



Agenda -Development Review Committee

DATE: Wednesday, February 2, 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 January 19, 2022 DRC Minutes
- Zone Change – Timber Ranch R-10 to R-8 (481 E 400 N) PZ2022-4
- Final Plat – Skyview Estates Phase 2 (Elk Ridge Dr. Salem Canal Rd.)
PZ2021-45
- Preliminary Plat – Broad Hollow (Woodland Hills Dr. 400 North) PZ2021-14
- Preliminary Plat – Pearson Property (550 W 800 S) (Bowen Ranch at Saddle Hollow) PZ2021-80
- Preliminary Plat – Park View Meadows (1280 S 750 E) PZ2021-56

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DRC Voting Member Attendance: Matt Marziale, Bruce Ward, Steve Cox, Ted Barnett, Vaughn Pickell

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

Public Attendance: Dean Ingram, Sid Carden, Kent Stephens, Josh (Arrive), Scott Peterson, Delys Snyder

Approval of the January 19, 2022 DRC Minutes

Vaughn Pickell made a motion to approve the minutes from the January 19, 2022 DRC. Ted Barnett Seconded the motion. All members of the committee voted in favor. 5-0

Zone Change – Timber Ranch R-10 to R-8 (481 E 400 N)

The Timber Ranch Zone Change is located at 481 E 400 N Salem, UT. The applicant is requesting an R-10 to R-8 zone change. The zone change would occur on the north lots (1-8) of the proposed Timber Ranch Subdivision. The zone change would encompass a total of 1.98 acres. Kent Stephens stated that the DRC requested that the developers of the Timber Ranch Subdivision and Salem Fields Subdivision coordinate the infrastructure construction in the area. Kent Stephens stated that this infrastructure coordination has caused a redesign and a proposed zone change for a portion of the Timber Ranch Subdivision. Kent Stephens stated that the proposed zone change will blend with the Salem Fields MPD current proposal. Kent Stephens finished up by stating that the proposed zone change will add one lot to the proposed Timber Ranch Subdivision. Bruce Ward stated that the Salem Fields MPD has not been approved and is currently a concept. Bruce Ward mentioned that the Salem Fields MPD zoning could change during the approval process. Bruce Ward stated that there was a proposed zone change on the north side of the Salem Fields MPD that was denied at City Council last month. The proposed zone change was denied by the City Council because the Salem Fields MPD is not approved at this point. Bruce Ward asked Kent Stephens if there was a phasing plan for the proposed

54 Timber Ranch Subdivision. Kent Stephens stated that they are planning on developing the Timber
55 Ranch Subdivision in one phase.

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57 Matt Marizale made a motion to recommend denial of the proposed Timber Ranch Zone
58 Change from R-10 to R-8. Steve Cox seconded the motion. All members of the committee voted in
59 favor. 5-0

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61 **Final Plat – Skyview Estates Phase 2 (Elk Ridge Dr. Salem Canal Rd.)**

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63 Ryan Selee gave an overview of the Skyview Estates Phase 2 final plat subdivision. Ryan Selee
64 stated that Skyview Estates Phase 2 is the second half of the Skyview Estates Subdivision located at Elk
65 Ridge Dr. and Salem Canal Road. Ryan Selee stated that Skyview Estates Phase 2 is composed of 36 lots
66 in the R-12 zone. Ryan Selee stated that there was two important particulars about the project. There
67 is a temporary ingress/egress easement located on lot 60. This ingress/egress easement will be created
68 to comply with the current Salem City standard concerning number of lots to number of access ratios.
69 The developer is planning on abandoning the ingress/egress easement when the property to the north
70 is developed. The developer of Skyview Estates Phase Two is required to coordinate with Salem City,
71 Utah County, Salem Canal Company and Central Utah Water Conservancy District for the
72 improvements of Salem Canal Road and Elk Ridge Drive. This coordination will be required because of
73 the planned Central Utah Water Conservancy District regional pressurized irrigation pipeline project.
74 Dean Ingram asked the DRC if right-of-way improvements in the County right-of-way are reimbursable.
75 Vaughn Pickell stated that Dean Ingram would need to talk with the County about reimbursement of
76 improvements in the County right-of-way. Bruce Ward stated that he found out in a meeting yesterday
77 that there is a possibility of a slope easement in the County right-of-way on Elk Ridge Drive. Dean
78 Ingram asked the DRC who was planning on maintaining the trail in the County right-of-way on Elk
79 Ridge Drive. Bruce Ward stated that Salem City is going to maintain the trail in the County right-of-way
80 on Elk Ridge Drive. Matt Marziale stated that Salem City is maintaining the trail in the County right-of-
81 way on Woodland Hills Drive. Dean Ingram asked if there was a trail in the cross section of the future
82 Mt. Loafer Parkway Road. Bruce Ward stated that there is a trail in the cross section for the future Mt.

