■ **REVISIONS:**

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■ **STAMP**

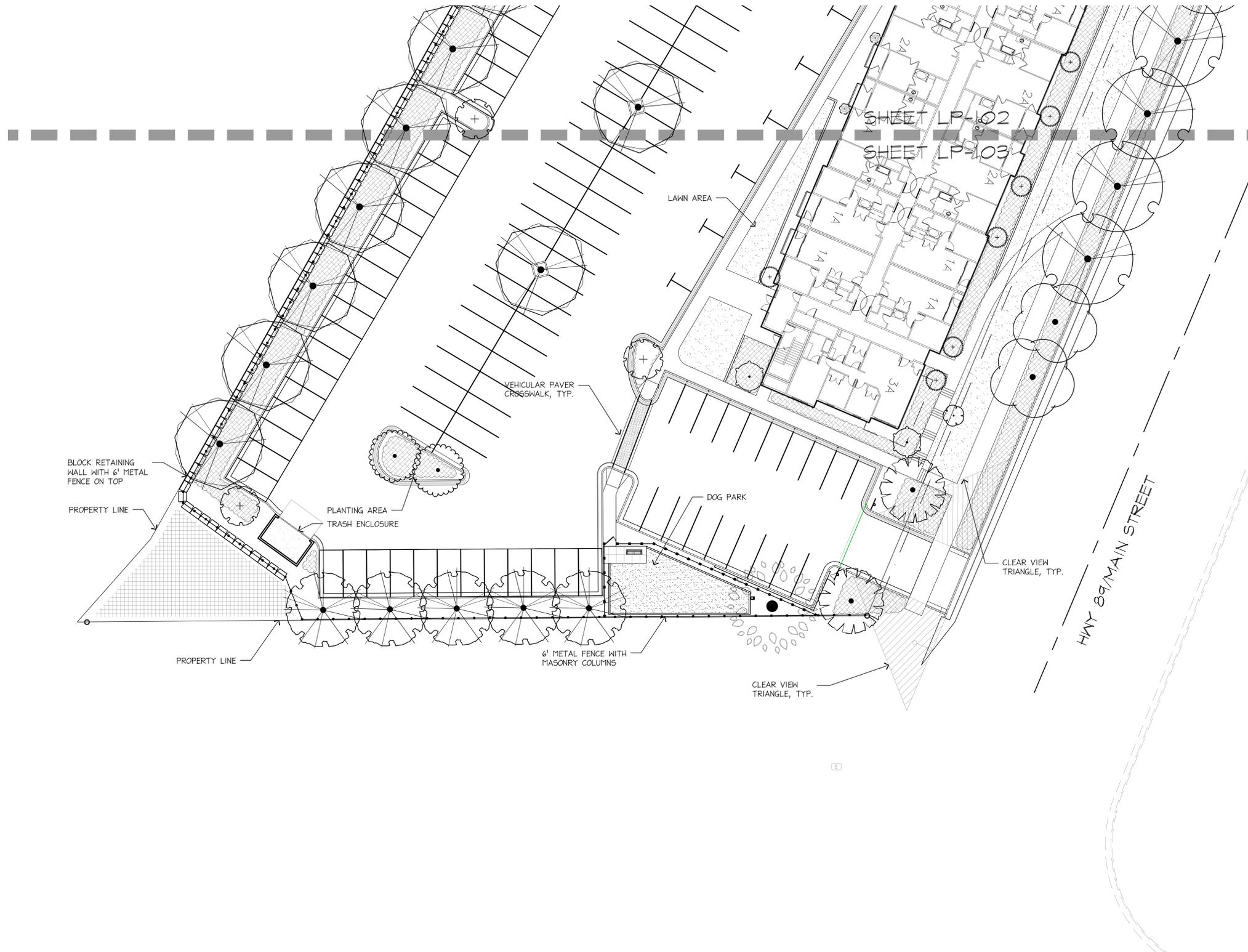
■ **SHEET TITLE:**  
 PLANTING PLAN

■ **DATE:** 08-27-2021  
 ■ **DRAWN BY:** NP  
 ■ **CHECKED BY:** EB  
 ■ **JOB NO.:** U21-031

■ **SHEET NO.:**  
**LP-102**

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

01/21/2021 - North Salt Lake Hwy 89 Apartments/CAD/Planting/MSL - Hwy 89 Apartments.dwg (Sheet) 07:28



