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## Agenda -Development Review Committee

DATE: Wednesday, February 23, 2022

TIME: 3:30 P.M.

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

**3:30 p.m.** DRC – Agenda

- 2
- Approval of the February 16, 2022 DRC Minutes
- 3
- Final Plat – Arrowhead Springs Phase 4, 5 & 6 (Arrowhead Trail 1260 W) PZ2021-554

4 **DRC Voting Member Attendance:** Matt Marziale, Walter Bird, Chief Brad James, Bruce Ward, Mayor  
5 Kurt Christensen

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7 **City Attendance:** Cody Young, Ryan Selee, John Bowcut

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9 **Public Attendance:** Brian Bird, Ryan Poleman, Danny Lange, Matt Brown

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11 **DRC – Agenda**

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13 **Minutes February 16, 2022**

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15 Matt Marziale made a motion to approve the February 16, 2022 DRC minutes. Walter Bird  
16 seconded the motion. All members of the commission voted in favor. 5-0

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18 **Final Plat – Arrowhead Springs Phases 4, 5 & 6**

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20 The Arrowhead Springs Phases 4, 5 & 6 are located at Arrowhead Trail 1260 West. Bruce Ward  
21 mentioned that the Final Plat for Arrowhead Springs Phases 4, 5 & 6 was tabled at last week’s DRC. The  
22 DRC turned the time over to the developers. Ryan Poleman went through the items that were  
23 requested by the DRC to be submitted to the City for review. The frontage along 1320 North needed to  
24 show full improvements along all living units. Provided a 24 foot secondary temporary access “show on  
25 the plat”. Provide information about the parks storm drain pond capacity. Submit the park grading plan.  
26 Ryan Poleman mentioned that the park’s storm drain pond is twice the size of the required storm drain  
27 pond size. Ryan Poleman also mentioned that the park’s grading plan was submitted to the City. Bruce  
28 Ward stated that the park plans have not been submitted to the City. Bruce Ward asked the developers  
29 for a status of the park plans. Brian Bird asked Matt Brown (engineer) when the park plans will be  
30 completed. Matt Brown stated that the 50% of the plans for grading the park are completed. Matt  
31 Brown stated that they could have the 100% of the park grading plans completed in a few weeks. Matt  
32 Brown stated that a complete plan set for the construction of the park could be completed in about a

33 month. Matt Marziale asked if the developer was planning on building the same park that was designed  
34 by the first developer (Heath Johnston). Brian Bird stated that they were planning to construct the same  
35 park that was designed by Heath Johnston. Matt Brown mentioned that he is still figuring out the most  
36 effective way to drain the water off of the future baseball fields. The developers are hoping to build the  
37 Arrowhead Park off of PID financing. They believe that the PID financing option will allow them to  
38 construct great amenities in the park. Bruce Ward stated that the development agreement states that  
39 each phase of the park run concurrently with the subdivisions. Bruce Ward stated that phase 1 of the  
40 park is mass grading. Bruce Ward asked the developer how they are planning on following the  
41 development agreement with building the park concurrently with the subdivisions. Bruce Ward stated  
42 that there needs to be construction plans approved by the City for the park for grading of the park to  
43 occur. Brian Bird stated that they are following the development agreement. Brian Bird stated that  
44 phase 1 of the park is outlined in the development agreement as clearing and grubbing. Matt Brown  
45 stated that the grading plans for the park are being worked on currently. The DRC had questions about  
46 the proposed reception center/pond in the park. Ryan Poleman stated that the reception center will be  
47 built. Matt Marziale stated that Salem City will not have any responsibilities for the reception center.  
48 The DRC mentioned that Heath Johnston told them that the pond and reception center was going to be  
49 privately owned. Ryan Poleman stated that the reception center will be incorporated into the  
50 subdivisions HOA'S. Bruce Ward mentioned that the MS4 program requires Salem City to inspect storm  
51 drain inlets and outlets. Bruce Ward stated that the City has gone away from privately owned storm  
52 drain basins because of the MS4 requirements. Bruce Ward also mentioned that the storm drain water  
53 may not be appealing for a reception center. Ryan Poleman stated that a buffer between the storm  
54 water and pond water could be constructed. Bruce Ward stated that the City needs the pond for storm  
55 water retention. Bruce Ward stated that the pond area will need to be dedicated to Salem City. Ryan  
56 Selee stated that there will be multiple privately owned storm drain basins throughout the Arrowhead  
57 Springs Subdivision. Bruce Ward stated what Ryan Selee just mentioned was correct. It was decided that  
58 the DRC is open to ideas concerning the ownership of the pond. Matt Marziale asked Matt Brown when  
59 the first submittal of the park plans will be submitted to the City. Matt Brown stated that the first  
60 submittal of the park could be submitted in a few weeks. Matt Marziale stated that he wants the  
61 construction drawings of the park completed/approved before construction occurs on the park. Matt  
62 Marziale stated that there is still a lot of detail concerning the amenities that need to be addressed for  
63 the park. Matt Marziale stated that inflation will make the park more expensive to build. Matt Marziale  
64 mentioned that he is excited for the construction of the park and wants to make sure that the

