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## Agenda -Development Review Committee

DATE: Wednesday, March 9, 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 23, 2022 DRC Minutes
- 3 • Approval of the March 2, 2022 DRC Minutes
- 4 • Final Plat – Davis Farms Phase 1 (640 North Main Street) PZ2021-91
- 5 • Final Plat – Freedom Industrial Park (Arrowhead Trail 300 West) PZ2021-126
- 6 • Site Plan – Freedom Industrial Park (Arrowhead Trail 300 West) PZ2021-121
- 7 • Final Plat – Arrowhead Springs Phases 4, 5 & 6 (Arrowhead Trail 1260 West) PZ2021-54
- 8 • Final Plat – Arrowhead Springs Phase 7 (Arrowhead Trail 1260 West) PZ2021-55

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**DRC Voting Member Attendance:** Walter Bird, Adam Clements, Matt Marziale, Bruce Ward,  
Chief Brad James, Steve Cox, Mayor Kurt Christensen

**City Staff Attendance:** John Bowcut, Cody Young

**Public Attendance:** Dave Malone, Brett Penrod, Greg Hunt, Andrade Christensen, Brian Bird,  
Ryan Poleman

**DRC – Agenda**

**Approval of the February 23, 2022 DRC Minutes**

Steve Cox made a motion to table the February 23, 2022 DRC minutes. Chief Brad James  
seconded the motion. All members of the committee voted in favor. 6-0

**Approval of the March 2, 2022 DRC Minutes**

Steve Cox made a motion to table the March 2, 2022 DRC minutes. Chief Brad James  
seconded the motion. All members of the committee voted in favor. 6-0

**Final Plat – Davis Farms Phase 1 (640 North Main Street)**

Davis Farms Phase 1 is located at 640 N Main Street. The subdivision is located in the R-12  
zone. Bruce Ward reminded the DRC about the conditions made for the preliminary plat approval  
of the Davis Farms Subdivision. The existing sidewalk on Main Street will be connected to the  
ADA ramp on 580 N. The remaining sidewalk on the south side of 580 N west of the ADA ramp  
will be installed by future developers of the properties to the south. The developer of the Davis  
Farms Subdivision will be required to install the curb and gutter along the south side of 580 N.  
The curb along Main Street will be required to be painted red to indicate no parking. There will  
be no driveway access on the frontage of Main Street on lots 1, 18 and 19. Bruce Ward  
mentioned that the sewer will connect to 460 W. Bruce Ward mentioned that Chief Brad James,  
Matt Marziale and the School District will determine the location of the crosswalk on Main  
Street. Bruce Ward mentioned that the city does not want the developer to be digging inside of  
Main Street during school hours. Bruce Ward mentioned that the project will run smoothly if  
road closures are timed properly.

Steve Cox made a motion to approve the Davis Farms Phase 1 Final Plat Subdivision subject to compliance of all Salem City standards and ordinances with the following conditions.

1. The curb to be painted red along Main Street to indicate no parking.
2. The location of the crosswalk to be determined by city staff and the school district.
3. Access along Main Street will be prohibited on lots 1, 18 and 19.

Walter Bird seconded the motion. All members of the committee voted in favor. 6-0

#### **Final Plat – Freedom Industrial Park (Arrowhead Trail 300 West)**

The site plan/final plat for Freedom Industrial Park is located at Arrowhead Trail 300 W. Bruce Ward stated that the DRC has questions about the proposed landscaping plan. The proposed landscaping plan consist of all “decorative rock”. The DRC feels that the current landscaping plan is not consistent with the landscaping requirements outlined in the I-1 zoning code. Bruce Ward stated that the developer would need to revise the current landscaping plan to meet the I-1 zoning code requirements before it is presented at City Council for approval. Brett Penrod (developer) is concerned that trees will not survive in the area because of the soil. Brett Penrod believes that the decorative rock landscaping is the best type of landscaping for the area. It was mentioned that an HOA will be formed to complete the maintenance for the area. Dave Malone (developer) believes that the decorative rock landscaping could turn out to be very attractive. Matt Marziale mentioned that Salem City does not want to see all rock landscaping. Matt Marziale stated that there are plenty of trees that can survive in the type of soil that the property has. Matt Marziale requested that the developers submit a landscaping plan that is consistent with the I-1 zoning code. Bruce Ward showed the developers the most recent Moonlight Village MPD concept. There is a road accessing 460 W a few feet south of Freedom Industrial Park’s access onto 460 W. Bruce Ward mentioned that having two accesses that close to each other on 460 W is problematic. Bruce Ward asked the developers if there was any chance that they could share their access onto 460 W with Moonlight Village. Dave Malone stated that he does not want the access problem for Moonlight Village to hold their project construction up. The developers were not opposed to meeting with the developers and Salem City to discuss