PLANT SCHEDULE SITE PLAN

TREES	BOTANICAL / COMMON NAME	CAL
	ACER TRUNCATUM 'RUBY SUNSET' SUNSET MAPLE	2" CAL
	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEEAM	2" CAL
	CATALPA SPECIOSA NORTHERN CATALPA	2" CAL
	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL
	CERCIS CANADENSIS 'COVEY' TM LAVENDER TWIST EASTERN REDBUD	2" CAL
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	2" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL
	MALLUS X 'RASPBERRY SPEAR' RASPBERRY SPEAR CRABAPPLE	2" CAL
	MALLUS X 'ROYAL RAINDROPS' ROYAL RAINDROPS CRABAPPLE	2" CAL
	STRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL
	TILIA TOMENTOSA SILVER LINDEN	2" CAL
	ULMUS X 'FRONTIER' FRONTIER ELM	2" CAL
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE SAMLEAF ZELKOVA	2" CAL
EVERGREEN TREES	BOTANICAL / COMMON NAME	CAL
	CEDRUS ATLANTICA 'FASTIGIATA' COLUMNAR ATLAS CEDAR	6"-8" TA
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6"-8" TA
	PICEA GLAUCA PENDULA 'MORTON TOWER' MORTON TOWER WEEPING WHITE SPRUCE	6"-8" TA
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD ADAM'S NEEDLE	5 GAL
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT
	MIXED SHRUB & PERENNIAL PLANTINGS* PLANTINGS *SEE PROPOSED PLANT LIST ON SHEET LP-001*	--
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	POA PRATENSIS KENTUCKY BLUEGRASS	500
EROSION CONTROL MAT	BOTANICAL / COMMON NAME	SIZE
	EROSION CONTROL MAT	--

\*SEE FULL PROPOSED PLANT LIST ON SHEET LP-001\*



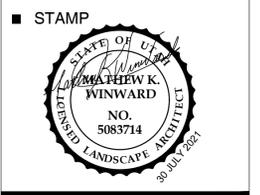
**PREPARED FOR:**  
Castlewood Development

**CONSULTANTS:**

**NORTH SALT LAKE  
HWY 89 APARTMENTS**  
256 HWY 89  
N Salt Lake, Utah 84054

**REVISIONS:**

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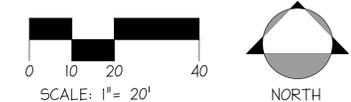


**SHEET TITLE:**  
PLANTING PLAN

**DATE:** 08-27-2021  
**DRAWN BY:** NP  
**CHECKED BY:** EB  
**JOB NO.:** U21-031

**SHEET NO.:**  
LP-103

THIS SHEET IS INTENDED TO BE PRINTED IN COLOR



PRELIMINARY PLAN - NOT FOR CONSTRUCTION

1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 AUGUST 24, 2021

4  
5 **DRAFT**  
6

7 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and BreAnna Larson  
8 led those present in the Pledge of Allegiance.  
9

10 PRESENT: Commission Chair Ted Knowlton  
11 Commissioner Ron Jorgensen  
12 Commissioner BreAnna Larson  
13 Commissioner Katherine Maus  
14 Commissioner Alisa Van Langeveld  
15 Commissioner Brandon Tucker  
16 Commissioner William Ward  
17

