



# CITY OF NORTH SALT LAKE

REDEVELOPMENT AGENCY (RDA)  
NOTICE & AGENDA  
FEBRUARY 15, 2022 – 7:00 PM

Posted February 14, 2022

Notice is given that the City of North Salt Lake Redevelopment Agency will hold a meeting on **TUESDAY, FEBRUARY 15, 2022 at 7:00 p.m.** in the City Council chambers at City Hall located at 10 East Center Street, North Salt Lake, Utah. Some members may participate electronically. The following items of business will be discussed; the order of business may be changed as time permits.

1. Introduction
2. Discussion of Proposal to Enter into a Tax Participation Agreement with Castlewood Development for the Purpose of Assisting in the Costs of Public Infrastructure and Other Project Improvements Related to the Williamsburg Luxury Apartment Development
3. Approve Redevelopment Agency Meeting Minutes of November 30, 2021
4. Adjourn

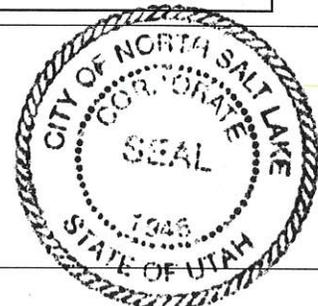
**The public is invited to attend all Redevelopment Agency meetings. If you need special accommodations to participate in the Redevelopment Agency meeting, please call the City office at 801-335-8709. Please provide at least 24 hours notice for adequate arrangements to be made.**

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 14<sup>th</sup> day of February, 2022.

Dated this 14<sup>th</sup> day of February, 2022.

*Wendy Page*





## REDEVELOPMENT AGENCY OF NORTH SALT LAKE

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

Brian Horrocks  
Chair

### MEMORANDUM

**TO:** Honorable Chair and Board Members

**FROM:** Ken Leetham, City Manager

**DATE:** February 15, 2022

**SUBJECT:** Discussion of Proposal to Enter into a Tax Participation Agreement with Castlewood Development for the Purpose of Assisting in the Costs of Public Infrastructure and Other Project Improvements Related to the Williamsburg Luxury Apartment Development.

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### RECOMMENDATION

I recommend that the Board consider approval of certain reimbursements and credits to Castlewood Development in exchange for identified development project improvements.

### BACKGROUND

Castlewood Development, the developer of Williamsburg Luxury Apartments, has requested that the Board consider participation in the development due to certain extraordinary development requirements (see attached request). City staff has evaluated each of the requests and believes that there is good justification for participating at certain levels in this project. The developer's request consists of the following six items:

- 1) Overhead to Underground Power Along US89 (\$390,000)
- 2) Land Dedication US89 (\$141,931.46)
- 3) US89 and UTA Bus Stop Improvements (\$302,361.25)
- 4) Signal and Intersection Improvements at Eagleridge Drive (\$231,678.52)
- 5) Regional Trail Connection (\$97,600)
- 6) Increased Materials Costs of Underground Parking (\$1,247,020)

The purpose of this memo is to provide the Board with background and some policy direction that might help you make a determination about how to evaluate this request. In general, City staff approaches these questions by reviewing what elements of proposed projects are unique and possibly outside of the City's traditional development requirements. We also review what benefit beyond the immediate project there is to the Town Center neighborhood and consider whether or not that benefit should be reimbursed with public funds.

### Overhead to Underground Power Along US89

The Redevelopment Agency has participated in the installation of underground power within the Town Center for the City's Edge project. In that case, the City contributed \$60,000 to the project in exchange for a five-year covenant from the developer that 35% of the housing units in the project would meet the definition of affordable housing at income rates between 50-80% of the Area Median Income (AMI). The City's requirement to bury power lines has been a consistent requirement of all projects and with the exception of the City's Edge project, the City has not reimbursed any developers for this specific infrastructure cost. Staff is not recommending RDA participation for this improvement.

### Land Dedication on US89

The developer's request is to be reimbursed for the right-of-way that the project is donating for a small expansion to US89. This right-of-way will be used to provide for additional safety features which include a deceleration lane, a right turn pocket and an added shoulder south of the project entrance. These are great improvements that have a safety benefit to the community at large. More importantly, the City has participated in similar reimbursement agreements for right-of-way dedication within the Town Center. The reimbursement would be for 6,700 square feet of right-of-way at a value of \$21.28 per square foot. Staff supports reimbursement of this improvement.

