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Agenda -Development Review Committee

DATE: Wednesday May 31, 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 May 17, 2023, DRC Minutes
- **Minor Final Plat** – Salem Lake Manor (Approx. Salem Lake Dr. Hazel Dr.)
- **Final Plat** – Timber Ranch (Approx. 400 N 500 E)
- **Final Plat** – Carson Ridge Plat C (Approx. 11200 S 190 W)
- **Final Plat** – Garrett’s Place Plat A (Approx. 1500 S 50 E)
- **Concept** – Arrowhead Springs MPD (Master Planned Development) Density Discussion
- **Project Update** – Viridian Farm MPD (Master Planned Development) East Well Drilling and Development

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DRC Member Attendance: Chief Brad James, Bruce Ward, Steve Cox, Adam Clements, Walter Bird, Councilperson Snyder

City Staff Attendance: Cody Young, Bradey Wilde

Public Attendance: Matt Brown, Brian Bird, Ryan Poleman, Shanice Hone, Kent Stephens, Gavin West, Andrew Delpiuo

Approval of the May 17, 2023, DRC Minutes

Walter Bird made a motion to approve the May 17, 2023, DRC minutes. Steve Cox seconded the motion. All members of the committee voted in favor. 6-0

Minor Final Plat – Salem Lake Manor (Approx. Salem Lake Dr. Hazel Dr.)

Bradey Wilde stated that the Salem Lake Manor Subdivision is located at approximately Salem Lake Dr. and Hazel Dr. The subdivision is in the R-15 zone, contains 3 lots, and has an average density of 2.4 units per acre. There will be an ingress egress easement for the existing driveway on the north side of lot 1. Lots 1 and 2 will need a pressure sewer system.

Steve Cox made a motion to approve the Salem Lake Manor Minor Final Plat Subdivision with the following conditions.

- All construction shall meet Salem City Construction and Development Standards.
- A plan set that is stamped “For Construction”, which includes any edits and conditions from DRC must be completed and uploaded to the Cityworks project. (Digital copy: 11x17 and 24x36).
- Pressure sewer for lot 1 and 2 requirement note needs to be added to the plat.
- Any springs or seeps encountered during construction must be contained and piped to the storm system.

Councilperson Snyder seconded the motion. All members of the committee voted in favor. 6-0

Final Plat – Timber Ranch (Approx. 400 N 500 E)

Bradey Wilde stated that the Timber Ranch Subdivision is located at approximately 400 North 500 East. This will be a 24 lot subdivision in the R-8 and R-10 zones. The subdivision lot size is based on the previous lot averaging code. Bradey Wilde mentioned that there will be a significant elevation increase on the west side of the subdivision. This elevation increase is needed for proper storm drainage of the subdivision. The city recommends that slab on grade home are constructed in the subdivision because of the amount of water on the property. There was discussion about the timing for recording the Timber Ranch Subdivision. Bruce Ward stated that the sewer for the subdivision is dependent on the Salem Fields Plat A Subdivision being constructed. Bruce Ward stated that something needs to be in place for the sewer before the plat for Timber Ranch can be recorded. Councilperson Snyder mentioned that the existing homes to the west of the Timber Ranch Subdivision are concerned about their subdivision being flooded out by the Timber Ranch Subdivision. Kent Stephens stated that the Timber Ranch Subdivision has been designed to contain the storm water on the subdivision.

Walter Bird made a motion to approve the Timber Ranch Final Plat Subdivision with the following conditions.

- All construction shall meet Salem City Construction and Development Standards.
- A plan set that is stamped "For Construction", which includes any edits and conditions from DRC must be completed and uploaded to the Cityworks project. (Digital copy: 11x17 and 24x36).
- Post construction verification of the percolation rate and basin operating as designed is required.
- 500 East and all utilities within it must align and connect with Salem Fields. Any/all adjustments must be fixed by the developer at their cost.
- Geo-technical recommendation on quality control for the 7 feet of fill.
- City will require sewer completed or signed easement prior to recording.
- The city recommends slab on grade with no basements/crawlspaces homes to be constructed in the subdivision.

Councilperson Snyder seconded the motion. All members of the committee voted in favor. 6-0

Final Plat – Carson Ridge Plat C (Approx. 11200 S 190 W)

Bradey Wilde stated that Carson Ridge Plat C is located at approximately 11200 South 190 West. This subdivision is in the R-15 zone and contains 5 lots. Councilperson Snyder asked if the subdivision is contingent on the regional debris basin being constructed. Bruce Ward stated that Carson Ridge Plat C is not contingent on the regional debris basin being constructed.

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81 Adam Clements made a motion to approve the Carson Ridge Plat C Final Plat Subdivision with
82 the following conditions.

- 83 • All construction shall meet Salem City Construction and Development Standards.
- 84 • A plan set that is stamped “For Construction”, which includes any edits and conditions
85 from DRC must be completed and uploaded to the Cityworks project. (Digital copy:
86 11x17 and 24x36).

87 Steve Cox seconded the motion. All members of the committee voted in favor. 6-0

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89 **Final Plat – Garrett’s Place Plat A (Approx. 1500 S 50 E)**

90 Bradey Wilde stated that Garrett’s Place Plat A is located at approximately 1500 South 50 East.
91 The subdivision is in the R-15 zone with 38 lots. The subdivision has an average density of 1.8
92 units per acre. The proposed subdivision meets the Salem City standards. There are two
93 existing houses in the subdivision.

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95 Steve Cox made a motion to approve the Garrett’s Place Plat A Final Plat Subdivision with this
96 following conditions.

- 97 • All construction shall meet Salem City Construction and Development Standards.
- 98 • A plan set that is stamped “For Construction”, which includes any edits and conditions
99 from DRC must be completed and uploaded to the Cityworks project. (Digital copy:
100 11x17 and 24x36).
- 101 • Post construction verification of the percolation rate and basin operating as designed is
102 required.
- 103 • Rocky Mountain Power site plan approval is required for all lots impacted by their
104 easement (required for building permit).

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

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107 **Concept – Arrowhead Springs MPD (Master Planned Development) Density Discussion**

108 Brian Bird stated that they are looking to adjust the layout of Arrowhead Springs Phase 7. The
109 original plan was to construct 4-plex units in Arrowhead Springs Phase 7. Brian Bird is proposing
110 to construct single family homes in Arrowhead Springs Phase 7. Brian Bird believes that the
111 new concept will blend better with surrounding development. The proposed layout will

decrease the density of Arrowhead Springs Phase 7. Brian Bird believes that the new concept brings a cleaner looking subdivision. The single-family lot sizes will be between 8,000 and 9,000 square foot lots. Councilperson Snyder believes that the proposed concept is great. Bruce Ward stated that the roads for the single-family units should be public and not private. Bruce Ward stated that the development agreement and preliminary plat for Arrowhead Springs will need to be amended to allow this change in the development. The developers are also looking to change Arrowhead Springs Phase 12. They are proposing to build 10 building pads and not 15 building pads. The density will stay the same in Arrowhead Springs Phase 12. They are wanting to construct the wall between the residential and commercial. This will allow visibility of the commercial along Mt. Loafer Parkway. The DRC liked the proposed concepts for the Arrowhead Springs Subdivision.

Project Update – Viridian Farm MPD (Master Planned Development) East Well Drilling and Development

Bradey Wilde stated that DR Horton is planning to being drilling the Viridian Farms Master Planned Development's well soon. They have approved plans for the well construction and have selected a contractor to construct the well.

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