



Agenda -Development Review Committee

DATE: Wednesday June 1, 2022

TIME: 3:30 P.M.

ADDRESS: 30 West 100 South Salem, Utah 84653 (Council Chambers)

3:30 p.m. DRC – Agenda

- Approval of the May 25, 2022 DRC Minutes
- Site Plan – Eric Lyman Plot Plan (Approximately 300 N 550 W) PZ2022-38
- Preliminary Plat – R&G Johnson Subdivision (260 S 500 E) PZ2022-27
- Preliminary Plat – Timber Ranch Subdivision (400 N 481 E) PZ2021-85
- Final Plat – Bowen Ranch Saddle Hollow Subdivision (800 S 550 W) PZ2022-17
- Final Plat – Summer Springs Phase 2 Subdivision (1635 N 770 W) PZ2021-106
- Final Plat – Gossamer Place (50 N 757 E) PZ2022-34
- Preliminary Plat – Garrett’s Place Subdivision (Approximately 1600 S 50 E) PZ2022-1

DRC Voting Member Attendance: Adam Clements, Steve Cox, Bruce Ward, Chief Brad James

City Staff Attendance: John Bowcut, Ryan Selee, Cody Young

Public Attendance: Delys Snyder, Scott Peterson, Josh Narvaez, Kent Stephens, Kyle Spencer, Eric Lyman, Keith Lyman, Shaun Athey

DRC – Agenda

Approval of the May 25, 2022 DRC Minutes

Steve Cox made a motion to table the approval of the May 25, 2022 DRC minutes. Adam Clements seconded the motion. All members of the committee voted in favor. 4-0

Site Plan – Eric Lyman Plot Plan (Approximately 300 N 550 W) PZ2022-38

Bruce Ward located the Eric Lyman Plot Plan. The plot plan is located at approximately 300 North 550 West. Eric Lyman is wanting to build a house at this location. In order to build a house, utilities will be required to be extended to the future house. Bruce Ward talked about the location of the future fire hydrant on the plot plan. The current fire hydrant placement would give Eric Lyman and Kevin Lyman (adjacent property owner) equal opportunity to the water line. The fire hydrant is proposed to be next to the future Mt. Loafer Parkway. Bruce Ward mentioned that there would be no access to the fire hydrant without the construction of Mt. Loafer Parkway. Bruce Ward stated that the fire hydrant needs to have access. Bruce Ward recommended that the water line is adjusted to Eric Lyman's driveway approach. This adjustment of the water line would allow the fire hydrant to have access without the existence of Mt. Loafer Parkway. It was decided that the fire hydrant would be moved next to Eric Lyman's driveway approach. Bruce Ward stated that construction drawings for the infrastructure improvements will need to be submitted to the city for review. It was mentioned that a recorded easement across the county R.O.W (Mt. Loafer Parkway) will be required for utilities. Eric Lyman will be required to pave a 20 foot asphalt access from the existing asphalt to the proposed home. The DRC mentioned that a turnaround (hammer head or circle) will be required to be constructed on the driveway approach of Eric Lyman's home. The required turnaround is a fire

code requirement. Eric Lyman asked Adam Clements if the current power plan would be acceptable. Adam Clements stated that the current power plan will work. The power is currently planned to be brought to the property on overhead lines and then transitioning to underground power underneath the future county road (Mt. Loafer Parkway) and underground into the future home.

Bruce Ward made a motion to approve the site plan for the Eric Lyman Plot Plan subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Recorded easement across the Utah County R.O.W for infrastructure.
- Culinary water line will be modeled to determine appropriate sizing.
- Construction drawings for infrastructure improvements to be submitted to the city for review.
- 20 foot asphalt road to be constructed from the existing asphalt to the future home.
- A turnaround per fire code to be constructed on the driveway of the future home.
- Culinary water line to be re-routed to provide access to the future fire hydrant.

Adam Clements seconded the motion. All members of the committee voted in favor. 4-0

Preliminary Plat – R&G Johnson Subdivision (260 S 500 E) PZ2022-27

Ryan Selee stated that the R&G Johnson Subdivision is located at 260 S 500 E. Ryan Selee stated that an existing home is located on lot 1. Bruce Ward stated that the construction drawings will need to state that the abandoned irrigation pipe will be abandoned and removed. It was mentioned that the irrigation control box will need to be relocated per Salem Canal Company's request. Ryan Selee mentioned that the irrigation control box cannot be located in its current position (located in the future A.D.A Ramp). It was mentioned that the Salem Canal Company had not reviewed the subdivision yet. The DRC stated that the asphalt on 300 South will be a minimum width of 36 feet. Chief Brad James mentioned that a street light will need to be installed between lots 2 and 3A.

Steve Cox made a motion to recommend approval of the preliminary plat for the R&G Johnson Subdivision subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Relocation of the irrigation control box per requirement of the Salem Canal Company

- Asphalt of 300 South to be a minimum of 36 feet wide.
- Street light to be constructed between lots 2 and 3A.
- Abandoned irrigation pipe to be removed.