### US89 and UTA Bus Stop Improvements

As the Board knows, developments within the Town Center have oversized streetscape facilities including sidewalks, parkstrips, landscaping and street lighting. The RDA Board has participated in two key projects within the Town Center that have provided these improvements: Town Center and Town Plaza. Staff believes that it is a benefit to the community and to the goals of the Town Center urban design plans to have these improvements and supports reimbursement of this case. In addition, the UTA bus stop in this location will be moved and improved with a bus shelter.

### Signal and Intersection Improvements at Eagleridge Drive

This improvement is unique to this project and it is staff's belief that it will benefit the City, particularly those commuters who pass through this intersection every day. This project will make some intersection improvements and includes a new signal mast arm. Staff supports this reimbursement request.

### Regional Trail Access

This project includes a small portion of what will become a regional trail access from the west side of this and other properties between Williamsburg and Center Street. This planned Town Center improvement will allow hundreds of residents to walk to and from Hatch Park without having to use the smaller sidewalks on US89. Staff supports an impact fee credit for this request.

### Increased Material Costs for Underground Parking

There is little doubt that this amenity in the project is a great benefit to the project and will make this project highly desirable. It is unfortunate that costs have increased making this feature even more expensive for the developer. It is staff's belief, however, that this improvement was negotiated in

exchange for significant density credits on this property. It is also difficult to justify the use of public funds for improvements that really only benefit the project. Staff does not support this request.

Additional Information Regarding Terms and Conditions

There may be terms and conditions surrounding this type of transaction that the Board members may not be aware of. They are:

- 1) In order to participate as described in this memo, the RDA and the developer will enter into a formal Tax Participation Agreement to be approved at a future meeting.
- 2) Participation will take the form of reimbursement or credits for actual costs only and will be capped at the amounts provided in the request.
- 3) Impact fee credits will be issued when possible. In this case, the only improvement that qualifies for the use of impact fees is the trail improvement.
- 4) Tax Increment Revenue will be used that is generated from this project only. CDA revenues from other sources within the CDA area will not be encumbered by any commitments made in this agreement.
- 5) If the developer is not reimbursed by the end of the TIF collection period (2036), neither the RDA nor the City is obligated to pay any unpaid reimbursement. The reimbursement obligation only lasts as long as the TIF collection period.
- 6) TIF revenue available is only 75% of the TIF collected on this project. 25% of the TIF revenue collected flows to the RDA for administration, other projects and housing.

Additionally, the project is projected to generate approximately \$1,800,000 in Tax Increment Revenue. As noted above, the US89 CDA is structured such that 75% of that projected TIF revenue or \$1,350,000 is available for discretionary incentives. The support of four of the six requests is approximately \$773,571 leaving \$576,429 left for other improvements that may be needed within the CDA project area. Approval of the recommended requests will share approximately 53% of the available TIF revenue projected to be generated within the Williamsburg project.

Summary Information

Item	Request (\$)	Funding Source	Recommendation
Underground Power	\$390,000	TIF Revenue	No
Land Dedication for R-O-W	\$141,931	TIF Revenue	Yes
US89 Improvements and UTA Bus Stop	\$302,361	TIF Revenue	Yes
Signal Pole and Intersection at Eagleridge	\$231,679	TIF Revenue	Yes
Regional Trail Connection	\$97,000	Park Impact Fee	Yes
Underground Parking Cost Increase	\$1,247,020	Unknown	No

**POSSIBLE MOTION**

I move that the Redevelopment Agency Board instruct the staff to prepare an agreement between the RDA and Castlewood Development that provides for reimbursement or fee credits up to \$773,571 for the purpose of assisting in the costs of public infrastructure required in the Williamsburg Luxury Apartment Project.



January 13, 2022

City of North Salt Lake  
Community Development Department  
Attn: Sherrie Pace & Ken Leetham  
10 East Center Street  
North Salt Lake, UT 84054  
[sherriep@nslcity.org](mailto:sherriep@nslcity.org)

Re: Williamsburg Luxury Apartments  
Request for Consideration of CDA Funds

Dear Sherrie & Ken,

Thank you both very much for the continued collaboration and willingness to explain North Salt Lake City's goals for the Highway 89 Community Development Area and how they relate to our project. Now that we have a better understanding of how the city assesses these types of requests, we have put together a revised request for CDA funds that we would like you to consider. We have organized our requests in accordance with the city's participation guidelines: (1) Needed system or regional infrastructure improvements; (2) Economic development incentives for land uses such as desirable retail or employment generators; (3) Project incentives for certain design features, amenities, desirable open spaces, recreational partnerships. See below for a detailed description of those improvements that are eligible for CDA participation.