18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,  
19 Planner.  
20

21 OTHERS PRESENT: Steve McCutchan, Dave Tolman, XCEL Development; Patti Jensen, ,  
22 Caralyn Bingham, Dee Lalliss, Lisa Baskin (City Council), residents; Dane Stone, South Davis  
23 Metro Fire Agency; Soren Simonsen, Jordan River Commission; Jack Ray, Utah Waterfowl  
24 Association.  
25

26 1. PUBLIC COMMENTS  
27

28 There were no public comments.  
29

30 2. 2021 ANNEXATION POLICY PLAN & EXPANSION AREA MAP (DRAFT  
31 AMENDMENT) PUBLIC MEETING TO RECEIVE COMMENTS FROM AFFECTED  
32 ENTITIES ON THE PROPOSED AMENDMENTS TO THE PLAN AND EXPANSION  
33 AREAS PRIOR TO THE PUBLIC HEARING (TENTATIVELY SCHEDULED  
34 9/14/2021)  
35

36 Chair Knowlton explained that this would be a multi-week process and that the Planning  
37 Commission began their initial deliberation at the August 9<sup>th</sup> Commission meeting. He said the  
38 primary purpose of tonight's meeting was to gather comments from the affected entities and  
39 agencies such as sewer, fire, etc. The public hearing was tentatively scheduled for September  
40 14<sup>th</sup>.  
41

42 Sherrie Pace reported on the Annexation Policy Plan and showed the version that was adopted in  
43 2003 as well as the corresponding map. She explained that the 2003 version had three areas of

44 potential expansion, labeled A, B, and C. She said the boundaries of areas B and C were not  
45 expected to change. Ms. Pace explained that the Annexation Policy Plan was a guiding document  
46 and not an ordinance or law. She said that anything shown in the plan was not a guarantee but  
47 just a guide similar to the General Plan and Town Center Master Plan. This plan would identify  
48 what items needed further investigation for each individual annexation as well as input from  
49 affected entities. The affected entities would be the service districts, county agencies, and city  
50 agencies. The State code has specific requirements that will be addressed within the Annexation  
51 Policy Plan update. These requirements include statements about the criteria that would guide the  
52 City's decision on future annexation petitions, matters relevant to the community: character,  
53 need for municipal services, plans for expanding services, an estimate of the tax consequences to  
54 the property owners (those in the annexation area and citizens of the city), and the interests of all  
55 affected entities. The State code would also require an attempt to avoid gaps or overlap of the  
56 expansion area with another city's expansion area. The plan would also need to include the  
57 population growth projections for the next 20 years, current and projected costs of infrastructure,  
58 services and public facilities for full development of the site, as well as expanded services and  
59 infrastructure through the area. Considerations would also need to be made for the City's  
60 General Plan and any need established for residential, commercial, and industrial development as  
61 well as agricultural, recreational, or wildlife lands. The plan would also need to be guided by five  
62 principles: drawing boundaries along local districts, eliminating islands and peninsulas of  
63 territory that was not receiving municipal type services, to facilitate the consolidation of  
64 overlapping functions of local government, to promote efficient delivery of services, and to  
65 encourage the equitable distribution of community resources and obligations.

66  
67 Sherrie Pace spoke on annexation Area A, which consisted of Chevron as well as some State  
68 owned property. She commented that the State owned property was not accessible via Redwood  
69 Road. She explained that staff had some concerns with including the property owned by the State  
70 because of the difficulty with accessing it, particularly in regards to providing emergency  
71 services. Area C included properties owned by the Forest Service and Salt Lake City. Areas B  
72 and C would remain unchanged on the proposed map and Area D would be the new proposed  
73 annexation area. Ms. Pace said Area D was part of the drafted plan due to property owners on  
74 2200 West in Salt Lake County who were interested in filing a proposal to annex into the City.  
75 She explained that the City could not accept a petition without changing the annexation policy  
76 plan to include that area. It was then suggested that the City Council hire a consultant to prepare  
77 a study and update the policy plan.

