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Agenda -Development Review Committee

DATE: Wednesday, May 19, 2021

**3:00 p.m.** WORK SESSION

1. Salem Park A4 Final Plat **PZ2021-93**
2. Carson Ridge Final Plat **PZ2020-117**

**3:30 p.m.** AGENDA – DRC

1. DRC minutes from May 19, 2021
2. Salem Park A4 Final Plat **PZ2021-93**
3. Carson Ridge Final Plat **PZ2020-117**

17 **City Employee Attendance:** John Bowcut, Walter Bird, Chief Brad James, Matt Marziale, Bruce  
18 Ward, Ryan Selee, Cody Young (Non-Voting), Steve Cox, Dale Carter, Adam Clements and Mayor  
19 Kurt Christensen

20 **Other Attendance:** Sam Bernard, Parker McGravy, Gavin West, Tyler Roberts, Tanner Harris

21 **3:00 p.m. Work Session**

22 **Salem Park A4 Final Plat PZ2021-93**

23 Salem Park A4 Final Plat subdivision is located on arrowhead trail south of Olsen's greenhouse.  
24 Salem Park A4 Final Plat is another phase of the Salem Park Master Planned Development.  
25 Bruce Ward stated that the final wetland area map of the Salem Park A4 Final Plat subdivision  
26 had not been approved by the Army Core of Engineers. Bruce Ward followed up by saying the  
27 Salem Park A4 Final Plat is subject to change if the Army Core of Engineers approve a different  
28 wetland area map. Bruce Ward is concerned that the Salem Park existing amenities that JLR  
29 Contractors was contracted to do are not getting completed in a timely matter. Bruce Ward  
30 asked Walter Bird if it was legal to make a motion in DRC to hold up the recording of Salem Park  
31 Final Plat A3 and A4 until the existing amenities that JLR Contractors is contracted to do are  
32 completed. Walter Bird stated that it was legal to hold up the recordation of Salem Park Final  
33 Plat A3 and A4 until the amenities that JLR Contractors is contracted to complete are complete  
34 in the Salem Park Master Planned Development. The DRC agreed that the Salem Park amenities  
35 that JLR Contractors are contracted to complete should be done before Salem Park Final Plat A3  
36 and A4 are recorded. Bruce Ward mentioned that if we allow the recordation of Salem Park  
37 Final Plat A3 and A4 we would potentially put JLR Contractors into a worse condition in regards  
38 to work load that needs to be completed. Ryan Selee stated that he is concerned we might run  
39 the risk of JLR Contractors running out of money to complete the unfinished amenities if Salem  
40 Park Final Plat A3 and A4 are not recorded in the process. Bruce Ward stated that the risk of JLR  
41 Contractors running out of money is a possible outcome but not likely. John Bowcut stated that  
42 if JLR Contractors agrees to the possible motion of holding up the recordation of Salem Park  
43 Final Plat A3 and A4 it will be good to have the agreement formally done in DRC. Matt Marziale  
44 mentioned that he has received multiple phone calls from property owners in the Salem Park  
45 Master Planned Development complaining about the tall uncut grass in their area. Matt  
46 Marziale mentioned that there was a sprinkler line miss placed in a property and JLR  
47 Contractors need to relocate the pipe. Matt Marziale finished up by stating that he'll talk with  
48 Tyler Roberts about these issues at DRC.

49

50 **Carson Ridge Final Plat PZ2020-117**

51 The Carson Ridge Final Plat subdivision is located at 11200 south 250 west. Clint Olson (Tree  
52 Line Development LLC) who is a property owner in the area hired a lawyer. The lawyer (Tanner  
53 Harris) sent an objection to Carson Ridge final plat approval letter to the city. Bruce Ward  
54 stated that if the lawyer comes to DRC, the DRC will allow him to share his case. Bruce Ward  
55 mentioned that the Carson Ridge Final Plat is the entire Carson Ridge Preliminary Plat that was  
56 approved a few months ago. Bruce Ward stated that the only issue with the Carson Ridge Final  
57 Plat is the area around lot 1. Lot 1 needs to meet the 15000 square foot size requirement and  
58 have a trail located on the east side of the lot. Bruce Ward said that we have a decision to make  
59 about the materials of the trail going along the west portion of lot 1. The trail can either be all  
60 concrete or asphalt, or half concrete and half asphalt. Matt Marziale stated that the DRC should  
61 require a 10' asphalt trail on the east side of lot one. The DRC agreed with Matt Marziale. Bruce  
62 Ward mentioned that the developer's money portion of the highline canal bridge will need to  
63 be bonded for to record the Carson Ridge Final Plat subdivision. Bruce Ward also mentioned  
64 that the future debris basin does not effect this phase. Because of this the developer will not  
65 need to bond for the future debris basin. Bruce Ward mentioned that Clint Olson is upset  
66 because he believes decisions about his property were made without his consent by Arive  
67 homes. Bruce Ward stated that the Carson Ridge preliminary plat was approved on Dec 9, 2020  
68 while Arive homes was still under contract with Clint Olson.