**(1) Needed system or regional infrastructure improvements** *(additional rights-of-way; oversized utilities, trails, sidewalks, particularly where such infrastructure serves areas greater than the subject development):*

- Overhead to Underground Power Infrastructure Conversion, Highway 89 (\$390,000.00)  
Typically, when we are developing a project, Rocky Mountain Power will identify the closest power source that can supply sufficient power to our project. If that power source is up a pole, we will run our power connection down the pole and set a transformer near the base. The city has requested that in addition to our typical power installation, that we also bury those transmission power lines running along Highway 89. In order to do this we will have to bore under Highway 89, and install a switchgear which converts the overhead power to underground infrastructure. We had to execute two separate contracts with Rocky Mountain Power, one that involves improvements specific to our project, and the other which involves the burying of the power lines. The burying of the transmission lines is beyond the typical scope of a development



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project but we understand the City's desire to do so to improve the overall look and feel of the area.

- Land Dedication, Highway 89 ROW (\$141,931.46)

While working through our site design, the city requested that we dedicate land toward the highway 89 right-of-way. With the additional right-of-way, a wider sidewalk and park strip can be built, resulting in a more comfortable pedestrian realm, and there will be enough roadway width to accommodate a future bus rapid transit stop that is planned to be immediately east of our project.

- Highway 89, ROW Improvements & UTA Bus Stop (\$302,361.25)

The city has requested that Castlewood Development not only dedicate land to accommodate the highway 89 improvements, but also build and pay for the highway 89 improvements. These improvements Castlewood Development will be building include sidewalks, curb, gutter, street trees, irrigation, landscaping, and a UTA Bus Stop.

- Signal Pole & Intersection Improvements, Hwy 89 & Eagle Ridge Dr (\$231,678.52)

Once the additional land was allocated towards the Highway-89 right-of-way, Castlewood Development had to employ a signal engineer to take a look at the Highway 89 and Eagle Ridge Drive Intersection improvements. It was determined that since the existing signal pole did not extend the full length of the newly widened right-of-way, that a new signal pole needed to be constructed. This includes boring under the roadways, new pedestrian pole and traffic signal arm, demolition of existing signal and equipment, etc. These signal pole and intersection improvements would not have been necessary if the city had not requested the dedication of additional right-of-way. The improvements are also a significant upgrade to the traffic flow for the City outside of this project. I have included an itemized cost estimate that was developed by our signal engineer, Kimley Horn, for your reference.

- Regional Trail Connection (\$97,600.00)

The city requested that Castlewood Development build a trail connection running east and west through the site, connecting to the North Salt Lake regional trail network. Some of the improvements include grading, and subgrade prep of the trail; materials and labor to construct the trail; and retaining walls to account for the grade change between the commercial and multi-family buildings, northern property line, and the trail.

**(3) Project incentives for certain design features, amenities, desirable open spaces, recreational partnerships** (*Town Center features like street trees in grates, street level artwork, benches, outdoor gathering; Architecture, underground or structured parking*):

- Podium Parking Structure, Structural Concrete Cost Escalation (\$1,247,020.00)

The last item we are requesting you to consider is one that we had not originally anticipated requesting. A month ago, Castlewood Development submitted a request to the Redevelopment Agency of North Salt Lake to consider a 2-year extension of the Highway 89 CDA Project Area due to the delays caused by the Covid-19 Pandemic. These delays have caused Castlewood a significant amount of additional costs not to mention that unprecedented escalation in costs of



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DEVELOPMENT

raw materials we have seen in the past 18 months. The costs associated with the delays and the increase in material costs were not originally anticipated when we started the entitlements for this project and when we received our approvals necessary to develop the Williamsburg Class A apartment project. A large component of our project cost is the structured parking. We have asked our general contractor to provide the increase in cost for just the structural concrete of the podium parking which totaled to \$1,247,020.00. This increase has occurred just in the timeframe we have been going through our city entitlements. We are asking that the city consider assisting us with the cost of just a portion of the unanticipated increase in cost to construct the structured parking. In discussions with City Staff, Castlewood became familiar with the City's vision for the area, and the aesthetic goals for its gateway. By structuring some of the required parking, Castlewood has been able to show the City a project that fits the vision. We are excited to have our project act as your city's gateway and believe it will change the image of the city and how those who visit, work, and live in North Salt Lake feel while driving into the City of North Salt Lake.

