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## Agenda -Development Review Committee

DATE: Wednesday May 17, 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 April 5, 2023, DRC Minutes
- Final Plat – Loafer Mountain View Plat H (Approx 1280 S 370 E)
- Final Plat – Salem Fields Plat A (Approx 750 N SR-198)
- Fieldstone Homes Zone Change Concept (Approx 750 N Woodland Hills Drive)

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

**City Staff Attendance:** Bradey Wilde, Cody Young

**Public Attendance:** Randy Smith, Nate Walter, Dan Fechner, Bronson Tatton

## **DRC – Agenda**

### **Approval of the April 5, 2023, DRC Minutes**

Chief Brad James made a motion to approve the April 5, 2023, DRC minutes. Steve Cox seconded the motion. All members of the committee voted in favor. 8-0

### **Final Plat – Loafer Mountain View Plat H (Approx 1280 S 370 E)**

Bruce Ward mentioned that the Loafer Mountain View Plat H Subdivision is located at approximately Selman Ridge Dr. 370 East. Loafer Mountain View Plat H is located in the R-15 zone and contains 4 lots. Bradey Wilde read through the conditions of approval for the Loafer Mountain View Plat H Subdivision (see motion below). Bruce Ward mentioned that the existing water line on the north side of the property will be abandoned when the new water line is installed. Bradey Wilde mentioned that Loafer Mountain View Plat H is compliant with the Salem City Code.

Steve Cox made a motion to approve the Loafer Mountain View Plat H Final Plat Subdivision subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Cultech chambers cannot be constructed under the sidewalk.
- Lot 63 sewer must be adjusted to connect to the sewer pipe at a 90 degree angle.
- Selman Ridge Dr. must tie into and match the existing grade from Selman Ridge phase 2.
- The existing water line on the north side of the property to be abandoned when the new water line is installed.
- All construction shall meet Salem City Construction and Development Standards.

Adam Clements seconded the motion. All members of the committee voted in favor. 8-0

#### **Final Plat – Salem Fields Plat A (Approx 750 N SR-198)**

Bradey Wilde stated that the proposed Salem Fields Plat A Subdivision is apart of the Salem Fields Master Planned Development. The Salem Fields Plat A Subdivision is required to follow the approved development agreement for the Salem Fields Master Planned Development. Salem Fields Plat A contains 95 townhomes and 44 single family homes. Salem Fields Plat A is the densest area of the Salem Fields Master Planned Development. The Nature Park will be constructed in Salem Fields Plat A. Councilperson Snyder asked how much parking will be provided for the townhome area. Bruce Ward stated that 1/2 of a parking stall will be provided for each townhome unit (per the R-5 zoning code requirement). Bruce Ward stated that the parking requirement does not include driveways and garages. It was noted that the driveways for the units will be 25 feet long. Bruce Ward stated that the existing irrigation systems passing through the development will need to be maintained. Bruce Ward stated that the Nature Park pond's water level needs to be controllable. The developer will submit a design for a water level control system at a later date for the Nature Park pond. Matt Marziale stated that the playground structures brand will be Kompan. Bradey Wilde shared the recommended conditions for approval of the Salem Fields Plat A Final Plat Subdivision. UDOT approval for improvements on SR-198 is required. The water tank and off-site sewer must be built simultaneously with the construction of the subdivision. Flagship Homes understands that off-site infrastructure needs to be constructed for the development. Salem City will approve the final lighting plan for the subdivision. Adam Clements mentioned that the city streetlights will be ordered through fees paid by the developer. Inflow and infiltration into the sewer system is not allowed at any time and fines may/will be issued if not followed. The developer is planning to construct all unit's slab on grade. Steve Cox stated that if units are constructed with a crawl space, the bottom of the crawl space needs to be at the same elevation or above the TBC (top back of curb). Garage floor or finished floor elevation requirements are 12" to garage and 18" for finished floor above TBC (top back of curb). Two points of access are required (either through Timber Ranch or connecting 750 North with Woodland Hills Drive). The timing of the construction of the park is located in the Development Agreement and will need to be followed. Culinary water and pressurized irrigation pipes will be stubbed to the Otteson property. All landscaping, park improvements, and specifications of materials and equipment shall be submitted for approval, prior to construction. The development must meet all requirements of the Salem Fields Development Agreement. Salem City will be installing a storm drain pipe of 250 East, LEI will need to provide appropriate pipe sizing for the 250 storm drain pipe. Separate projects in Cityworks must be created for tracking the approval and construction of the tank and off-site sewer capital improvement projects. All lots must meet zoning