78  
79 Sherrie Pace said the study and annexation policy plan updates were not a guarantee for approval  
80 of an annexation but would allow for consideration of an annexation. When staff received the  
81 request and reviewed State code it was found that the existing plan was not up to date so the  
82 entire plan would be updated at this time. She said it would be best to separate Areas A, B, and C  
83 from Area D as those areas needed to be brought into compliance with State code, while Area D  
84 was a completely new and separate consideration.

85  
86 Area A consisted of Chevron and a State HOV park, Area B was the area between the City and  
87 Bountiful and was not proposed to have any changes at this time; however, there was a  
88 discussion with the County on the potential future annexation of Area B to provide better  
89 services. Area C consisted of property owned by either the Forest Service or Salt Lake City. The  
90 majority of the property in Area D was owned by Cross E Ranch or XCEL Development.

91  
92 Sherrie Pace shared an update to the population projections based upon building permit data and  
93 projected growth rates of Davis County from the Kem C. Gardner Policy Institute as well as  
94 discussion with developers for the proposed annexation area. The City considered population  
95 growth projections for the municipality within the current City boundaries as well as the  
96 Annexation Policy Areas A, B, C, and D for the next 20 years. The population projections for the  
97 City with Areas A, B, and C were 23,430 in 2020 to 29,918 individuals in 2041. Area B was  
98 projected to include a population of 924 and Area D added an additional 6,160 individuals.  
99 These projections did not include information from the 2020 census as it would not be released  
100 until August of 2022.

101  
102 Area A was currently serviced by Davis County, South Davis Sewer District, South Davis Metro  
103 Fire and currently had a low demand for those services. Area B was fully developed as a  
104 residential neighborhood with several commercial parcels and was serviced by South Davis  
105 Water, South Davis Sewer and South Davis Metro Fire with moderate demand for services.  
106 There are an estimated 300 homes with 924 individuals in Area B. Area C consisted of the forest  
107 service property with no demand for services or residential development.

108  
109 Sherrie Pace said one of the items to be addressed was how to finance municipal services in  
110 these areas. She said the first option would be to require the developer to pay for all the  
111 infrastructure costs with the City to pay the difference for any upsized offsite improvements. The  
112 second would be a payback agreement with the developer paying for the entire infrastructure of  
113 the development and the City would reimburse them for shared improvements with other  
114 developments for up to ten years. The third option would be special improvement/public  
115 infrastructure districts, which were taxing entities that could be formed to help reimburse for the  
116 cost of some improvements such as public parks. She said the tax consequences for residential  
117 property owners in Area B, based off the mill levy for the 2020 tax year, would result in a 2.77%  
118 increase from Davis County rates.

119  
120 Sherrie Pace shared the list of affected entities for Areas A, B, and C which included Davis  
121 County Mosquito Abatement District, South Davis Sewer District, South Davis Metro Fire,  
122 Davis County Government, South Davis Recreation District, Davis County Health Department,  
123 Davis County Flood Control, Jordan River Commission, Utah State Division of Forestry, Fire  
124 and State Lands, Legacy Nature Preserve, Davis County Animal Care, Davis School District,  
125 Davis County Library, Salt Lake City Corporation, and the U.S. Forest Service. She said notices

126 were sent to each entity on the list for tonight's meeting to provide input on the proposed plan.  
127 Any resulting comments would become part of the plan along with a response from the City. She  
128 said Weber Basin Water Conservancy District had already provided a letter explaining that if a  
129 certain area was annexed then their service boundaries would need to be changed. Ms. Pace also  
130 spoke on other comments she had received from Weber Basin and Davis County Flood Control.

131  
132 Chair Knowlton asked for comments from any entities present regarding Areas A, B, and C.  
133 Sherrie Pace commented that there were no specific comments regarding Areas A, B, and C. She  
134 said the email from Davis County Flood Control consisted of a map of the area showing streams,  
135 canals, and facilities but did not contain any comments.