Attached is our Tax Increment Budget that shows our anticipated increment we are projecting for the project. You will note the amount we are anticipating for the project is an estimated \$1.8 million, to be collected through the life of the project area. It is evident that the increment is not adequate to cover all of the costs covered above and would request consideration from the city to credit us for a portion of those impact fees we are required to pay for our proposed project. Particularly the park impact fees and road impact fees.

Please feel free to give me a call if you have any questions about what I have described above. If everything looks acceptable and reasonable, would you please advise us on what our next steps are to move this request forward and receive approval from the RDA? Thank you very much for your consideration.

Sincerely,  
Castlewood Development

Russell Harris,  
President

cc: Hayley Pratt, Duaine Rasmussen, & Randy Sant

RH:hp

PROPERTY TAX ANALYSIS: Williamsburg Apartments	Payment Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS	NPV	
	Tax Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035			
	Year	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17			
<b>Cumulative Taxable Value</b>																
Land		\$3,566,845	\$3,566,845	\$3,566,845	\$3,566,845	\$3,566,845	\$3,566,845	\$3,566,845	\$3,566,845	\$3,566,845	\$3,566,845	\$3,566,845	\$3,566,845			
Building		\$37,440,916	\$37,440,916	\$37,440,916	\$37,440,916	\$37,440,916	\$37,440,916	\$37,440,916	\$37,440,916	\$37,440,916	\$37,440,916	\$37,440,916	\$37,440,916			
Personal Property		\$101,050	\$101,050	\$101,050	\$101,050	\$101,050	\$101,050	\$101,050	\$101,050	\$101,050	\$101,050	\$101,050	\$101,050			
<b>Total Assessed Value:</b>		<b>\$41,108,811</b>														
<b>TOTAL TAXABLE VALUE:</b>		<b>\$41,108,811</b>														
<b>TAX RATE &amp; INCREMENT ANALYSIS:</b>	2021 Rates													Totals	NPV	
Davis County	0.001435	58,991	58,991	58,991	58,991	58,991	58,991	58,991	58,991	58,991	58,991	58,991	58,991	707,894	553,636	
Davis County Library	0.000289	11,880	11,880	11,880	11,880	11,880	11,880	11,880	11,880	11,880	11,880	11,880	11,880	142,565	111,499	
Davis School District	0.007642	314,154	314,154	314,154	314,154	314,154	314,154	314,154	314,154	314,154	314,154	314,154	314,154	3,769,842	2,948,354	
North Salt Lake City	0.001141	46,905	46,905	46,905	46,905	46,905	46,905	46,905	46,905	46,905	46,905	46,905	46,905	562,862	440,208	
Weber Basin Water Conservancy District	0.000132	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	65,116	50,927	
Mosquito Abatement District - Davis	0.000099	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	48,837	38,195	
South Davis Sewer District	0.000296	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	146,018	114,200	
South Davis Recreation District	0.000210	8,633	8,633	8,633	8,633	8,633	8,633	8,633	8,633	8,633	8,633	8,633	8,633	103,594	81,020	
<b>TOTAL INCREMENTAL TAX REVENUE:</b>	<b>0.011244</b>	<b>\$462,227</b>	<b>\$5,546,730</b>	<b>\$4,338,039</b>												
<b>PROJECT AREA BUDGET</b>		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS	NPV	
<b>Sources of Funds:</b>		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS	NPV
<i>Property Tax Participation Rate for Budget</i>																
Davis County		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Davis County Library		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Davis School District		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
