



## Agenda -Development Review Committee

DATE: Wednesday, February 16, 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 9, 2022 DRC Minutes
- Preliminary Plat – Loafer Springs (Elk Ridge Dr. 800 S) PZ2021-18
- Final Plat – Arrowhead Springs Phase 4, 5 & 6 (Arrowhead Trail 1260 W)  
PZ2021-54

25 **DRC Voting Member Attendance:** Chief Brad James, Steve Cox, Vaughn Pickell, Bruce Ward, Ted  
26 Barnett, Matt Marziale

27

28 **City Staff Attendance:** Walter Bird, Cody Young, Ryan Selee, Casey Shepard

29

30 **Public Attendance:** Deyls Snyder, Ben Jacobsen, Brian Bird, Ryan Poleman

31

32 **DRC – Agenda**

33

34 **Approval of the February 9, 2022 DRC Minutes**

35

36 Chief Brad James made a motion to approve the DRC minutes from February 9, 2022. Steve Cox  
37 seconded the motion. All members of the committee voted in favor. 6-0

38

39 **Preliminary Plat – Loafer Springs (Elk Ridge Dr. 800 S)**

40

41 Bruce Ward stated that the Loafer Springs Subdivision is located at Elk Ridge Drive and 800  
42 South. Ryan Selee stated that the Loafer Springs Subdivision is composed of 20 lots located in the R-12  
43 zone. Ryan Selee finished up by stating that the Loafer Springs Subdivision will have two retention  
44 basins. Bruce Ward stated that Parcel A will be a parcel owned by Salem City. Parcel A will be improved  
45 as a road when future development occurs. Ryan Selee stated that the developer will need an  
46 excavation permit from Utah County before construction begins on Elk Ridge Drive. Ben Jacobsen  
47 asked the DRC if Parcel A will be owned by the Tyler's (property owners to the east of the Loafer  
48 Springs Subdivision). Bruce Ward stated that Salem City will own Parcel A. Ben Jacobsen stated that  
49 Shirley Tyler would like to have a gravel access through Parcel A connecting to her property. Bruce  
50 Ward stated that Shirley Tyler can approach the city separately about access through the city owned  
51 Parcel A. Vaughn Pickell stated that the R.O.W language will need to be removed from Parcel A on the  
52 Loafer Springs Subdivision Plat.

53

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

1. Removing R.O.W language from Parcel A.
2. Properly locate subdivision on the vicinity map on the plan set.

Matt Marziale seconded the motion. All members of the committee voted in favor. 6-0

**Final Plat – Arrowhead Springs Phase 4, 5 & 6 (Arrowhead Trail 1260 W)**

Ryan Selee stated that Arrowhead Springs Phases 4, 5 & 6 is located at Arrowhead Trail 1260 West (future road). Ryan Selee stated that this is the second final plat submitted to the city for the Arrowhead Springs Subdivision. Ryan Selee stated that 1260 west will become a major road when it is fully improved. Ryan Selee mentioned that Arrowhead Springs Phases 4, 5 & 6 contains 78 townhome units. Ryan Selee stated that 207 living units would be approved in the Arrowhead Springs Subdivision with the approval of the Arrowhead Springs phases 4, 5 & 6 final plat. Ryan Selee read the following from the development agreement concerning the Arrowhead Park construction. “Developer shall construct each Park Phase concurrently with a maximum of one hundred fifty-six (156) living units per Park Phase (“Allowed Units”). Developer shall complete construction of each respective Park Phase before City will issue building permits for the next group of Allowed Units”. It was mentioned that phase 1 of Arrowhead Park construction is mass grading. Bruce Ward asked the developer if they had construction plans for Arrowhead Park. Matt Marziale stated that he hadn’t seen any construction plans for Arrowhead Park. Brian Bird stated that the construction plans for Arrowhead Park will be ready to submit to the city Thursday. There was conversation about funding the construction of Arrowhead Park through PID (public infrastructure district) funding. Bruce Ward stated that the developers of the Arrowhead Park are currently working on a proposal for PID funding Arrowhead Park. Bruce Ward stated that the City Council will be discussing the possibility of PID funding major infrastructure at the March 2, 2022 City Council meeting. The DRC mentioned that 1320 North will