69 **3:30 Agenda – DRC**

70 **DRC minutes from May 19, 2021**

71 Matt Marziale made a motion to approve the minutes from the May 19, 2021 DRC meeting.  
72 Steve Cox seconded the motion. All members of the committee voted in favor. 9-0

73 **Salem Park A4 Final Plat PZ2021-93**

74 Salem Park A4 Final Plat subdivision is located on arrowhead trail south of Olsen's greenhouse.  
75 Salem Park A4 Final Plat is another phase of the Salem Park Master Planned Development.  
76 Bruce Ward stated if the wetland dedication map changes when the army core of engineers  
77 gets back to the contractor, the Salem Park A4 Final Plat will be required to conform to the  
78 changes. Tyler Roberts stated that the trails and amenities that JLR Contractors is contracted to  
79 do will be done at the end of summer. Tyler Roberts also mentioned that he would like to have  
80 asphalt down on the Salem Park A4 Final Plat before it gets cold again. Bruce Ward stated that  
81 the City will not allow the recordation of Salem Park Final Plat A3 and A4 until all of the  
82 unfinished amenities and trails that JLR Contractors are contracted to do are completed. Tyler  
83 Robertson stated that he is okay with the condition but he would like for Salem Park Final Plat

84 A3 to not be included so Richmond American Homes is not held up. Tyler Roberts also stated  
85 that he will have crews working in the Salem Park Master Planned Development starting the  
86 first week of June. Matt Marziale explained how he has received multiple phone calls from  
87 residents of Salem Park concerned about the long uncut grass. Matt Marziale also mentioned  
88 that the JLR Contractors put a sprinkler line in the wrong spot on one of the lots. Matt Marziale  
89 finished up by stating that he and Tyler Roberts will meet in the future to come up with an  
90 agreement for who is in charge of what maintenance. Steve Cox asked if the landscaping  
91 requirement around the new homes will still be in effect. Bruce Ward stated that the  
92 landscaping agreement is in the Salem Park development agreement meaning that the  
93 landscaping is still required around the new homes.

94 Steve Cox made a motion to approve Salem Park A4 final plat with the condition to comply with  
95 the Army Core of Engineers when the final wetland dedication map is submitted. Salem Park  
96 Final Plats A3 and A4 cannot record until all unfinished amenities and trails that JLR Contractors  
97 has been contracted to do are completed in the Salem Park Master Planned Development. Matt  
98 seconded the motion. All members of the committee voted in favor. 9-0

99 **Carson Ridge Final Plat PZ2020-117**

100 The Carson Ridge Final Plat subdivision is located at 11200 south 250 west. Bruce Ward stated  
101 that square footage of lot 1 and the materials of the trail on the east property line are current  
102 issues. Matt Marziale stated that the trail on the east side of lot 1 will need to be all asphalt.  
103 Matt Marziale finished up by stating the sidewalk in front (south lot line) of the home will be  
104 concrete and will transition to asphalt on the east property line. The developer had no issues  
105 with the previous comments about the trail. Bruce Ward stated that the bonding and  
106 construction of the new highline canal bridge found on note number two on the plans is still in  
107 effect. Bruce Ward also mentioned that the City is going to waive the requirement found on  
108 note number three of the construction plans for the future debris basin. Bruce Ward stated that  
109 the City received an objection letter from Tanner Harris for the approval of the Carson Ridge  
110 Final Plat. Bruce Ward asked Tanner Harris to state his position. Tanner Harris explained that  
111 after he and his client reviewed the Carson Ridge Final Plat closer they realized that the plat  
112 doesn't affect his client's property. Tanner Harris stated that there is no objection to the  
113 approval of the Carson Ridge Final Plat subdivision.

114 Matt Marziale made a motion to approve the Carson Ridge Final Plat on condition to have the  
115 trail on the east property line of lot 1 to be all asphalt. The debris basin comment number three  
116 on the plans will be waved for this phase. The new highline canal bridge on 50 east needs to be  
117 bonded and permitted for prior to the recording of the Carson Ridge Final Plat subdivision.  
118 Steve Cox seconded the motion. All members of the committee voted in favor. 9-0

119 Matt Marziale made a motion to adjourn. Mayor Kurt Christensen seconded the motion. All  
120 members of the committee voted in favor. 9-0