North Salt Lake City		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Weber Basin Water Conservancy District		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Mosquito Abatement District - Davis		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
South Davis Sewer District		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
South Davis Recreation District		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
<i>Property Tax Increment for Budget</i>																
Davis County		\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$283,157	\$221,454
Davis County Library		\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$57,026	\$44,600
Davis School District		\$125,661	\$125,661	\$125,661	\$125,661	\$125,661	\$125,661	\$125,661	\$125,661	\$125,661	\$125,661	\$125,661	\$125,661	\$1,507,937	\$1,179,342	
North Salt Lake City		\$18,762	\$18,762	\$18,762	\$18,762	\$18,762	\$18,762	\$18,762	\$18,762	\$18,762	\$18,762	\$18,762	\$18,762	\$225,145	\$176,083	
Weber Basin Water Conservancy District		\$2,171	\$2,171	\$2,171	\$2,171	\$2,171	\$2,171	\$2,171	\$2,171	\$2,171	\$2,171	\$2,171	\$2,171	\$26,047	\$20,371	
Mosquito Abatement District - Davis		\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$19,535	\$15,278	
South Davis Sewer District		\$4,867	\$4,867	\$4,867	\$4,867	\$4,867	\$4,867	\$4,867	\$4,867	\$4,867	\$4,867	\$4,867	\$4,867	\$58,407	\$45,680	
South Davis Recreation District		\$3,453	\$3,453	\$3,453	\$3,453	\$3,453	\$3,453	\$3,453	\$3,453	\$3,453	\$3,453	\$3,453	\$3,453	\$41,438	\$32,408	
<b>Total Property Tax Increment for Budget:</b>		<b>\$184,891</b>	<b>\$2,218,692</b>	<b>\$1,735,216</b>												
<b>Uses of Tax Increment Funds:</b>		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS	NPV	
Agency Administration and Operations	5.0%	\$9,245	\$9,245	\$9,245	\$9,245	\$9,245	\$9,245	\$9,245	\$9,245	\$9,245	\$9,245	\$9,245	\$9,245	\$9,245	\$110,935	\$86,761
Housing	10.0%	\$18,489	\$18,489	\$18,489	\$18,489	\$18,489	\$18,489	\$18,489	\$18,489	\$18,489	\$18,489	\$18,489	\$18,489	\$18,489	\$221,869	\$173,522
Project Development Costs	85.0%	\$157,157	\$157,157	\$157,157	\$157,157	\$157,157	\$157,157	\$157,157	\$157,157	\$157,157	\$157,157	\$157,157	\$157,157	\$1,885,888	\$1,474,933	
<b>Total Uses</b>		<b>\$184,891</b>	<b>\$2,218,692</b>	<b>\$1,735,216</b>												
<b>REMAINING TAX REVENUES FOR TAXING ENTITIES</b>		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS	NPV	
Davis County		\$35,395	\$35,395	\$35,395	\$35,395	\$35,395	\$35,395	\$35,395	\$35,395	\$35,395	\$35,395	\$35,395	\$35,395	\$424,736	\$332,182	
Davis County Library		\$7,128	\$7,128	\$7,128	\$7,128	\$7,128	\$7,128	\$7,128	\$7,128	\$7,128	\$7,128	\$7,128	\$7,128	\$85,539	\$66,899	
Davis School District		\$188,492	\$188,492	\$188,492	\$188,492	\$188,492	\$188,492	\$188,492	\$188,492	\$188,492	\$188,492	\$188,492	\$188,492	\$2,261,905	\$1,769,012	
North Salt Lake City		\$28,143	\$28,143	\$28,143	\$28,143	\$28,143	\$28,143	\$28,143	\$28,143	\$28,143	\$28,143	\$28,143	\$28,143	\$337,717	\$264,125	
Weber Basin Water Conservancy District		\$3,256	\$3,256	\$3,256	\$3,256	\$3,256	\$3,256	\$3,256	\$3,256	\$3,256	\$3,256	\$3,256	\$3,256	\$39,070	\$30,556	
Mosquito Abatement District - Davis		\$2,442	\$2,442	\$2,442	\$2,442	\$2,442	\$2,442	\$2,442	\$2,442	\$2,442	\$2,442	\$2,442	\$2,442	\$29,302	\$22,917	
South Davis Sewer District		\$7,301	\$7,301	\$7,301	\$7,301	\$7,301	\$7,301	\$7,301	\$7,301	\$7,301	\$7,301	\$7,301	\$7,301	\$87,611	\$68,520	
South Davis Recreation District		\$5,180	\$5,180	\$5,180	\$5,180	\$5,180	\$5,180	\$5,180	\$5,180	\$5,180	\$5,180	\$5,180	\$5,180	\$62,157	\$48,612	
<b>Total</b>		<b>\$277,336</b>	<b>\$3,328,038</b>	<b>\$2,602,823</b>												