136  
137 Sherrie Pace then spoke on Area D and said the projected population was approximately 6,360  
138 residents based upon the land use plans that had been submitted from XCEL Development and  
139 Cross E Ranch. The total density would be approximately five dwelling units per acre with some  
140 lots preserved for agricultural use. The absorption rate would be approximately 300-350  
141 dwelling units per year for the first four years based on information from the developers. The  
142 effect on the population would be approximately 8,000 additional residents based on annexing  
143 Areas B and D. She said an additional way that infrastructure could be financed in Area D  
144 included private roads and private parks maintained through a Homeowners Association (HOA).  
145 The tax analysis for Area D was a rough estimate due to a portion of the current property being  
146 in another county but was determined to be a decrease of 12.49%.

147  
148 Ms. Pace reviewed the affected entities for Area D which included: South Davis Sewer District,  
149 South Davis Metro Fire, Jordan River Commission, Utah State Division of Forestry, Fire and  
150 State Lands, Utah Department of Transportation, Utah Transit Agency, Davis County  
151 Government, Salt Lake County, Granite School District, Central Utah Water Conservancy  
152 District, Wasatch Waste and Recycling District, Salt Lake County Municipal Type Services,  
153 Unified Fire Service, Salt Lake Valley Law Enforcement Service Area, Greater Salt Lake  
154 Municipal Services District, Salt Lake County Library, Jordan River Commission, Salt Lake  
155 City, and the Salt Lake City Department of Airports.

156  
157 Commissioner Van Langeveld commented on the affected entities for Area D and said that  
158 proposal included the assumption that the future residents in this area would potentially be  
159 enrolled in the Salt Lake School District. She suggested that the District be added to the list and  
160 contacted. Mackenzie Bennett replied that staff sent out over 50 letters and believed one was sent  
161 to the Salt Lake County School District, the entities on the list, and those parties who may have  
162 an interest such as local planning commissions, etc.

163  
164 Steve McCutchan, representing XCEL Development, spoke on the merits of adding Area D to  
165 the City's Annexation Policy Plan. He explained that Cross E Ranch would be filing their own  
166 application and there would be public hearings for each development. Mr. McCutchan spoke on

167 the timeline from the initial purchase of the property by XCEL, to the resolution required by the  
168 Salt Lake County Council, to the annexation proposal for the City. He said an agreement was  
169 signed in early 2021 by Salt Lake City and Salt Lake City International Airport that they would  
170 not contest the annexation nor the review of the River Ranch General Development Plan. He  
171 explained that municipal services were the reason for most annexations and was definitely a  
172 driving factor in this case as well. The example was given that Cross E Ranch did not currently  
173 have drinkable water or a sewer system, which restricted their ability to improve or expand. The  
174 approval of the annexation would provide water and sewer services for Cross E Ranch.

175  
176 Steve McCutchan said that the City was mostly built out and many of the current projects were  
177 redevelopment. He said there were some downsides to being built out and no longer growing  
178 including a plateau of sales and use tax, need to curtail services, certain businesses plateauing,  
179 and new businesses choosing to open elsewhere. Mr. McCutchan said Area D would provide  
180 opportunities to the City particularly in the area of growth. He said annexation of this area could  
181 also help to determine if further annexation west of the Jordan River was appropriate as there  
182 were approximately 1,000 developable acres there.

183  
184 Steve McCutchan commented that Area D was in an ideal location for growth to occur with 1-  
185 215, Legacy Highway, and 1-15 nearby. He explained several other potential merits including  
186 extending the existing bus line, offering a broad range of housing choices including some  
187 affordable housing, providing a range of recreational needs, enhancing relationships with  
188 neighboring cities and counties, providing municipal services to the unincorporated areas,  
189 expansion of Cross E Ranch and agri-tourism, preserving open space, and a long term positive  
190 cash flow opportunity for the City. Mr. McCutchan said the development of Area D would be a  
191 budget increase of approximately \$240,000 per year and the new residents would spend about  
192 \$8.3 million per year at City businesses (particularly those along Redwood Road).