Loafer Parkway Road but it will not be built by the County. Dean Ingram asked if there was any future reimbursement plans for the development of trails. Vaughn Pickell stated that there can be reimbursement plans for trails in the future. Dean Ingram stated that developers are constructing trails without being reimbursed. Bruce Ward stated that Salem City needs to look into reimbursing developers for the building of trails in the future. Bruce Ward talked about the Central Utah Water Conservancy District pressurized irrigation pipeline project occurring on Salem Canal Road. Bruce Ward stated that Salem City, Salem Canal Company, Central Utah Water Conservancy District, Utah County and the developer have ties to the improvements along the frontage of the Skyview Estates subdivision. Bruce Ward stated that Central Utah Water Conservancy District and Utah County are constructing the road improvements for Salem Canal Road. Bruce Ward stated that Salem City has to pay a portion to Central Utah Water Conservancy District for constructing the improvements along Salem Canal Road from Woodland Hills Drive to Elk Ridge Drive. Bruce Ward stated that Salem City's current cost for the improvements is estimated at 8 million dollars. Bruce Ward stated that Salem City will not pay for the improvements of Salem Canal across the frontage of the Skyview Estates subdivision. Bruce Ward stated that the developer of the Skyview Estates Subdivision will be given an amount to pay for the improvements of their frontage on Salem Canal Road. Steve Cox asked Dean Ingram about the future of lot 60. Dean Ingram said that they plan to construct an approach for lot 60 and build a house when the ingress/egress easement is no longer needed.

Bruce Ward made a motion to approve the Skyview Estates Phase Two Final Plat subject to compliance of all Salem standards and ordinances with the following conditions.

1. The developer to work with Salem City, Utah County, Salem Canal Company and Central Utah Water Conservancy District to figure out the improvement costs associated with the Central Utah Water Conservancy District pressurized irrigation pipeline project along Salem Canal Road. These improvement costs will be paid by Arive Homes to Salem City with the construction fees of the subdivision.
2. A slope easement along Elk Ridge Drive to be created on the plat if required by Utah County.

Vaughn Pickell seconded the motion. All members of the committee voted in favor. 5-0

Preliminary Plat – Broad Hollow (Woodland Hills Dr. 400 North)

The Broad Hollow subdivision is located at 400 N Woodland Hills Drive. Ryan Selee stated that the Broad Hollow subdivision is located in the R-12 zone. Dean Ingram stated that the revised storm drain plan includes a storm drain basin. The revised storm drain plan removed all storm brix from the subdivision. Bruce Ward stated that the city would like to see the storm drain basin's landscape xeriscape. Bruce Ward stated that Salem City recently received bids for a transportation master plan. Bruce Ward stated that there will need to be space reserved in the right-of-ways (especially 400 N) around Broad Hollow in the event that the transportation master plan warrants wider road widths in the area. Bruce Ward stated that Utah County is requesting that Woodland Hills Drive is fully improved on both sides of the road where Broad Hollow is located. Dean Ingram stated that there needs to be relocation of SESD poles in the Broad Hollow subdivision. Dean Ingram is planning on relocating the SESD poles to the planter strips when the subdivision is built. Dean Ingram also stated that the extra land along Woodland Hills Drive will be used for debris and water coming off of Woodland Hills Drive. Bruce Ward mentioned that the current cross section for the Woodland Hills Drive improvements are not accurate. Bruce Ward stated that the developer will need to coordinate with Utah County about the proper improvements for Woodland Hills Drive. Bruce Ward finished up by stating that the cross section will need to be updated once the appropriate improvements along Woodland Hills Drive is known. Ted Barnett stated that there will be a switch box located on lot 1 of the Broad Hollow Subdivision. Ted Barnett finished up by stating that a power line will need to be placed across Woodland Hills Drive on 400 N.