requirements, lot 18 appears to not meet the R-8 zoning requirements. The design engineers (LEI) will come back with a fix for lot 18. Submit fencing material and gate type/location for approval. Gate is required on storm drain connection parcel (HOA maintained). Fencing plan must meet the requirements of the Salem Fields development agreement. Salem Fields Plat A will not record until the alignment with Timber Ranch is confirmed. Army Corp final approval for the wetlands is required. Street striping on both intersections and on 750 North is required. Dips or loops in infrastructure systems or not recommended and will only be approved by Salem City during construction. All construction shall meet Salem City Construction and Development Standards.

Matt Marziale made a motion to approve the Salem Fields Plat A Final Plat Subdivision subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- UDOT approval required for construction on SR-198.
- Water tank and off-site sewer must be built simultaneously with the construction of the subdivision.
- Salem City to approve the final lighting plan for the subdivision.
- Inflow and infiltration into the sewer system is not allowed at any time and fines may/will be issued if not followed.
- 12" to garage and 18" for finished floor above TBC (top back of curb) is the required elevation for the units.
- Two points of road access is required for the development.
- The timing of the construction for the Nature Park will be followed per the Salem Fields Development Agreement.
- Culinary water and pressurized irrigation pipes to be stubbed to the Otteson property.
- All landscaping, park improvements, and specifications of materials and equipment shall be submitted for approval, prior to construction.
- The development must meet all requirements of the Salem Fields Development Agreement.
- LEI to provide Salem City with appropriate pipe sizing for the storm drain system for 250 East.
- Separate projects in Cityworks must be created for tracking the approval and construction of the water tank and off-site sewer capital improvement projects.
- All lots must meet zoning requirements.
- Submit fencing material and gate type/location for approval. Gate is required on storm drain connection parcel.
- Fencing plan must meet the requirements of the Salem Fields Development Agreement.

- The alignment between Salem Fields Plat A and Timber Ranch will need to be confirmed before Salem Fields Plat A can be recorded.
- Army Corp final approval of wetlands is required.
- Street striping is required on both intersections and on 750 North.
- Dips and loops in the infrastructure systems are not recommended and will only be approved by Salem City during construction.
- All construction shall meet Salem City Construction and Development Standards.
- The existing flood irrigation systems shall be maintained.
- Salem City has agreed to allow Kompan playground structures.
- The discharge of the Nature Park pond must be controllable to allow for management of the water surface elevation, LEI will provide a design prior to construction.

Councilperson Snyder seconded the motion. All members of the committee voted in favor. 8-0

#### **Fieldstone Homes Zone Change Concept (Approx 750 N Woodland Hills Drive)**

Randy Smith representing Fieldstone Homes came to discuss a potential zone change with the DRC. The proposed zone change is located at approximately 750 North Woodland Hills Drive. Fieldstone Homes proposed to have a mix of R-5 and R-10 zoning on the property. Randy Smith proceeded to share a presentation about the current housing crisis in Utah. Fieldstone Homes would love to have the opportunity to build attainable homes in Salem. Randy Smith showed the proposed layout for the property. The higher density was located near the future 750 North. Matt Marziale stated that the City Council sees the need for providing affordable housing in Salem. The City Council has approved a few Master Planned Developments that contain a fair amount of affordable housing. Matt Marziale mentioned that the current City Council would probably want the area zoned R-12 or R-15. Councilperson Snyder believes that Salem has provided enough high density for the city in the recently approved Master Planned Developments. Mayor Christensen believes that the development needs to have a place for kids to play. Mayor Christensen stated that the proposed zone change is in a nice part of town and it should be developed into single family homes. Steve Cox suggested that Randy Smith could show housing product concepts to the City Council. Bruce Ward believes that a R-12 or R-15 zone change is appropriate for the area.

Steve Cox made a motion to adjourn. Walter Bird seconded the motion. All members of the committee voted in favor. 8-0