65 construction of the park is a great project. Ryan Poleman stated that Matt Brown is incorporating  
66 construction comments about the park that Matt Marziale has made about the park in the past to the  
67 plans. Matt Brown had a few questions about the draining of the baseball fields for Matt Marziale. Matt  
68 Marziale stated that Matt Brown can bring his proposals for the drainage of the baseball fields to him  
69 and they can decide what the best drainage plan will be for the baseball fields. There was conversation  
70 about the procedure for documents being submitted before DRC and interpretation about the  
71 Arrowhead Springs Development Agreement. Bruce Ward stated that the City requires documents to be  
72 submitted for projects going to DRC 10 days in advance of DRC. Brian Bird stated that the park phasing  
73 requirements are based off of issued building permits and not DRC approved lots. The developers and  
74 the DRC had different interpretations of what mass grading means. Matt Brown was asked to explain  
75 what the term mass grading means. Matt Brown stated that mass grading is sub grading of the park.  
76 Matt Brown stated that the critical thing about mass grading is to make sure that the pad for the park is  
77 at the appropriate elevations for the construction of the park. Matt Brown stated that the construction  
78 drawings for the park are almost done. Bruce Ward stated that the park construction plans will need to  
79 be submitted to the City for review/approval. The DRC and the developer went over the interpretation  
80 of the recreation complex phasing portion of the Arrowhead Springs Development Agreement. Brian  
81 Bird stated that they believe that they are concurrently working to build the subdivision with the park as  
82 they get final plats approved by the DRC. It was mentioned that the park has to be completed by the  
83 1400<sup>th</sup> issued building permit. Brian Bird stated that they are wanting to construct the entire park in one  
84 phase. The following sentence was read in section 3.2.1.3.8 of the Arrowhead Springs Development  
85 Agreement, "Developer shall construct each Park Phase concurrently with a maximum of one hundred  
86 fifty-six (156) living units per Park Phase ("Allowed Units")." The DRC and the developers had different  
87 interpretations of what the word concurrently means in the statement that was just read. Brian Bird  
88 stated that there is a lot of pre-work that needs to be performed before the construction of the park  
89 (design of plans, approval of plans). They believe that concurrently means the required pre-work is  
90 being performed for the construction of the park. Brian Bird stated that the City should not be worried  
91 about them backing out of the development because they have already paid millions of dollars for  
92 required offsite improvements. Brian Bird stated that they are trying to do the process right with the  
93 City. Brian Bird read the following sentence from section 3.2.1.3.8 of the Arrowhead Springs  
94 Development Agreement, "Developer shall complete construction of each respective Park Phase before  
95 City will issue building permits for the next group of Allowed Units." Brian Bird stated that the  
96 construction of the park phases are based off of issued building permits and not lots approved by the