83 need to be shown as fully improved to the end of the units on the Arrowhead Springs Phases 4, 5 & 6  
84 final plat plan set. Bruce Ward talked about the current lot to access ratio standard. Bruce Ward stated  
85 that a secondary access compliant with Salem City code will be required to be constructed for  
86 Arrowhead Springs Phases 4, 5 & 6. Brian Bird stated that they were hoping to use Arrowhead Springs  
87 Phase 10 as their secondary access for Arrowhead Springs 4, 5 & 6. It was mentioned that there is  
88 possibility that the timing of construction for phases 4, 5 & 6 and phase 10 will not align for a  
89 secondary access to be provided. The DRC stated that a secondary access coming from the temporary  
90 turn around will need to be shown on the plat for Arrowhead Springs Phases 4, 5 & 6. The DRC had  
91 questions about the pond east of Arrowhead Springs Phases 4, 5 & 6. Ryan Poleman stated that the  
92 pond to the east of Arrowhead Springs Phases 4, 5 & 6 is a storm drain pond. Ryan Selee asked if the  
93 storm drain pond would need to be expanded in the future. Ryan Poleman stated that he believes that  
94 the storm drain pond is temporary and will be expanded as needed with future development. Bruce  
95 Ward stated that the Arrowhead Park construction plans will need to be completed in order to  
96 determine the size and capacity of the pond to the east of Arrowhead Springs Phases 4, 5 & 6. Ryan  
97 Selee stated that there may be some requirements that need to be worked out with the MS4 program  
98 for the storm drain pond east of Arrowhead Springs Phases 4, 5 & 6. Bruce Ward stated that the MS4  
99 program shouldn't have any issues with the pond if the water doesn't leave the site. Bruce Ward stated  
100 that Dale Carter (MS4 coordinator) will need to be involved with the SWPPP and BMP's used for the  
101 storm drain pond east of Arrowhead Springs Phases 4, 5 & 6. Bruce Ward reminded the developer that  
102 Arrowhead Springs Phases 1, 2, 3, 4, 5 & 6 will not be recorded until the backup culinary water  
103 connection to Payson City and the Substation is constructed completely. Brian Bird gave an update on  
104 the status of the future substation. The developers met with Bodec (substation builder) and SUVPS.  
105 SUVPS showed the developers where they want to have the power lines enter/exit the future  
106 substation. Brian Bird stated that the positioning of the apartments were moved to create a buffer for  
107 the future substation. Bruce Ward asked the DRC if the shifting of the apartments will require an  
108 amendment to the Arrowhead Springs Subdivision Development Agreement. Ryan Poleman stated that  
109 the number of units and the density did not change with the adjustment of position for the apartment  
110 buildings. Councilperson Snyder stated that the shifting of the apartments is a minor change and will  
111 not need to receive an amendment of the Arrowhead Springs Subdivision Development Agreement

112 from the City Council. Ted Barnett mentioned that the future irrigation ditch along Arrowhead Trail will  
113 need to be directed outside of the future substation's footprint. Brian Bird stated that the electrical  
114 engineers for Bodec and SUVPS are concurrently working with each other to design the future  
115 substation. Bruce Ward asked if Ted Barnett was going to receive a 30% submittal for the future  
116 substation soon. Brian Bird stated that a 30% submittal of the substation will be submitted to the city  
117 in 3 to 4 weeks. Bruce Ward stated that the DRC is hesitant to approve Arrowhead Springs Phases 4, 5  
118 & 6 because of the lack of construction plans for the substation and Arrowhead Park. Brian Bird stated  
119 that the city should not be hesitant because the developer has given the city 3.5 million dollars upfront  
120 for infrastructure improvements for the Arrowhead Springs Subdivision. Brian Bird stated that  
121 Arrowhead Park is tied to building permits not final plat units approved. Brian Bird stated that they  
122 understand that the plats will not be recorded until the substation and culinary water connect is fully  
123 constructed. Ted Barnett mentioned that some required parts for the substation are up to two years  
124 away from delivery. There is concern that required parts for construction of the substation will not be  
125 delivered in a timely manner. Brian Bird asked Ted Barnett if parts for substations are in stock at the  
126 Salem City Power Department Shop. Ted Barnett stated that certain essential parts for substations are  
127 not ordered until the developer pays for the substation part. Ted Barnett mentioned that construction  
128 plans will need to be submitted for the substation in order for him to know what needs to be ordered.  
129 The DRC feels that Arrowhead Springs Phases 4, 5 & 6 needs to be tabled for a future DRC.

130

131 Vaughn Pickell made a motion to table the Arrowhead Springs Phases 4, 5 & 6 final plat until  
132 February 23, 2022 with the following conditions.

- 133 1. Submit a grading plan for Arrowhead Park
- 134 2. Show a temporary access to the subdivision from the temporary turn around on the  
135 plan set.
- 136 3. Extend the road improvements along 1320 North to the end of the living units on the  
137 plan set

138 Ted Barnett seconded the motion. All members of the committee voted in favor. 6-0