



## Agenda -Development Review Committee

DATE: Wednesday July 6, 2022

TIME: 3:30 P.M.

ADDRESS: 30 West 100 South Salem, Utah 84653 (Council Chambers)

**3:30 p.m.** DRC – Agenda

- Approval of the June 8, 2022 DRC Minutes
- Zone Change – Self Help Homes R-10 to R-5 (Approx. 770 W 1760 N) PZ2022-49
- Zone Change – Mountain Lane Estates A-1 to R-12 (Approx. Woodland Hills Dr. 620 N) PZ2022-51
- Preliminary Plat – Dragons Meadow (400 N Woodland Hills Drive) PZ2022-11
- Discussion: Amendment to Development Agreement for the Summer Springs Development

DRC Voting Member Attendance: John Bowcut, Bruce Ward, Steve Cox, Adam Clements, Walter Bird, Chief Brad James, Matt Marziale, Mayor Kurt Christensen

City Staff Attendance: Cody Young

Public Attendance: Brent Bluth, Shaun Athey, Sam Pugsley, David Bowen, Dave Hunt

### **DRC – Agenda**

#### **Approval of the June 8, 2022 Minutes**

Walter Bird made a motion to approve the minutes from the June 8, 2022 DRC meeting. Adam Clements seconded the motion. All members of the committee voted in favor. 8-0

#### **Zone Change – Self Help Homes R-10 to R-5 (Approx. 770 W 1760 N)**

Bruce Ward stated that Self Help Homes is requesting an R-10 to R-5 zone change at Approximately 770 W 1760 N. Brent Bluth stated that the zone change is consistent with the current Salem City General Plan. Bruce Ward stated that the zone change is also consistent with the New Salem General Plan. Brent Bluth stated that Self Help Homes is planning to build single family homes with 6,000 sqft lots on the property.

Chief Brad James made a motion to recommend approval of the R-10 to R-5 Self Help Homes zone change. Steve Cox seconded the motion. All members of the committee voted in favor. 8-0

#### **Zone Change – Mountain Lane Estates A-1 to R-12 (Approx. Woodland Hills Dr. 620 N)**

Bruce Ward introduced the proposed zone change. Brighton Homes is requesting a A-1 to R-12 zone change on 39 acres located at approximately Woodland Hills Dr. 620 N. Sam Pugsley

from Brighton Homes presented the concept layout of a potential subdivision for the property. Matt Marziale asked Sam Pugsley if the adjacent 5.71 acre Bangerter property to the west would be a part of the project. Sam Pugsley stated that the Bangerter's are not interested in rezoning their property currently. Sam Pugsley stated that they will be working with the Bangerter family to provide utility easements for the Brighton Homes development. Matt Marziale asked Sam Pugsley if they were aware of the future Nebo Belt Route road in the area. The current concept of the Nebo Belt Route shows the road going through the Brighton Homes Development. Sam Pugsley stated that Brighton Homes is aware of the future Nebo Belt Route. Sam Pugsley stated that the Brighton Homes Development and Nebo Belt Route are both in concept currently. Sam Pugsley stated that both projects can adjust alignment because they are in concept form. Salem City would like to see MAG and Brighton Homes (developer) work together with finding the best alignment for both projects. Sam Pugsley stated that Brighton Homes would be willing to work with MAG to figure out the best alignment for both projects. Bruce Ward stated that the future Nebo Belt Route alignment will be discussed with MAG and Utah County during the preliminary plat phase of the development. Chief Brad James suggested that a working dairy note should be added to the future subdivision plat. This would inform potential home owners inside of the subdivision that there is a working dairy in the area.

Matt Marziale made a motion to recommend approval of the A-1 to R-12 Mountain Lane Estates zone change with the following conditions.

1. The developer to coordinate with MAG and Utah County, determining the alignment of the future Nebo Belt Route road.
2. The future 750 N passing through the property will have wall and trail requirements.
3. Working dairy note added to the future subdivision plat for the property.

