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Agenda -Development Review Committee

DATE: Wednesday April 5, 2023

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

- Approval of the March 15, 2023, DRC Minutes
- Minor Final Plat – Arrowhead Springs Storage (Approx 1175 N 1750 W)
- Site Plan – Arrowhead Springs Storage (Approx 1175 N 1750 W)
- DR Horton – Viridian Farms Development Agreement Amendment/PI Pond

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

City Staff Attendance: Bradey Wilde, Cody Young

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

DRC – Agenda

Approval of the March 15, 2023, DRC Minutes

Walter Bird made a motion to approve the March 15, 2023, DRC Minutes. Chief Brad James seconded the motion. All members of the committee voted in favor. 7-0

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

Bruce Ward stated that the Arrowhead Springs Storage project will need to be processed through the site plan and minor final plat processes. Bradey Wilde stated that the Arrowhead Springs Storage project was tabled at the March 15, 2023, DRC meeting. The project was tabled because the DRC requested additional documents before approval. The following documents were requested by the DRC: written approvals from SESD and the Benjamin Drainage District for utility relocation, provide specific examples for exterior materials fencing product (building spec/listing sheets), and update landscaping plan to include xeriscape and Kwanzan Cherry Trees planted 50 feet apart from each other. Bradey Wilde stated that the information requested from the DRC has been submitted by the developers. Bradey Wilde presented the recent submittals from the developers. It was recommended by Bradey Wilde that the final rendering of the building is approved by the DRC during the building permit process. The developers agreed that the DRC should approve the buildings rendering during the building permit process. The SESD utility relocation agreement included an electrical service statement in the agreement. The developer is going to strike through the electrical service portion of the SESD utility relocation agreement before signing it. Bruce Ward stated that Salem City will provide power to the Arrowhead Springs Storage project. SESD power is not an option for the Arrowhead Springs Storage project. Bradey Wilde stated that drains were added to the plan set. These drains will help the groundwater stay below the storm drain system.

Chief Brad James asked if there was limited items people could store in the storage units. Heath Johnston mentioned that there are rules and regulations for what can be stored in the storage units (hazardous material cannot be stored, and living is not permitted in the storage units).

Bruce Ward made a motion to approve the Arrowhead Springs Storage Minor Final Plat Subdivision subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- The final architecture rendering of the building to be approved by the DRC during the building permit stage.
- Hazardous material storage and living in the storage unit is not allowed.
- Power service for the development to be provided by Salem City.

Walter Bird seconded the motion. All members of the committee voted in favor. 7-0

Site Plan – Arrowhead Springs Storage (Approx 1175 N 1750 W)

Bruce Ward made a motion to recommend approval of the Arrowhead Springs Storage Site Plan subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- The final architecture rendering of the building to be approved by the DRC during the building permit stage.
- Hazardous material storage and living in the storage unit is not allowed.
- Power service for the development to be provided by Salem City.

Walter Bird seconded the motion. All members of the committee voted in favor. 7-0

DR Horton – Viridian Farms Development Agreement Amendment/PI Pond

Bruce Ward shared an exhibit of the Viridian Farms development. The exhibit showed a new location for a PI (pressurized irrigation) pond in the Viridian Farms development. During subdivision review of the Viridian Farms development, Hansen Allen and Luce recommended a new location for the PI pond. The location of this PI pond would allow Salem City to draw water from every irrigation company. The location of the PI pond would also allow the city to service PI to the entire northern boundary of Salem City. The construction of the PI pond would eliminate the need of constructing three additional PI ponds. DR Horton is okay with constructing the PI pond. However, DR Horton wants to make sure they are treated fairly for the loss of property. DR Horton has proposed to receive cash or split some of the acre lot

properties into half acre lot properties to compensate for the property loss. Bruce Ward wanted to know what the DRC thought about the PI Pond situation. Bruce Ward believes that the new location for the PI Pond would be very efficient for the city. Councilperson Snyder believes that it is the logical to construct the PI Pond in the new location. Councilperson Snyder is okay with giving money or lots to DR Horton for the loss of property. The DRC believes that the PI Pond for lots or money is a great think to investigate.

Chief Brad James made a motion to adjourn. Councilperson Snyder seconded the motion. All members of the committee voted in favor. 7-0