solutions for the access onto 460 W. Bruce Ward asked the developers about the design of the buildings. Dave Malone stated that each building will be 1200 square feet and will have a garage door on both sides. Bruce Ward stated that renderings of the buildings will need to be submitted to Cityworks before the site plan is presented at Planning and Zoning Commission. Bruce Ward believes that there needs to be trees strategically placed on the site plan. Brett Penrod stated that a pressurized irrigation line may need to be constructed to maintain the landscaping. Brett Penrod asked if a tap into the culinary water line would be acceptable for maintaining the minimal landscaping for the area. Bruce Ward stated that he would be okay with a tap into the culinary water line to maintain the landscaping. It was mentioned that there would be one meter for the water used for landscaping. The HOA will be paying for the metered water. The DRC mentioned that there will be a one inch culinary water line with a back flow preventer for the maintenance of the landscaping. Matt Marziale asked what the fencing plan was for the site. It was mentioned that the north end of the property will receive fencing and the south side of the property will not receive fencing. Bruce Ward is concerned that the industrial area so far off 460 W could turn into an easy place for crimes to be committed. Dave Malone stated that one of their rules of the HOA will be to not allow overnight parking on the site to prevent crimes from occurring. Dave Malone also mentioned that the site will have security cameras. Bruce Ward stated that there will need to be sufficient outdoor lighting on the outside of the buildings. Bruce Ward requested that the developers submit a lighting plan for the property. Bruce Ward would like to see the light fixtures included in the lighting plan. It was mentioned that the lighting design and fixtures will be reviewed when building permits are submitted. Bruce Ward mentioned that a lighting plan with the light fixtures will need to be presented at Planning and Zoning Commission. Chief Brad James is concerned that safety vehicles will have a hard time turning around in the area. Bruce Ward stated that the code does not address a secondary access in this situation. Chief Brad James is going to review the fire code to see if there is any requirements for a secondary access on the site.

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Bruce Ward made a motion to approve the Freedom Park Final Plat Subdivision subject to compliance of all Salem City standards and ordinances with the following conditions.

1. The round 'bout payment for the round 'bout on 460 W and Arrowhead Trail.
2. Allowing a one inch culinary water service with a RPZ for the minimal pressurized irrigation requirement.
3. Fencing on the north side of the property between Freedom Industrial Park and the Salem Park MPD.

Mayor Christensen seconded the motion. All members of the committee voted in favor. 6-0

#### **Site Plan – Freedom Industrial Park (Arrowhead Trail 300 West)**

Bruce Ward made a motion to approve the Freedom Industrial Park Site Plan subject to compliance of all Salem City standards and ordinances with the following conditions.

1. Submit a revised landscaping plan compliant with the I-1 zoning code prior to Planning and Zoning Commission.
2. The round 'bout payment for the round 'bout on 460 W and Arrowhead Trail.
3. All buildings will be CMU buildings with metal roofs.
4. Allowing a one inch culinary water service with a RPZ for the minimal pressurized irrigation requirement.
5. The HOA does not allow any overnight outside parking in phase 1.
6. Submit a lighting fixture plan
7. Fencing on the north side of the property between Freedom Industrial Park and the Salem Park MPD.

Walter Bird seconded the motion. All members of the committee voted in favor. 6-0

#### **Final Plat – Arrowhead Springs Phases 4, 5 & 6 (Arrowhead Trail 1260 West)**

Arrowhead Springs Phases 4, 5 & 6 is located at Arrowhead Trail 1260 W. Arrowhead Springs Phases 4, 5 & 6 is composed of 78 townhome units. Bruce Ward mentioned that the developers were asked to change two items on the plan set. Extend the frontage improvements along 1320 N to the end of the units. Provide a secondary access on the plan set in the event that Arrowhead Springs 10 is delayed. Bruce Ward stated that the plan set was updated with these changes. Bruce Ward mentioned that the temporary turnaround will need to be relocated to 1320 N on the plan set.

Bruce Ward made a motion to approve the Arrowhead Springs Phases 4, 5 & 6 Final Plat Subdivision subject to compliance of all Salem City standards, ordinances and the Arrowhead Springs Development Agreement with the following conditions.

1. Relocating the temporary turn around to 1320 N on the plan set.
2. Meeting the requirements of the Arrowhead Springs Development Agreement. Especially the park improvements outlined in the Arrowhead Springs Development Agreement.
3. Substation and pump station to be fully functional before recording.

Mayor Christensen seconded the motion. All members of the committee voted in favor. 6-0

There was an update given to the group about the progress on the construction of Arrowhead Park. Matt Marziale stated that he and the developers met on Monday to discuss the park. They talked about elevations and the amenities of the park. Matt Marziale believes that the park plans are complete enough to begin mass grading on the site. Ryan Poleman stated that the quality of amenities in the park will be determined on the type of financing allowed for the park improvements. Ryan Poleman stated that PID financing will allow high quality amenities to be constructed inside of the park. It was mentioned that none of the major components of the park will be altered because of lack of financing.

**Final Plat – Arrowhead Springs Phase 7 (Arrowhead Trail 1260 West) PZ2021-55**

146 Arrowhead Springs Phase 7 is composed of 78 senior living cottages and 4-plexes. Bruce  
147 Ward mentioned that the secondary access to the subdivision is located on 1650 W. It was  
148 discussed on what was going to be built on the west side of Arrowhead Springs. Bruce Ward  
149 mentioned that the development agreement stated that storage units will be built on the west  
150 side of Arrowhead Springs. It was mentioned that the storage units would be a good buffer  
151 from the sewer treatment plant. The developers mentioned that they would look into the  
152 development agreement to see when the storage units are required to be built.

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154 Bruce Ward made a motion to approve the Arrowhead Springs Phase 7 Final Plat  
155 Subdivision subject to compliance of all Salem City standards, ordinances and the Arrowhead  
156 Springs Development Agreement with the following conditions.

- 157 1. Substation and pump station to be fully functional before recording.

158 Matt Marziale seconded the motion. All members of the committee voted in favor. 7-0

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160 Steve Cox made a motion to adjourn. Adam Clements seconded the motion. All  
161 members of the committee voted in favor. 7-0