Chief Brad James seconded the motion. All members of the committee voted in favor. 4-0

Preliminary Plat – Timber Ranch Subdivision (400 N 481 E) PZ2021-85

The Timber Ranch Subdivision is located at 400 N 481 E. The DRC stated that 500 east will use the 66' R.O.W cross section. The 66' R.O.W cross section requires 44 feet of asphalt.

Steve Cox made a motion to recommend approval of the preliminary plat for the Timber Ranch Subdivision subject to compliance with all Salem City Standards and Ordinances with the following condition.

- The 66' R.O.W cross section with 44' of asphalt to be used for 500 East

Adam Clements seconded the motion. All members of the committee voted in favor. 4-0

Final Plat – Bowen Ranch Saddle Hollow Subdivision (800 S 550 W) PZ2022-17

The Bowen Ranch Saddle Hollow Subdivision is located at 880 South and 550 West. Bruce Ward stated that the Bowen Ranch Saddle Hollow Subdivision meets all of the requirements of the R-15 zone.

Chief Brad James made a motion to approve the final plat for the Bowen Ranch Saddle Hollow Subdivision subject to compliance with all Salem City Standards and Ordinances. Steve Cox seconded the motion. All members of the committee voted in favor. 4-0

Final Plat – Summer Springs Phase 2 Subdivision (1635 N 770 W) PZ2021-106

Ryan Selee stated that Summer Springs Phase 2 is the second phase of the Summer Springs Subdivision. The subdivision contains 58 townhomes. Ryan Selee mentioned that 1500 North will remain open until Mt. Loafer Parkway is constructed and 1500 N is rerouted. Lots 94-

97 will be unbuildable until 1500 North is closed and rerouted. Bruce Ward read the following landscaping requirements from the Summer Springs development agreement. "All common areas shall be fully landscaped, including automatic sprinklers systems, by the Developer prior to occupancy". Sean Athey (developer) understands the landscaping requirements outlined in the development agreement. Sean Athey stated that the revised landscaping plan should be submitted to the city soon. It was mentioned that bonding for the landscaping does not replace completion of landscaping outlined in the development agreement. It was mentioned that a note will be added to the plat to ensure that lots 94-97 are unbuildable until 1500 North is closed and rerouted due to the construction of Mt. Loafer Parkway.

Bruce Ward made a motion to approve the final plat for the Summer Springs Phase 2 subdivision subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Follow all requirements of the development agreement
- Lots 94-97 are unbuildable until 1500 North is closed and rerouted

Steve Cox seconded the motion. All members of the committee voted in favor. 4-0

Final Plat – Gossamer Place (50 N 757 E) PZ2022-34

Bruce Ward stated that the Gossamer Place subdivision is a one lot subdivision located at 50 North 757 East. Josh Narvaez from Arive Homes is aware of the connector's agreement in the area. It was mentioned that the property gap in the road will need to be deeded to the city for the city R.O.W.

Bruce Ward made a motion to approve the final plat for the Gossamer subdivision subject to compliance with all Salem City Standards and Ordinances with the following condition.

- Dedicate the property gap in the road to Salem City

Steve Cox seconded the motion. All members of the committee voted in favor. 4-0

Preliminary Plat – Garrett's Place Subdivision (Approximately 1600 S 50 E) PZ2022-1

Ryan Selee stated that Garrett's Place is located at approximately 1600 S 50 E. Ryan Selee stated that the subdivision has 102 lots and one 3 acre parcel for future municipal infrastructure. Ryan Selee stated that there are a few existing homes located in the subdivision. Chief Brad James asked if the developer would keep 50 east closed after the Highline Canal Bridge is finished to do the improvements of 50 east for Garrett's place. Bruce Ward stated that if the developer is planning to begin construction on 50 east for Garrett's Place 30 days or less after the Highline Canal Bridge construction is complete then there would be no reason to open the road for one month and then close it back down again. Bruce Ward stated that Parcel A will be used for future municipal infrastructure. Bruce Ward stated that the plan set did not show a cross section for 11200 South. The plan set will need to provide a cross section for 11200 South. Bruce Ward stated that Dean Ingram is not planning on donating parcel A to Salem City. Bruce Ward is recommending that a density transfer ordinance is created. The city could allow density to be transferred to the Moonlight Village MPD from Garrett's Place for the dedication of Parcel A. Bruce Ward stated that if a density transfer mechanism is not created the city may have to purchase Parcel A from Dean Ingram at market value. There was conversation about how the developer will need to comply with the setback requirements for the Rocky Mountain Power easement going through the subdivision. The current density of Garret's Place is 1.85 units per acre. Ryan Selee stated that the density of Garret's Place not including Parcel A (3 acres) is 1.90 units per acre. It was mentioned that Garret's Place is located in the R-15 zone and the maximum density is 2.09 units per acre.

Bruce Ward made a motion to recommend approval of the preliminary plat for the Garrett's Place Subdivision subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Recommend creating a density transfer mechanism between Moonlight Village MPD and Garrett's Place Subdivision for Parcel A.
- Add a cross section for 11200 South improvements to plan set.
- The Highline Canal Bridge to be completed before building permits can be issued.

Adam Clements seconded the motion. All members of the committee voted in favor.

Steve Cox made a motion to adjourn. Adam Clements seconded the motion. All members of the committee voted in favor.