



1

Agenda -Development Review Committee

DATE: Wednesday March 15, 2023

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 March 8, 2023, DRC Minutes

3

- Preliminary Plat – Arrowhead Springs Storage (Approx 1175 N 1750 W)

4

- Final Plat – Dragons Meadow (400 N Woodland Hills Drive)

5

6

DRC Member Attendance: Chief Brad James, John Bowcut, Bruce Ward, Steve Cox, Adam Clements, Walter Bird, Councilperson Snyder, Matt Marziale

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Heath Johnston, Brad Jensen, Norm Avery, Ryan Johnson, Susan Palmer, Mitch Brown

DRC – Agenda

Approval of the March 8, 2023, DRC Minutes

Chief Brad James made a motion to approve the March 8, 2023, DRC minutes with the following change: ~~Future regional retention basin providing protection for the subdivision before recording the subdivision's plat.~~ Future regional debris basin providing protection for the subdivision shall be in place prior to recording the subdivision's plat. Councilperson Snyder seconded the motion. All members of the committee voted in favor. 8-0

Preliminary Plat – Arrowhead Springs Storage (Approx 1175 N 1750 W)

Bradey Wilde stated that the Arrowhead Springs Storage project is located at approximately 1175 N 1750 W (directly east of the Salem City wastewater treatment plant). Bradey Wilde stated that the project is compliant with most of the I-1 (light industrial) zoning code requirements. The developer is required to provide written approval for utility relocation from SESD (South Utah Valley Electric Service District) and the Benjamin Drainage District before construction can commence. The current storm drain design for the project needs to be adjusted to accommodate the high-water table on the property. The DRC discussed the storage building's elevation rendering. The current I-1 zone requires storage units to be constructed with mostly CMU (concrete masonry unit). The DRC stated that the I-1 zoning text will need to be adjusted to allow the proposed building elevations. Heath Johnston mentioned that the building constructed with the proposed renderings will look like a nice office building. The DRC wanted to know what the blue area of the building was made of. The blue area of the building is made of corrugated metal. Heath Johnston believes that the corrugated metal is an attractive material for a building. The DRC requested that an exhibit from the building spec sheet is provided for the exterior materials of the building. The DRC discussed tree type/spacing for the development. Matt Marziale suggested that the Kwanzan Cherry Tree is planted for the

project's trees. The Kwanzan Cherry Tree performs well in the native soil and its roots grown downward. The downward growth of the roots preserves the project's concrete. It was determined that the trees will need to be planted 50 feet apart from each other. The project will be required to contain xeriscape landscape. Bradey Wilde stated that the current location of the storm drain system is located within the water table area of the property. Mitch Brown stated that they will investigate different options for the storm drain design. Steve Cox will make sure the project has adequate lighting during the building permit stage. The developers stated that SESD is wanting to keep their power line overhead across the property. Salem City wants their power line constructed underground.

Walter Bird made a motion to table the Arrowhead Springs Storage Preliminary Plat to a future DRC meeting with the following items pending submittal to Salem City.

- Written approvals from SESD and the Benjamin Drainage District for utility relocation.
- Provide specific examples for exterior materials fencing product (building spec/listing sheets).
- Update landscaping plan to include xeriscape and Kwanzan Cherry Trees planted 50 feet apart from each other.

Steve Cox seconded the motion. All members of the committee voted in favor. 8-0

Final Plat – Dragons Meadow (400 N Woodland Hills Drive)

Bradey Wilde stated that the Dragons Meadow Subdivision is a six-lot subdivision located at 400 North and Woodland Hills Drive. The Dragons Meadow Subdivision is compliant with all R-15 zoning requirements. Lot six will be access from 400 North. Lots 1-5 will be access from the subdivision's cul-de-sac. Chief Brad James stated that the block wall needs to not obstruct vision for people turning onto Woodland Hills Drive.

John Bowcut made a motion to approve the Dragons Meadow Final Plat subject to compliance with all Salem City standards and ordinances. Chief Brad James seconded the motion. All members of the committee voted in favor. 8-0

Adam Clements made a motion to adjourn. Councilperson Snyder seconded the motion. All members of the committee voted in favor. 8-0