Bruce Ward made a motion to recommend approval of the Broad Hollow Preliminary Plat subject to compliance of all Salem City standards and ordinances with the following conditions.

1. The Developer to coordinate with Utah County for the appropriate improvements of Woodland Hills Drive. Which may include full improvements including curb and gutter. Once the appropriate improvements are known, the cross section for the Woodland Hills Drive improvements will need to be updated on the plan set.
2. Reserving additional right-of-way (for 400 N) for potential road expansion required by the transportation master plan which will be finished in 2022.
3. Add a buried power line spanning Woodland Hills Drive on 400 N when utility trench is open to the plan set cross section for Woodland Hills Drive.
4. Masonry fence on Woodland Hills Drive.

Steve Cox seconded the motion. All members of the committee voted in favor. 5-0

Preliminary Plat – Pearson Property (550 W 800 S) (Bowen Ranch at Saddle Hollow)

Ryan Selee stated that the Pearson Property Preliminary Plat is located 550 W 800 S. The Pearson Property Preliminary Plat is composed of 18 lots and is located in the R-15 zone. Ryan Selee stated that there will be no offsite utility improvements required by Salem City. Vaughn Pickell asked if it was possible for the homes to not front 550 W. Bruce Ward stated that 550 W is considered a local road. Vaughn Pickell is not concerned about the homes fronting 550 W if 550 W is considered a local road. Bruce Ward stated that the storm drain plan is subject to change at it is reviewed at the final plat stage. John Thornton stated that the name of the Pearson Property Subdivision will be the Bowen Ranch at Saddle Hollow. Brant Tuttle stated that they plan to xeriscape the subdivisions retention basin.

Matt Marziale made a motion to recommend approval of the Bowen Ranch at Saddle Hollow Preliminary Plat subject to compliance of all Salem City standards and ordinance with the following condition.

1. The storm drain plan is subject to change during the final plat review.

Vaughn Pickell seconded the motion. All members of the committee voted in favor. 5-0

Preliminary Plat – Park View Meadows (1280 S 750 E)

Ryan Selee stated that the Park View Meadows subdivision is located at 1280 S 750 E between the Ridgeview Estates and Deer Hollow Subdivisions. Reed Park stated that the storm drain layout was revised to include a retention basin for the subdivision. Ted Barnett asked Reed Park if Jeff Anderson had reached out to him about the future power line along 1280 S. Reed Park stated that Jeff Anderson has reached out to him about the future power line along 1280 S. Ted Barnett stated that he would like to stub the conduits from the future power line along 1280 S into the Park View Meadows property. Reed Park stated that it would be okay for the power conduit to stub into the Park View Meadows property. Reed Park stated that he will coordinate with Jeff Anderson about the construction of the power line along 1280 S. John Bowcut asked if a communications conduit was planned to follow the power line along 1280 S. Ted Barnett stated that a two inch conduit for communications will follow the power line along 1280 S.

Vaughn Pickell made a motion to recommend approval of the Park View Meadows Preliminary Plat subject to compliance of all Salem City standards and ordinances with the following conditions.

1. Coordinate with the Salem City Power Department for the construction of the 1280 S power line.

Ted Barnett seconded the motion. All members of the committee voted in favor. 5-0

Steve Cox made a motion to adjourn. Ted Barnett seconded the motion. All members of the committee voted in favor. 5-0