193  
194 Commissioner Tucker asked for more information on how the projected revenue for the  
195 proposed annexation was calculated. Sherrie Pace replied that she received information from the  
196 consultant, Lewis Young, and could provide that to the Commission.

197  
198 Steve McCutchan commented that this estimate was provided by Bonneville Research and could  
199 be provided to the Commission as well.

200  
201 Chair Knowlton said that representatives from South Davis Metro Fire, the Jordan River  
202 Commission, and Utah Water Fowl Association were present.

203  
204 Dane Stone, Fire Chief for South Davis Metro Fire District, spoke to Areas A, B, and C. He said  
205 that the Fire District was already servicing those areas so there were no foreseen issues. He then  
206 spoke to Area D. He said Area D was not a big concern but there may be a need for additional  
207 personnel. Chief Stone explained that population did not push call volume but demographics

208 would. He suggested that six personnel may be necessary at the cost of \$524,000 plus an  
209 additional vehicle and some building modifications for a total of \$2.5 million.

210

211 Sherrie Pace asked if those anticipated costs would be over 20 years. Chief Stone replied that the  
212 \$2.5 million would be initial costs and if there was an increase in call volume then it may be  
213 more. He said that it was dependent on the demographics including age, economics, and meeting  
214 State mandated response times.

215

216 Commissioner Van Langeveld spoke on an increase in call volume that would necessitate  
217 additional personnel. She asked about the timeframe for hiring that personnel. Chief Stone  
218 responded that it would probably take years to see the increase.

219

220 Commissioner Ward asked if this was the experience with the Foxboro development areas. Chief  
221 Stone replied affirmatively and said that there was a need for a new fire station in that area. He  
222 also said that in 2017 there was a truth in taxation hearing, which resulted in increased staffing.

223

224 Soren Simonsen, Jordan River Commission, commented that the Jordan River Commission was  
225 an interlocal agency that did not collect taxes or fees. He said that they would prepare official  
226 written comments for the public hearing but had several key areas of interest as a public agency  
227 that he would like to mention tonight. This included preserving and enhancing water quality,  
228 enhance and restore wildlife areas, supporting recreation and access, and trail development.

229

230 Chair Knowlton asked what the net effect of a change from the current land use to a prospective  
231 residential development of approximately 6,000 units including agricultural space. Soren  
232 Simonsen replied that there were beneficial uses of agriculture as they may manage the areas  
233 around the river more effectively and open space would serve beneficial uses for wildlife as well.  
234 He said there had been some development around the Jordan River including some with a buffer  
235 and felt there could be some good benefits.

236

237 Jack Ray, Utah Waterfowl Association, commented that his association was committed to  
238 preserving waterfowl habitats. He said he was also representing Rudi Reclamation, which owned  
239 1,850 acres that was located 1.5 miles from Area D. This property was managed for the benefit  
240 of wildlife and was an important part of the Great Salt Lake ecosystem. Mr. Ray explained that  
241 they had no interest in annexation and had been committed to preserving the property for over  
242 100 years. He suggested that the City become involved with Salt Lake County and Salt Lake  
243 City in their efforts to master plan the shoreline area.

244

245 Jack Ray mentioned the Swaner property, which was located in the Salt Lake Incorporated  
246 boundaries and was zoned for commercial development. He said the City should consider the  
247 implications of this development including infrastructure.

248

249 Sherrie Pace reported on the schedule and said the deadline for written comments from the  
250 affected entities was ten days, from August 24<sup>th</sup>, which would be September 3<sup>rd</sup>. The public  
251 hearing was scheduled for September 14<sup>th</sup>.