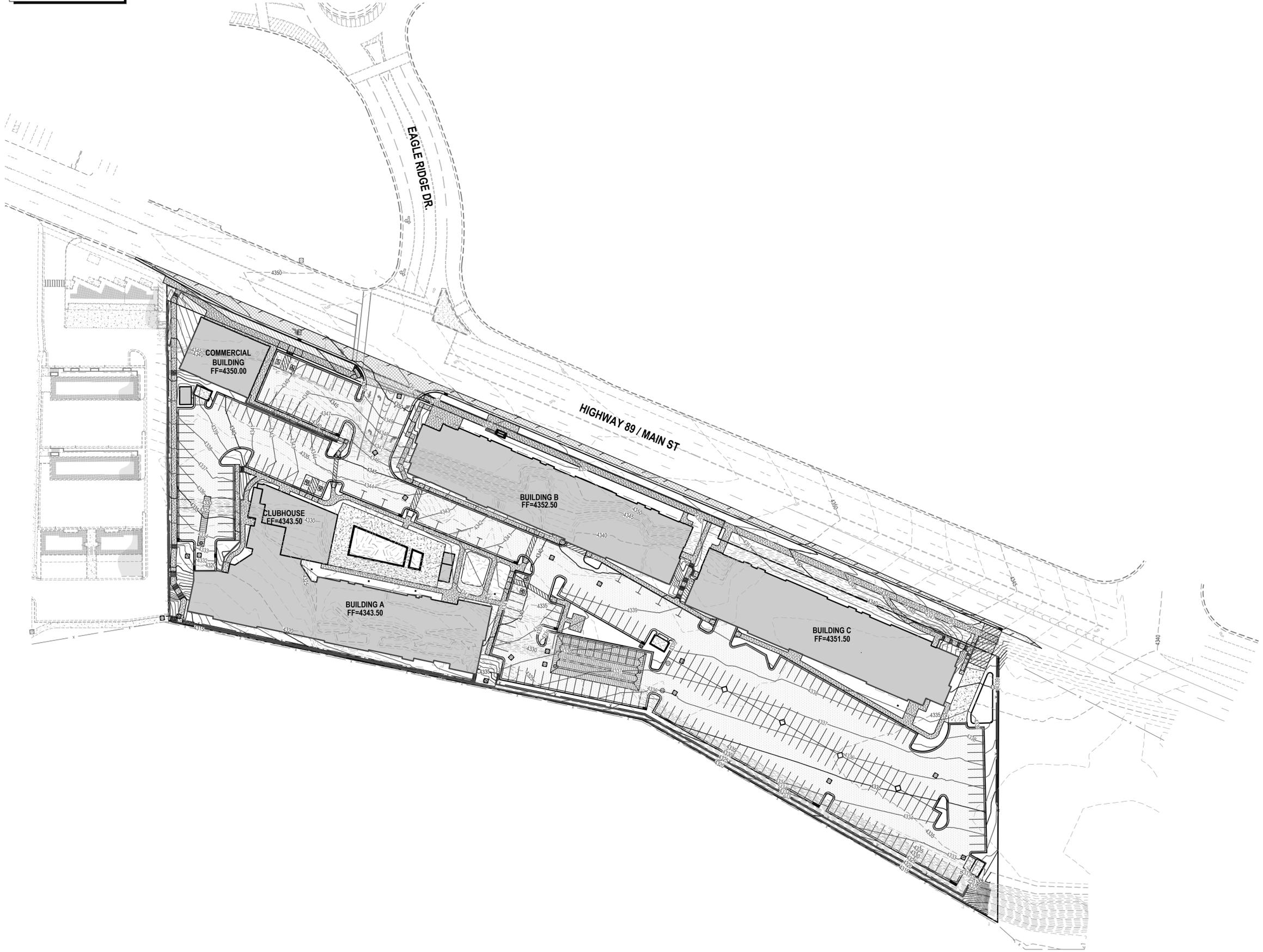
# Williamsburg Luxury Apartments– 256 South Highway 89 Aerial



**BENCHMARK**  
 NORTHEAST CORNER OF SECTION 11,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FOUND 3.9" 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.



