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Agenda -Development Review Committee

DATE: Wednesday, March 30, 2022

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

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- Approval of the March 16, 2022 DRC Minutes

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- Preliminary Plat – Foothills Subdivision (Woodland Hills Dr. 820 S) PZ2022-9

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- Preliminary Plat – Carson Ridge Two (11200 S 200 W) PZ2021-6

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- Flagship Homes – Salem Fields Development Agreement (SR-198 750 N) PZ2021-64

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DRC Voting Member Attendance: Greg Smith, Bruce Ward, Walter Bird, Adam Clements, Matt Marziale, Steve Cox

City Staff Attendance: Cody Young, Robyn Mortensen, John Bowcut, Ryan Selee

Public Attendance: Cliff Hales, Brad Hales, Troy Mortensen, Gus Farley, Andrew Ottesen, Gavin West, Scott Peterson, Delys Snyder

Approval of the March 16, 2022 DRC Minutes

Walter Bird made a motion to approve the March 16, 2022 DRC minutes. Adam Clements seconded the motion. All members of the committee voted in favor. 6-0

Preliminary Plat – Foothills Subdivision (Woodland Hills Dr. 820 S) PZ2022-9

Brad Hales (developer) gave an introduction for the Preliminary Plat of the Foothills Subdivision. The Foothills Subdivision is located at Woodland Hills Dr. 820 S in the R-15 zone. Brad Hales mentioned the phasing plan of the subdivision. The developer is planning on constructing the subdivision in two phases. Bruce Ward asked what lots will be built in each phase. Brad Hales answered by saying that the first 12 lots will be constructed in phase 1 and the remaining 4 lots will be constructed in phase 2. It was noted that the connection to Woodland Hills Dr. on 820 south would be completed in phase 2. The DRC requested the developer to use Woodland Hills Dr. as the construction access for the subdivision. The DRC had a few requirements for the developer. The existing temporary turn around on 820 south needs to be removed. Once the temporary turnaround is removed the fence along south side of 820 south will need to be installed per the property owner's requirement. Bruce Ward asked the developers if they had an agreement with the Mortensen family (property owner to the south). It was mentioned that the developers and the Mortensen family do not have a signed agreement (an agreement is needed because the developer needs access to the Mortensen's property in order to construct the road into the subdivision). Bruce Ward mentioned that the city will need a copy of the signed agreement between the two parties. The DRC wanted to hear the potential conditions in the agreement between the two parties. Robyn Mortensen shared the following potential conditions in the agreement: completion of fencing by a certain date to allow their animals to pasture, replace the stop signs at 750 east and 820 south with flashing stop signs and the ability to connect to infrastructure at no cost to the future developer of the Mortensen property. Matt Marziale asked the developer if they were aware of the valves for the highline canal located close to lot 12 of the subdivision. Brad Hales stated

that they are aware of the valves for the highline canal on the property. Brad Hales mentioned that they will avoid the valves and make sure that their development does not impede the water coming from the highline canal for the north property. Adam Clements stated that there will need to be re-routing of power on 820 south. Bruce Ward stated that the power re-routing will be addressed at the final plat stage.

Bruce Ward made a motion to recommend approval of the Foothills Subdivision Preliminary Plat, subject to compliance of all Salem City Standards and Ordinances with the following conditions.

1. Temporary turn around on 820 south to be removed.
2. The fence along the south side of 820 south to be realigned/replaced.
3. The agreement between the developer and Mortensen family to be executed.
4. Salem City is given a copy of the executed agreement between the developer and the Mortensen family.
5. Maintain flood irrigation to the property on the north side of the project.

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

Preliminary Plat – Carson Ridge Two (11200 S 200 W) PZ2021-6

Sam Bernard from Visionary Homes is representing the Carson Ridge Two project. Sam Bernard mentioned that Carson Ridge Two is located at 11200 south 200 west in the R-15 zone. Sam Bernard mentioned that they have designed the layout of the subdivision using the lot averaging ordinance. Sam Bernard mentioned that the subdivision will be constructed in two phases but will be recorded as one phase. The subdivision will be constructed from the south to the north. Ryan Selee mentioned that Carson Ridge Two meets the standards of the R-15 zone. Bruce Ward stated that the developers of Carson Ridge Two will be participating in payment for the construction of the highline canal bridge on 50 east. Bruce Ward talked about the future debris basin at the intersection of Loafer Canyon Road and 11200 south. The debris basin will need to be excavated before homes can be built in the Carson Ridge Two Subdivision. The developer will be improving the debris basin area according to the letter that was sent from the county. The letter from the county states that the improvements that the developer can do will not interrupt NRCS funding and will not be reimbursable improvements. Storm drain improvements will be completed by the county at the intersection of 11200 south and Loafer Canyon Road. These improvements will channel storm water into the future debris basin. Bruce Ward mentioned that the city will need to buy lot 31 from the developer. This lot is needed for improvements of the future debris basin. Sam Bernard asked if the construction of trails are a reimbursable product. Bruce Ward stated that there will not be any reimbursement for construction of trails because the city does not have a mechanism to reimburse trail

89 construction. Bruce Ward stated that prior to final plat approval there will be an agreement
90 between the developer and city for the city to purchase lot 31 for purpose of the debris basin.
91 The DRC mentioned that the debris basin and appropriate storm drain piping will need to be
92 completed before recording of Carson Ridge Two. Steve Cox asked if there was going to be any
93 fencing along the debris basin. It was mentioned that some form of non-visionary fencing will
94 be installed around the debris basin.

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96 Steve Cox made a motion to recommend approval of the Carson Ridge Two Subdivision
97 Preliminary Plat, subject to compliance of all Salem City Standards and Ordinances with the
98 following conditions.

- 99 1. Improvements for the debris basin to be completed according to the Utah
100 County letter prior to recording.
- 101 2. Developer to participate in payment for the construction of the highline canal
102 bridge on 50 east.
- 103 3. Lot 31 to be purchased and owned by Salem City for purpose of the debris basin
104 improvements.
- 105 4. A non-visionary fence containing rhino rock or precast material to be
106 constructed along the back property line of the adjacent property's to the future
107 debris basin.

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

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110 **Flagship Homes – Salem Fields Development Agreement (SR-198 750 N) PZ2021-64**

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112 The above project was not ready for DRC today.

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114 Steve Cox made a motion to adjourn. Adam Clements seconded the motion. All
115 members of the committee voted in favor. 6-0