Mayor Christensen seconded the motion. All members of the committee voted in favor. 8-0

#### **Preliminary Plat – Dragons Meadow (400 N Woodland Hills Drive)**

Bruce Ward stated that the Dragons Meadow Subdivision is located at 400 N Woodland Hills Drive. The subdivision is located in the R-15 zone and is composed of 6 lots. Bruce Ward stated that the subdivision improvements will include the trail along Woodland Hills Drive. Bruce Ward stated that lots 1-5 will be required to be accessed from the cul-de-sac. Lot 6 will be able to have a access onto 400 N. Bruce Ward stated that a few engineering department notes on the plan set will need to addressed as one of the conditions for approval. Matt Marziale is concerned that the access onto lot 6 will create a blind spot. It was mentioned that the appropriate point of access for lot 6 will be determined when a building permit is submitted for lot 6.

Bruce Ward made a motion to recommend approval of the Dragons Meadow Preliminary Plat subject to compliance with all Salem City ordinances and standards with the following conditions.

1. Lots 1-5 cannot have accesses onto 400 N.
2. Create a safe access from lot 6 onto 400 N.
3. Adjusted the plan set per Engineering Department request.

Walter Bird seconded the motion. All members of the committee voted in favor. 8-0

### **Discussion: Amendment to Development Agreement for the Summer Springs Development**

Shaun Athey from Bach Homes has come to discuss possible amendments to the Summer Springs Development Agreement. The proposed changes are as follows.

2.1, Prior to the units in a townhome building receiving a Certificates of Occupancy, All common areas full landscaping and automatic sprinkler installation for that building shall be completed shall be fully landscaped, including automatic sprinkler systems, by the Developer prior to occupancy.

2.3, Developer negotiated with City that with each final plat amenities shall be included in that plat, including a swimming pool and other amenities and pavilion (see Amended Exhibit D, attached) and a tot lot (see Exhibit E). Location of the tot lot to be approved by Salem City. The amenities must meet City standards and be approved by City. The value of the amenities provided will have an equivalent value of \$3,000.00 per residential unit in that phase the Subdivision. If the amenities do not total the equivalent value, Developer will pay to City the difference in cash as allowed in Salem City Municipal Code § 14-11-040(K)(2). Payment of any deficiency is due prior to recording each final plat.

#### **3.2.1.5.1. Amenity Scheduling.**

**3.2.1.5.1.1. Phase 1 Amenities.** Developer agrees to provide City with a bond (cash or letter of credit, at Developer's discretion) prior to receiving any Certificates of Occupancy. The bond will be based upon a cost estimate related to all Phase 1 amenities, as described in the Amended Exhibit D (attached), including but not limited to the pool ("Phase 1 Amenities"). The cost estimate will be provided by a reputable engineer selected by the Developer. The Parties agree that the bond will be released upon completion of Phase 1 Amenities, and that no more than 50% of the units (31 homes) can receive Certificates of Occupancy before the Phase 1 Amenities are completed.

**3.2.1.5.1.2. Phase 2 Amenities.** Developer agrees to provide City with a bond (cash or letter of credit, at Developer's discretion) prior to receiving any Certificates of Occupancy. The bond will

be based upon a cost estimate related to all Phase 2 amenities, as described in the original Exhibit E, including but not limited to the tot lot area ("Phase 2 Amenities"). The cost estimate will be provided by a reputable engineer selected by the Developer. The Parties agree that the bond will be released upon completion of Phase 2 Amenities, and that no more than 50% of the units (29 homes) can receive Certificates of Occupancy before the Phase 2 Amenities are completed.

The DRC believes that the pavilion should be built at the same time as the swimming pool. The DRC stated that that materials that the pavilion are built with can be adjusted. The DRC stated that the pavilion should be required to be built, outlining this requirement in the development agreement. The DRC agreed that this discussion should be brought before the City Council this evening.

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