252  
253 Chair Knowlton said that the Commission would provide direction to staff on what they would  
254 like to see in the policy plan on September 14<sup>th</sup> and then provide any modifications on  
255 September 28<sup>th</sup> for review by the City Council in October. He asked if there were other questions  
256 or information that needed to be provided by the property owner.

257  
258 Commissioner Larson commented that her primary concern was the water and that it would be  
259 beneficial to address the letter provided by Weber Basin Water Conservancy and the need for  
260 them to annex to provide services to that area. Sherrie Pace clarified that the Commission would  
261 like staff to further research this. She said that Weber Basin could not legally provide water to  
262 that area until the service area boundaries were updated.

263  
264 Commissioner Larson said that it seemed like Weber Basin would not proceed with annexing the  
265 service area boundaries without the City. She felt the statement they sent should be included in the  
266 meeting minutes and the annexation policy plan notes.

267  
268 Commissioner Van Langeveld commented that an area of consideration was the financials and  
269 that those provided were inconsistent or incomplete and she asked for better and firmer numbers.  
270 She then asked about item number eight in the merits for adding Area D and the statement that  
271 the estimation was a 3-4 year build out process. She said this would mean the population  
272 estimates were incorrect if all of the 6,000 plus units were to be built in that timeframe. Sherrie  
273 Pace clarified that the River Ranch development would be completed in the 3-4 year timeframe.

274  
275 Commissioner Van Langeveld said in the proposed plan, Exhibit B related to Area D in reference  
276 to the cost benefit analysis that she was not confident that the numbers reflected there were  
277 accurate. She said the expenses to the City for staffing seemed low as well as the projection over  
278 the course of 20 years showed a net loss and asked for clarification that it was a net positive for  
279 the City in the long term.

280  
281 Chair Knowlton commented that he was more interested in how the development would perform  
282 in the 100-200 year timeframe and not the short term 10-20 year timeframe. He said the City  
283 would run out of land and the long game was the fiscal sustainability of the City at build out.

284  
285 Steve McCutchan stated that the table in reference was incorrect. He said they would obtain  
286 additional information and asked if the Commission wanted to see 100 years out. Chair  
287 Knowlton clarified that it was not the phasing in of the initial cost of infrastructure and the fees  
288 but the long term view if the development would pay for itself or not. He said it was the  
289 determination of whether the development was fiscally sustainable. Steve McCutchan said there

290 was a limit to the length of time being analyzed in relation to projection accuracy. He said once  
291 the reports were corrected it should illustrate to the City that the development would result in  
292 equalization.

293  
294 Commissioner Van Langeveld commented that it seemed like the benefits were more for the  
295 future residents of the proposed Area D and not the current residents of the City. She asked how  
296 this development would benefit the City and current residents.

297  
298 Commissioner Ward inquired as to how much consideration should be accounted for unknown  
299 future citizens. Commissioner Tucker commented that the consideration right now was  
300 additional land for the City and the possible implications and not the approval of River Ranch or  
301 the other developments.

302  
303 Commissioner Van Langeveld stated that if the City wanted to remove the area west of the  
304 Jordan River in Area C, it would be countered by the addition of Area D. She said there was not  
305 currently access or infrastructure to that area. She said some consideration should be given to the  
306 western property in Area C.

307  
308 Commissioner Tucker asked if any public comments had been received. He asked about the  
309 upcoming September 14<sup>th</sup> public meeting and if it would be focused on Area D. Sherrie Pace  
310 replied that she felt the focus would be on Area D.

311  
312 Chair Knowlton said that the question was what makes sense for the City. He said sometimes  
313 there were things that may be worse for a city but better for the metropolitan area. This would be  
314 the next level and the applicant made some points for this.

315  
316 Commissioner Jorgensen spoke on the comments that had already been made and said that if  
317 there were issues, they needed to be reflected in the document. He said any issues also needed to  
318 take precedence over the timeline and the process needed to be thorough including correct  
319 numbers and documents.