**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](http://WWW.ENSIGNENG.COM)

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

CONTACT:  
 HAYLEY PRATT  
 PHONE: 407-617-0698

**WILLIAMSBURG APARTMENTS**

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



**OVERALL GRADING PLAN**

PROJECT NUMBER: 10648A  
 PRINT DATE: 10/27/21  
 DRAWN BY: M. MEDINA  
 CHECKED BY: J. FORD  
 PROJECT MANAGER: J. FORD

**C-300**

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 PRELIMINARY

TREES	BOTANICAL / COMMON NAME	GAL
	ACER TRUNCATUM 'RUBY SUNSET' SUNSET MAPLE	2' GAL
	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2' GAL
	CATALPA SPECIOSA NORTHERN CATALPA	2' GAL
	CELTIS OCCIDENTALIS COMMON HACKBERRY	2' GAL
	CERCIS CANADENSIS 'COVEY' TM LAVENDER TWIST EASTERN REDBUD	2' GAL
	CERCIS CANADENSIS 'FOREST FANNY' FOREST FANNY EASTERN REDBUD	2' GAL
	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2' GAL
	MALUS X 'RASPBERRY SPEAR' RASPBERRY SPEAR CRABAPPLE	2' GAL
	MALUS X 'ROYAL RAINDROPS' ROYAL RAINDROPS CRABAPPLE	2' GAL
	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2' GAL
	TILIA TOMENTOSA SILVER LINDEN	2' GAL
	ULMUS X 'FRONTIER' FRONTIER ELM	2' GAL
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE SAMLEAF ZELKOVA	2' GAL
EVERGREEN TREES	BOTANICAL / COMMON NAME	GAL
	CEDRUS ATLANTICA 'FASTIGIATA' COLUMNAR ATLAS CEDAR	6'-8" TALL
	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6' TALL
	PICEA GLAUCA PENDULA 'MORTON TOWER' MORTON TOWER WEEPING WHITE SPRUCE	6'-8" TALL
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD ADAM'S NEEDLE	5 GAL
PERENNIALS/GRASSES	BOTANICAL / COMMON NAME	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL
	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM TICKSEED	1 GAL
	DIANTHUS X 'PAINT THE TOWN FUSHIA' PINKS	1 GAL
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	1 GAL
	HEMEROCALLIS X 'STELLA SUPREME' STELLA SUPREME DAYLILY	1 GAL
	IRIS PALLIDA 'VARIEGATA' VARIEGATED SWEET IRIS	1 GAL
	LAVANDULA ANGUSTIFOLIA '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 EULALIA GRASS	1 GAL
	PENNISETUM ALOPECUROIDES 'HA MELN' HA MELN 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
SHRUB AREAS	BOTANICAL / COMMON NAME	QTY
	MIXED SHRUB & PERENNIAL PLANTINGS* *SEE PROPOSED PLANT LIST ON SHEET LP-001*	--
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	POA PRATENSIS KENTUCKY BLUEGRASS	SOD

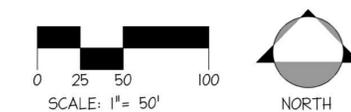
PROPOSED PLANT LIST

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 PAWNEE BUTTES SAND CHERRY	5 GAL
	PRUNUS LAUROCEARUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	5 GAL
	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCKTHORN	5 GAL
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	5 GAL
	SYRINGA PATULA 'MISS KIM' MISS KIM JAPANESE TREE LILAC	5 GAL
	VIURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	5 GAL
	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD ADAM'S NEEDLE	5 GAL
PERENNIALS/GRASSES	BOTANICAL / COMMON NAME	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL
	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM TICKSEED	1 GAL
	DIANTHUS X 'PAINT THE TOWN FUSHIA' PINKS	1 GAL
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	1 GAL
	HEMEROCALLIS X 'STELLA SUPREME' STELLA SUPREME DAYLILY	1 GAL
	IRIS PALLIDA 'VARIEGATA' VARIEGATED SWEET IRIS	1 GAL
	LAVANDULA ANGUSTIFOLIA '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 EULALIA GRASS	1 GAL
	PENNISETUM ALOPECUROIDES 'HA MELN' HA MELN 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 1-800-462-4111, 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.

THIS SHEET IS INTENDED TO BE PRINTED IN COLOR



**G.B.D**  
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 Salt Lake City, Utah 84102  
 p. 801.373.6066 f. 801.373.6166  
 www.growndesign.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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△	-	-
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■ STAMP

■ 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

© U21-031 - North Salt Lake Hwy 89 Apartments CAD/Planting/NSL Hwy 89 Apartments.dwg Issue: 2021-07-29



EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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BUILDING B

1 CITY OF NORTH SALT LAKE  
2 REDEVELOPMENT AGENCY MEETING  
3 NOVEMBER 30, 2021

4  
5 **DRAFT**  
6

7 Chairman Len Arave called the meeting to order at 5:36 p.m.  
8

9 PRESENT: Chairman Len Arave  
10 Board Member Lisa Watts Baskin  
11 Board Member Natalie Gordon  
12 Board Member Brian Horrocks  
13 Board Member Stan Porter  
14

15 STAFF PRESENT: Ken Leetham, City Manager; Sherrie Pace, Community Development  
16 Director; Linda Horrocks, City Recorder.  
17

