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## Agenda -Development Review Committee

DATE: Wednesday June 7, 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 31, 2023, DRC Minutes
- Concept – Treehouse Park MPD (Davis Ranch) “Three Bridges”

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**DRC Member Attendance:** John Bowcut, Bruce Ward, Steve Cox, Adam Clements, Walter Bird, Matt Marziale, Greg Gurney

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

**Public Attendance:** Ryan Miller, Alicia Keller, Larry Myler, Julie Smith

## **DRC – Agenda**

### **Approval of the May 31, 2023, DRC Minutes**

Walter Bird made a motion to approve the May 31, 2023, DRC minutes. Adam Clements seconded the motion. All members of the committee voted in favor. 7-0

### **Concept – Treehouse Park MPD (Davis Ranch) “Three Bridges”**

Larry Myler mentioned that the project has been renamed to Three Bridges. Ryan Miller and Larry Myler presented the layout for the Three Bridges Master Planned Development. The development will contain a pond that will have a wave simulator for surfing. There are currently two functioning wave simulators in the world, these functioning simulators are in Europe. Ryan Miller stated that the wave simulator will be the first wave simulator open to the public in the United States. The pond will be surrounded by 4,000 to 6,000 square foot building lots. The rest of the development will be a golf community with a private eighteen-hole golf course. The development is proposed to have a sports area with a swimming pool containing an infinity edge looking to the north. The development will have lodging units for short term rentals. These lodging rentals will provide a space for guest to stay short term in the development. Matt Marziale wanted to know what areas of the development would be HOA or City owned. Larry Myler mentioned that the amenities would be privately maintained and open to the public. Ryan Miller presented the Tee House concept. The Tee House’s will be constructed on one side of the golf course’s driving range. The Tee House’s will allow people to hit golf balls from the Tee House into the driving range during the warmer months and into a golf simulator during the winter. The developers believe that Tee Houses will be a great product. The developers are wanting to make the golf course a family-based golf course. To make the golf course family based they will install a social green. This will be an area for food, drinks, mini golf, etc. They currently have 8 pickle ball courts designed for the development.

46 The developers showed the proposed phasing plan for the development. The developers plan  
47 to construct the north side of the development (wave simulator pond area) and 7 holes of the  
48 golf course in the first phase. After the first phase, they will continue to construct to the south  
49 as they build utilities to the south. Bruce Ward reminded the developers that onsite/offsite  
50 infrastructure improvements will need to be constructed because the existing facilities don't  
51 have enough capacity for the proposed development. Larry Myler mentioned that they will  
52 develop landscaping buffers around the development for the existing homeowners in the area.  
53 Steve Cox requested to see the concept houses for the smaller lots. Larry Myler mentioned that  
54 the houses on the smaller lots will cost around 1 to 1.5 million dollars. The concept of the  
55 homes on the smaller lots were shown (modern style). John Bowcut mentioned that Salem City  
56 fiber will be available for the development. The current layout of the development contains 676  
57 lots with a density of 1.3 units per acre. Larry Myler stated that 50% of the project will be open  
58 space area. Ryan Miller stated that the south end of the development will have an area for  
59 hiking/mountain biking on the hill side. Matt Marziale wanted to discuss the location of trails  
60 with the developers. The proposed trails plan was shown to the group. The developers are  
61 planning to make the project a destination project (70% resident stay). Matt Marziale likes the  
62 creativity of the proposed development. Matt Marziale mentioned that there will need to be  
63 discussion about the impact this development will have on existing recreation amenities in  
64 Salem. The DRC believes that a satellite building for the public safety department in the area of  
65 the Three Bridges MPD will be essential. The DRC and developers talked about how much of  
66 the golf course should be built before the units are constructed. The DRC believes that the golf  
67 course should be built before the homes are. Ryan Miller mentioned that there has been other  
68 successful private golf course similar to the Three Bridges golf course that built their golf holes  
69 in phases. Walter Bird stated that he has also seen private golf courses that have been  
70 successful when providing a portion of the holes during the first phase. Larry Myler mentioned  
71 that golf membership fees will help pay for the construction of the golf course. The proposed  
72 golf course will be inspected by the designer on an annual basis to ensure that the course is  
73 being maintained properly. The DRC liked the concept that was proposed for the Three Bridges  
74 project.

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76 Steve Cox made a motion to adjourn. Walter Bird seconded the motion. All members of the  
77 committee voted in favor. 7-0