320  
321 Commissioner Van Langeveld requested the airport documents particularly in relation to the  
322 County Airport Overlay Zone Amendment. She would also like to see additional information  
323 from the South Davis Sewer District and how the development would be serviced. David  
324 Tolman, XCEL Development, said he would provide this information to City staff.

325  
326 Chair Knowlton commented that if Salt Lake City was engaging in a shoreline planning process  
327 that staff should be involved. Sherrie Pace replied that she was part of the steering committee for  
328 that process.

329

330 Mackenzie Bennett reported that Salt Lake County was in the process of updating the West  
331 General Plan, which included Area D. She said their general plan specified that Area D was a  
332 potential annexation area.

333  
334 Steve McCutchan said in previous discussions with Salt Lake City and County that they were not  
335 interested in developing Area D and suggested approaching the City. He said that there was an  
336 agreement with Salt Lake City that they would not contest the annexation and was unsure why  
337 their area plan update would even include this area. Sherrie Pace replied that Salt Lake City's  
338 plan was larger than just Area D.

339  
340 Commissioner Larson asked for clarification regarding if Area D was annexed, that there would  
341 not be preset zoning. She said the acquisition of the land might be in the best interest of the City  
342 but that different zoning may be more appropriate than what the landowner wanted. Sherrie Pace  
343 replied that the annexation was an agreement with the City and the property owners. She  
344 explained that the property owners involved in the annexation petition were not all part of Area  
345 D. When the property owners came in with an annexation petition the City would enter into  
346 negotiations and a development review.

347  
348 Sherrie Pace clarified that the adoption of the annexation policy plan would just provide that  
349 Area D could be annexed.

350  
351 Commissioner Maus commented that her main concern was reviewing the document page by  
352 page and would like to continue the discussions.

353  
354 Commissioner Tucker said that the public meetings on policy were for information gathering and  
355 not opinions.

356  
357 Commissioner Van Langeveld stated that she was interested in annexing Area D but had  
358 concerns with the specifics of the proposal. She said this concern did not need to be tied to the  
359 proposal for annexation.

360  
361 Chair Knowlton said annexing property in another county that was across the river did not make  
362 a lot of sense.

363  
364 Commissioner Van Langeveld commented that there were aspects such as the school district and  
365 water that would need to be resolved. Commissioner Larson said she would like to see more  
366 information on the sewer and water aspects.

367  
368 Commissioner Ward was in agreement with what had been mentioned and said that there were  
369 some details missing such as the transportation and other issues that may have made this process  
370 more complicated.

371 Chair Knowlton said some of the takeaways were if this project was good for the City and to  
372 focus on the item at hand which was just approving the Annexation Policy Plan.

373  
374 Commissioner Jorgensen spoke on whether the annexation was a good idea and that there should  
375 be some analysis of the benefits and costs. He said that the property owners did have a plan for  
376 the property, which could not be ignored.

377  
378 Mackenzie Bennett clarified that per the West General Plan for Salt Lake County, Area D would  
379 remain agricultural if it was not annexed by the City.

380  
381 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY  
382 PLANNING COMMISSION

383  
384 Sherrie Pace had nothing to report.

385  
386 4. APPROVAL OF MINUTES

387  
388 The Planning Commission meeting minutes of August 9, 2021 were reviewed and approved.

389  
390 **Commissioner Jorgensen moved to approve the August 9, 2021 Planning Commission**  
391 **minutes as modified. Commissioner Van Langeveld seconded the motion. The motion was**  
392 **approved by Commissioners Jorgensen, Knowlton, Larson, Maus, Tucker, Van Langeveld**  
393 **and Ward.**

394  
395 5. ADJOURN

396  
397 Chair Knowlton adjourned the meeting at 8:46 p.m.

398  
399 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
400 *Tuesday September 14, 2021 by unanimous vote of all members present.*

401  
402  
403  
404 \_\_\_\_\_  
*Linda Horrocks, City Recorder*