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Agenda -Development Review Committee

DATE: Wednesday, April 6, 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 30, 2022 DRC Minutes
- Final Plat – Loafer Mountain View Plat H (Selman Ridge 370 E) PZ2021-119
- Minor Final Plat – Hatch Estates (820 S 750 E) PZ2021-124
- Zone Change – Avance Homes A-1 to R-8 (800 N Woodland Hills Dr.) PZ2022-22
- Flagship Homes – Salem Fields Development Agreement (SR-198 750 N) PZ2021-64

10 **DRC Voting Member Attendance:** Walter Bird, Chief Brad James, Bruce Ward, Steve Cox

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12 **City Staff Member Attendance:** Cody Young, Ryan Selee, John Bowcut

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14 **Public Attendance:** Delys Snyder, Greg Magleby, Bronson Tatton, Michael Potter, Gus Farley, Andrew
15 Otteson

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17 **March 30, 2022 DRC Minutes**

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19 Steve Cox made a motion to approve the DRC minutes from March 30, 2022. Walter Bird
20 Seconded the motion. All members of the committee voted in favor. 4-0

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22 **Final Plat – Loafer Mountain View Plat H (Selman Ridge 370 E)**

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24 Ryan Selee introduced the Loafer Mountain View Plat H Final Plat project. The project is located at
25 Selman Ridge 370 E. This subdivision contains 4 lots and is located in the R-15 zone. Ryan Selee mentioned
26 that Loafer Mountain View Plat H is already partially improved. Ryan Selee finished up by stating that
27 Loafer Mountain View Plat H Final Plat Subdivision meets all requirements and standards for the R-15
28 zone. Robert Nelson asked the DRC if he could revise the sewer layout of Loafer Mountain View Plat H.
29 Robert Nelson is proposing to not improve the sewer line up to the west property line. Robert Nelson
30 explained that there would be no need to improve the sewer line to the west property line because of the
31 adjacent subdivision’s sewer design. The adjacent subdivision’s (Selman Ridge Phase 2) sewer design flows
32 to the west away from Loafer Mountain View Plat H. Ryan Selee and Bruce Ward verbally agreed that
33 Robert Nelson would not be required to improve the sewer line up to the west property line. It was
34 decided that the construction drawings will be revised with the new sewer design and will be presented at
35 the pre-construction meeting.

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37 Steve Cox made a motion to approve the Loafer Mountain View Plat H Final Plat subject to
38 compliance of all Salem City standards and ordinances. Bruce Ward seconded the motion. All members of
39 the committee voted in favor. 4-0

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41 **Minor Final Plat – Hatch Estates (820 S 750 E)**

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43 Nathan Walter from LEI engineering was representing the applicants for the Hatch Estates Minor Final
44 Plat. Ryan Selee stated that the Minor Final Plat would be combining two lots into one. The developer will
45 be required to construct full improvements along the property's frontage on 820 S and 750 E. The DRC
46 mentioned that the development will need to meet the Salem City lighting standards. The only concern
47 with the subdivision was highline canal infrastructure in the area. Nate Walter stated that they have
48 coordinated with the Highline Canal Company and have resolved everybody's concerns.

49

50 Bruce Ward made a motion to approve the Minor Final Plat Subdivision for Hatch Estates subject
51 to compliance of all Salem City standards and ordinances with the following condition.

52 1. Salem City lighting standards to be met.

53 Walter Bird seconded the motion. All members of the committee voted in favor. 4-0

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55 **Zone Change – Avance Homes A-1 to R-8 (800 N Woodland Hills Dr.)**