97 DRC. Ryan Poleman feels that they need to have more final plat approvals in order to have enough  
98 money for the construction of the park. Ryan Poleman stated that they are not slowing down the  
99 construction of the park. The DRC feels that concurrently means that construction of the subdivision  
100 happens at the same time as the construction of the park. John Bowcut stated that he envisions  
101 concurrently meaning that the developer constructs the first 156 units of the subdivision with the first  
102 phase of the park. The developers stated that the horizontal improvements (roads, sidewalks, utility's)  
103 will be built for the subdivision whether or not PID financing is approved for the construction of the  
104 park. Ryan Poleman stated that they want to get the roads built so they can access the park area to  
105 construct the park. Bruce Ward stated that the City Council is excited about the Arrowhead Springs  
106 project because of the park. Ryan Poleman stated that he wanted to receive the DRC's interpretation of  
107 what is expected for the development process of the Arrowhead Springs Development. Bruce Ward  
108 stated that the City wants to have the construction drawings of the plans approved so they can begin  
109 construction on the park. Matt Marziale is more comfortable about the design of the park because they  
110 are using the original design of Arrowhead Park. Matt Marziale wants the developer to build the park as  
111 fast as they can because it will be a great addition to the area. Bruce Ward stated that there is still a few  
112 items that need to be corrected on the plan set for Arrowhead Springs Phases 4, 5 & 6. Bruce Ward  
113 stated that these items were asked to be corrected on the plan set in the past and were not completed.  
114 Ryan Selee mentioned that the sewer plan and profile for all sewer lines will need to be added to the  
115 Arrowhead Springs Phase 4, 5 & 6. Ryan Selee mentioned that the City has to have the plan and profile  
116 of all sewer lines. Ryan Selee also mentioned that the frontage along 1320 North needs to be shown as  
117 fully improved across all living units. Matt Brown stated that the missing improved frontage along 1320  
118 North is located on the Arrowhead Springs Phases 8 & 9 plan set. Bruce Ward stated that Salem City  
119 Code states that the entire frontage along a subdivision receives full improvements. Bruce Ward stated  
120 that it will save the developer and the City time with the review of subdivisions if the development  
121 engineer and/or developer calls the Salem City Engineering Department to discuss controversial  
122 corrections to plan sets. Ryan Selee mentioned that he requested a plan and profile for all road parking  
123 lots storm drain systems to be added to the Arrowhead Springs Phases 4, 5 & 6 plan set. Ryan Selee  
124 stated that the plan set that was submitted after his request stated that the areas were private and they  
125 were not required to put that information on the plan set. Ryan Selee stated that this issue could've  
126 been solved by a simple phone call to discuss the correction by the City. Bruce Ward stated that the  
127 Arrowhead Springs Development Agreement states that improvements will be built to Salem City  
128 standards. Danny Lange (development engineer) stated that everybody is busy and they are all in the

129 same boat. Everybody is going to try to be better at communicating during the review of subdivision's  
130 plan sets. Bruce Ward reiterated that the Arrowhead Springs Phases 4, 5 & 6 plan set is missing the  
131 sewer plan and profile and the full improvements of 1320 North. Ryan Poleman asked if Arrowhead  
132 Springs Phases 4, 5 & 6 can come back to DRC next week if the discussed changes are made to the plan  
133 set and if the park plans are being worked on. Ryan Poleman also asked if the pipe for the ditch going  
134 through the park was going to be included in the park grading plan. Bruce Ward stated that the  
135 developer will need to coordinate with the Spanish Fork South Irrigation Company and the Benjamin  
136 Drainage District when ditches are planned to be piped. Bruce Ward stated that the developer needs to  
137 make sure that the irrigation water gets to the property at the end of the ditch. Bruce Ward stated that  
138 plan sets will need to be submitted to the Spanish Fork South Irrigation Company for approval of the  
139 improvements of existing irrigation ditches. Bruce Ward stated that the Benjamin Drainage District has  
140 old drainage pipes in the area. If an old drainage pipe is found Salem City will need to come GPS the  
141 pipe. Danny Lange stated that he will need to have a week to complete the corrections that need to be  
142 corrected on the Arrowhead Springs Phases 4, 5 & 6 plan set.

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144 Bruce Ward made a motion to table the Arrowhead Springs Phases 4, 5 & 6 Final Plat until the  
145 corrections are completed on the plan set. Walter Bird seconded the motion. All members of the  
146 commission voted in favor. 5-0

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148 Matt Marziale made a motion to adjourn. Mayor Kurt Christensen seconded the motion. All  
149 members for the commission voted in favor.