



Agenda -Development Review Committee

DATE: Wednesday, February 9, 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 February 2, 2022 DRC Minutes
- Preliminary Plat – Salem Village (770 W 1750 N) PZ2022-2
- Final Plat – Davis Farms Phase 1 (Main St. 600 N) PZ2021-91
- Preliminary Plat – Skyhawk Knoll (Woodland Hills Dr. 400 N) PZ2021-107

19 **DRC Voting Member Attendance:** Bruce Ward, Matt Marziale, Ted Barnett, Steve Cox, Chief Brad
20 James, Walter Bird

21

22 **City Staff Attendance:** Adam Clements, Ryan Selee, Cody Young

23

24 **Public Attendance:** Brent Bluth, Dean Ingram

25

26 **Approval of the February 2, 2022 DRC Minutes**

27

28 Bruce Ward made a motion to approve the February 2, 2022 DRC minutes with the following
29 edits.

30

- 31 1. Line 91: and Utah County are doing constructing
- 32 2. Line 92: an opportunity to pay a portion to
- 33 3. Line 93/94: of the curb gutter and trail on Salem Canal Road along Salem Canal Road
34 from Woodland Hills Drive to Elk Ridge Drive
- 35 4. Line 97: a summary an amount
- 36 5. Line 98/98: Bruce Ward stated that the developer of the Skyview Estates Subdivision will
37 not have to pay for the improvements of the Salem Canal pipe.
- 38 6. Line 107: fee's costs
- 39 7. Line 109: fees costs

40

41 Ted Barnett seconded the motion. All members of the committee voted in favor. 5-0. Chief Brad
42 James abstained from voting because of absence from the February 2, 2022 DRC meeting.

43

44 **Preliminary Plat – Salem Village (770 W 1750 N)**

45

46 The Salem Village Subdivision is located at 770 W 1750 N. Ryan Selee mentioned that the Salem
47 Village Subdivision will be a single family home development in the R-5 zone. Ryan Selee stated that

48 the Salem Village Subdivision was originally granted preliminary plat approval in 2019. The Salem
49 Village Subdivision has returned for re-approval with no edits to the plan set. Ryan Selee stated that
50 the irrigation ditch on the north side of the property needs to be piped. Ryan Selee finished up by
51 stating that there may be more irrigation ditches on the property that will need to be improved. Bruce
52 Ward stated that the Spanish Fork South Irrigation Company is requiring the developer of the Salem
53 Village Subdivision to submit an application for approval of the subdivision to them. Bruce Ward stated
54 that a written approval of the Salem Village Subdivision layout from Spanish Fork South Irrigation
55 Company will be required before the final plat is approved by Salem City. Brent Bluth stated that from
56 his memory he remembers the irrigation ditch on the north side of the property to be the only active
57 irrigation ditch on the property. The DRC asked Brent Bluth if he was aware of the conditions for the
58 Salem Village Subdivision in the development agreement. Brent Bluth stated that he was aware of the
59 conditions outlined in the development agreement for the Salem Village Subdivision. Matt Marziale
60 asked Brent Bluth for a time frame to begin construction. Brent Bluth stated that they hope to start
61 construction of the Salem Village Subdivision in the spring of 2022.

62

63 Steve Cox made a motion to recommend approval of the Salem Village Preliminary Plat subject
64 to compliance of all Salem City standards and ordinance with the following conditions.

65

- 66 1. Written approval of the subdivision layout from the Spanish Fork South Irrigation
67 Company.
- 68 2. The existing irrigation ditch on the north end of the property to be piped.
- 69 3. Meeting all conditions outlined in the approved development agreement.

70

71 Matt Marziale seconded the motion. All members of the committee voted in favor. 5-0

72

73 **Final Plat – Davis Farms Phase 1 (Main St. 600 N)**

74

75 The applicant of the Davis Farms Phase 1 Final Plat has removed the project from the DRC
76 agenda today. The Davis Farms Phase 1 Final Plat will be on the DRC agenda at a future date.

77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105

Preliminary Plat – Skyhawk Knoll (Woodland Hills Dr. 400 N)

The Skyhawk Knoll Subdivision is located at Woodland Hills Drive and 400 N. Ryan Selee stated that the Skyhawk Knoll Subdivision is located in the R-12 zone. Ryan Selee stated that the Skyhawk Knoll Preliminary Plat is a revision of the original approved Skyhawk Knoll Preliminary Plat. The revision occurred because of a realignment of a major master planned road. A temporary ingress egress easement was created on lot 41 in order for the Skyhawk Knoll Subdivision to comply with Salem City’s current lot to access ratio standard. Ryan Selee mentioned that the temporary ingress egress easement on lot 41 will be a right in and right out access onto Woodland Hills Drive. Ryan Selee finished up by stating that Phase 1 of the Skyhawk Knoll Subdivision is currently under construction. Dean Ingram stated that lot 41 will be an unbuildable lot until the temporary ingress egress easement is no longer required. Bruce Ward stated that the improvements of the temporary ingress egress easement will be figured out at the final plat stage. Dean Ingram stated that there will be a gap in the future masonry wall along Woodland Hills Drive where the temporary ingress egress easement is located. Dean Ingram stated that the city can hold a bond for the gap in the masonry wall where lot 41 is located from Arrive Homes. This bond will ensure that the masonry wall is completed when the temporary ingress egress easement onto Woodland Hills Drive is no longer required. Chief Brad James asked if there was a lighting requirement for Woodland Hills Drive. Ted Barnett stated that there will be a double light fixture required for Woodland Hills Drive. Chief Brad James asked where Hawthorn Drive was planned to extend to in the future. Bruce Ward stated that Hawthorn Drive will be extended into the Salem Fields MPD in the future. Ted Barnett stated that there are power capacity concerns in the area of the Skyhawk Knoll Subdivision. Ted Barnett stated that he was going to reach out to Salem City’s electrical engineer consultant and get a layout for what is required in the area to add adequate power capacity.

Matt Marziale made a motion to recommend approval of the Skyhawk Knoll Preliminary Plat subject to compliance of all Salem City standards and ordinance with the following conditions.

- 106 1. The temporary ingress egress easement onto Woodland Hills Drive on lot 41 will be a
107 right in right out access.
- 108 2. The required lighting along Woodland Hills Drive will be constructed.
- 109 3. Lot 41 will be an unbuildable lot until the temporary ingress egress easement is no
110 longer required.
- 111 4. The power capacity issue in the area will be resolved through coordination between the
112 developer and the Salem City Power Department.

113

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

115

116 Chief Brad James made a motion to adjourn. Steve Cox seconded the motion. All members of
117 the committee voted in favor. 5-0