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57 Bruce Ward introduced the Avance Homes zone change. The zone change is located at 800 N
58 Woodland Hills Dr. The applicant is requesting an A-1 to R-8 zone change. Braden Olsen (developer) and
59 Spencer McCutcheon from apex engineering were here to represent the project. Braden Olsen
60 proceeded to share why he believes the property should be zoned from A-1 to R-8. The property is a
61 challenging property to subdivide because of the topography. Braden Olsen mentioned that the
62 topography will force smaller roads and smaller lots. Braden Olsen also likes to build homes for the
63 younger generation (first time home buyers). Braden Olsen mentioned that he is wanting to coordinate
64 improvements with adjacent developers. Bruce Ward mentioned that this property is located adjacent to
65 the Flagship Homes project located at SR-198 750 N. Flagship Homes is currently working on a
66 development agreement to rezone their property. Bruce Ward showed Flagship Home's current concept
67 zoning map. The area surrounding the Avance Homes property is currently proposed to be an R-12 zone.
68 Bruce Ward stated that the Planning and Zoning Commission and City Council both felt that the R-12 zone
69 was the appropriate zone for the area adjacent to the Avance Homes zone change property. Braden Olsen
70 asked the DRC if they could recommend an A-1 to R-10 zone change. The DRC feels that the Avance
71 Homes zone change should be recommended as a A-1 to R-12 zone change. Braden Olsen was okay with a
72 A-1 to R-12 zone change.

73

74 Walter Bird recommended approval of the Avance Homes Zone Change from a A-1 to R-12 zone
75 change conditional to matching the future zoning of the adjacent properties. Chief Brad James seconded
76 the motion. All members of the committee voted in favor. 4-0

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78 **Flagship Homes – Salem Fields Development Agreement (SR-198 750 N)**

79 Flagship Homes is proposing a development at SR-198 and 750 N. Flagship Homes is proposing to
80 rezone their property through a development agreement. The property will have a variety of zones
81 containing the C-1, R-12, R-8 and R-5 zones. The DRC went through edits for the development agreement.
82 There was conversation about the timing of the completion of the parks. It was mentioned that the
83 construction drawings for the parks will be submitted with the final plat application of the phase that it
84 will be constructed in. It was decided that the completion of the first park will have to be constructed by
85 the completion of the first phase. The second phase of the subdivision will not be allowed to construct
86 until the first park in phase one is completed. The DRC went through edits that need to occur on the
87 exhibits in the development agreement. Andy Ottesen mentioned that a stub road to his property was not
88 added to the exhibits. Andy Ottesen wants to make sure that his property has access to sewer from the
89 Flagship Homes project because the current sewer line on 400 N is unusable for his property. It was
90 determined that a sewer main stub would be stubbed to the Ottesen property from the nature park. The
91 sewer stub from the nature park to the Ottesen property will allow the Ottesen property to develop in the
92 future. Gus Farley asked the DRC if 500 east would continue to his property. Bruce Ward stated that that
93 the roads in the exhibits are subject to small adjustments as development comes to the area. Bruce Ward
94 stated that 500 east extending to Gus Farley's property is a possibility. Gus Farley asked the DRC about
95 the City's fencing requirements. The DRC mentioned that fencing will need to be worked out between
96 land owners and developers. It was mentioned that there is a fencing requirement when commercial and
97 residential zones touch each other. Bruce Ward mentioned that a half plus twelve road will be installed on
98 the north end of the property which will connect 1100 north. Bruce Ward stated that Salem City already
99 owns enough property for the connecting of the road to 1100 north. The DRC went through edits that
100 need to be addressed for the parks. Councilperson Delys Snyder mentioned that there will need to be two
101 restrooms at the nature park. Chief Brad James stated that there will need to be adequate lighting
102 constructed on both parks. Bruce Ward mentioned that Matt Marziale would like to see a swing set added
103 to the HOA area of the development. The DRC stated that there will be no vinyl fencing permitted in the
104 park. It was stated that if there are going to be two restrooms in the nature park they will need to meet
105 ADA standards. The DRC mentioned that they would like to see water efficient landscaping practices
106 throughout the development.

107

108 Bruce Ward made a motion to recommend approval of the Flagship Homes (Salem Fields)
109 development agreement and rezone as shown in the development agreement, subject to all Salem City
110 standards and ordinances with the following condition.

- 111 1. Correct all the edits to the development agreement that were agreed upon in today's DRC
112 meeting.

113 Walter Bird seconded the motion. All members of the committee voted in favor. 4-0

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115 Bruce Ward made a motion to adjourn. Walter Bird seconded the motion. All members of the
116 committee voted in favor. 4-0

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