- 18 1. CONSIDERATION OF RESOLUTION NO. RDA-2021-01R: A RESOLUTION OF  
19 THE CITY OF NORTH SALT LAKE REDEVELOPMENT AGENCY AUTHORIZING  
20 THE EXTENSION OF COLLECTION OF TAX INCREMENT FOR AN  
21 ADDITIONAL TWO YEARS IN THE HIGHWAY COMMUNITY DEVELOPMENT  
22 AREA DUE TO THE COVID-19 EMERGENCY  
23

24 Ken Leetham reported that in 2020 the State Legislature held a special session in which they  
25 enacted a law that allowed for Redevelopment Agencies with projects that generate tax  
26 increment revenues to extend the end dates for TIF collection for a period of two years. This  
27 could be done if the Redevelopment Agencies felt or if property owners indicated delays due to  
28 COVID. Staff reached out to developers in the Highway 89 and Redwood Road CDA project  
29 areas and a Resolution has been created to address the extension for those areas.  
30

31 Mr. Leetham spoke on the Highway 89 CDA project area and said even though several projects  
32 had been approved that the developer for the Williamsburg project had provided a description of  
33 the ways COVID impacted and delayed their project. This included investors that were reluctant  
34 to invest, supply chain issues, and labor shortages.  
35

36 Ken Leetham said the proposal per Resolution RDA 2021-01R would extend the Highway 89  
37 CDA project by two years with an adjustment to the date of the collection period from 2034 to  
38 Dec 31, 2036. He felt this was an important extension in the Highway 89 CDA as it would be  
39 helpful to completing the final plan for that project area.  
40

41 **Board Member Porter moved that the Redevelopment Agency of the City of North Salt**  
42 **Lake adopt Resolution No. RDA-2021-01R. Board Member Horrocks seconded the motion.**

43 **The motion was approved by Board Members Arave, Baskin, Gordon, Horrocks and**  
44 **Porter.**

45  
46 2. CONSIDERATION OF RESOLUTION NO. RDA-2021-02R: A RESOLUTION OF  
47 THE CITY OF NORTH SALT LAKE REDEVELOPMENT AGENCY AUTHORIZING  
48 THE EXTENSION OF COLLECTION OF TAX INCREMENT FOR AN  
49 ADDITIONAL TWO YEARS IN THE REDWOOD ROAD COMMUNITY  
50 DEVELOPMENT AREA DUE TO THE COVID-19 EMERGENCY

51  
52 Ken Leetham reported that the Redwood Road CDA project was not originally included as it was  
53 further along than the Highway 89 CDA. A number of objectives had also been completed within  
54 this project area including the development of the Lee's Marketplace and shopping center, the  
55 majority of the Kimball property, and numerous reconstruction and development in this area. He  
56 explained that there was approximately 12 acres of the Kimball property, in which development  
57 had been delayed. Mr. Leetham said while Utah had a hot market, it had still been impacted by  
58 COVID and explained that developers had been hesitant to invest in this property. He said the  
59 end date for the TIF collection was 2029 and would be extended to 2031.

60  
61 **Board Member Gordon moved that the Redevelopment Agency approve RDA-2021-02R a**  
62 **resolution authorizing the extension of collection of tax increment for an additional two**  
63 **years in the Redwood Road Community Development Area due to the COVID 19**  
64 **emergency. Board Member Porter seconded the motion. The motion was approved by**  
65 **Board Members Arave, Baskin, Gordon, Horrocks and Porter.**

66  
67 Board Member Gordon asked about the City Council vacancy and how this would be resolved.  
68 Ken Leetham replied that the process included advertising for the position two weeks prior to  
69 fulfillment. During the first City Council meeting in January the Council would interview the  
70 applicants in an open meeting.

71  
72 Sherrie Pace commented that there would also be a vacancy on the Planning Commission, which  
73 would be advertised as well.

74  
75 Board Member Baskin asked about the fireworks for the 75<sup>th</sup> Anniversary. Ken Leetham replied  
76 that the fireworks would be at Hatch Park with additional activities at the Veterans Memorial  
77 Amphitheater. This event would be held on Monday December 13<sup>th</sup>.

78        3. ADJOURN

79

80        Chairman Arave adjourned the meeting at 5:47 p.m.

81

82        *The foregoing was approved by the Redevelopment Agency Board of the City of North Salt Lake*  
83        *on Tuesday February 15, 2022 by unanimous vote of all members present.*

84

85

86

87

88

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Chairman

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Recorder