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Agenda -Development Review Committee

DATE: Wednesday July 12, 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 July 5, 2023, DRC Minutes
- Final Plat – Arrowhead Springs Phases 8 & 9 (Approx. 1500 N 1350 W)
- Final Plat – Arrowhead Springs Phase 10 (Approx. 1500 N 1450 W)

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

City Staff Attendance: Cody Young, Bradey Wilde

Public Attendance: Brian Bird, Matt Brown, Ryan Poleman

DRC – Agenda

Approval of the July 5, 2023, DRC Minutes

Chief Brad James made a motion to approve the July 5, 2023, DRC minutes with the following adjustments: Line 43; ~~south~~ north, Line 41; ~~Jacky~~ Jacqueline, Line 52; proposed property for the Wimmer family, Line 69; proposed Wimmer, Lines 70, 71; of the proposed Wimmer property. Walter Bird seconded the motion.

Final Plat – Arrowhead Springs Phases 8 & 9 (Approx. 1500 N 1350 W)

Bruce Ward asked the developers to give an update on the Arrowhead Springs MPD (Master Planned Development) project. Brian Bird mentioned that they are going to start construction on the Benjamin Drainage District land drain pipes soon. Brian Bird mentioned that Franson Engineering (Benjamin Drainage District's Engineering Consultant) and the Benjamin Drainage District has approved the construction drawings and bonding for the land drain pipes construction. Brian Bird mentioned that they are planning to sell some of the construction phases of the Arrowhead Springs MPD to other development companies. Ryan Poleman stated that they are getting closer to creating a feasible PID (public infrastructure district) for the project. Ryan Poleman mentioned that the potential buyers for the construction phases will know about the conditions outlined in the development agreement for their respective phases. Ryan Poleman stated that they are trying to figure out the correct financing for construction of the Arrowhead Springs Master Planned Development. Bruce Ward mentioned that it may be a good idea to amend the current Arrowhead Springs Master Planned Development Development Agreement to gear it towards construction phasing and financing for multiple developers developing in the Arrowhead Springs Master Planned Development. Brian Bird mentioned that they are going to be amending the preliminary plat. The preliminary plat amendment is needed because the developers are changing the layout for one of the

subdivision phases. Ryan Poleman mentioned that they are going to go back to the City Council and ask if the original PID can be separated into two PIDS. The financial advisors for the developers believe that two PIDS are necessary because of current market conditions. Walter Bird stated that the development agreement will need to be amended to allow the proposed changes to the Arrowhead Springs Master Planned Development. Ryan Poleman stated that they have a few comments they would like to address about the Arrowhead Park construction drawings. Bruce Ward stated that Matt Marziale was not present at today's meeting. The developers will need to setup a meeting with Matt Marziale to discuss the comments for the Arrowhead Park construction drawings. Brian Bird stated that the pressurized irrigation pump station on 750 East is almost complete. The contractor is finishing up final punch list items for the pressurized irrigation pump. The pressurized irrigation pump is currently functional. The substation for the Arrowhead Springs Master Planned Development is planned to be completed in September. Bruce Ward mentioned that the developers can pick the colors for the substation. Bradey Wilde stated that they need to talk about the requirement for a culinary water system interconnect between Salem City and Payson City. The culinary water system interconnect was a part of the Arrowhead Springs Phases 1, 2, & 3, final plat approval. Bruce Ward stated that the city has the design done for the culinary water system interconnect between Salem City and Payson City. Bruce Ward stated that the city will give the developers the design for the culinary water system interconnect to the developers so they can put it out to bid and get it constructed. Bruce Ward stated that Payson City has agreed to pay for half of the cost for the construction of the culinary water system interconnect. Bradey Wilde stated that the retention basin that was constructed in Arrowhead Springs 1, 2, & 3, is not percolating at the design rate. Matt Brown (design engineer) mentioned that the construction of the Benjamin Drainage District land drains should resolve the retention basin issues.

Bradey Wilde stated that Arrowhead Springs Phases 8 & 9 are located on the northwest side of the Arrowhead Springs MPD. Arrowhead Springs Phases 8 & 9 contains apartment buildings. Arrowhead Springs Phases 8 & 9 are compliant with the Salem City parking requirements. Bradey Wilde stated that the radiuses and fire lanes are up to code regarding public safety access.

Bruce Ward made a motion to approve the final plat for Arrowhead Springs Phases 8 & 9 subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Meet the requirements of the Arrowhead Springs Master Planned Development Development Agreement.

- Meet DRC conditions from previous Arrowhead Master Planned Development approvals.

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

Final Plat – Arrowhead Springs Phase 10 (Approx. 1500 N 1450 W)

Bradey Wilde located Arrowhead Springs Phase 10 on the map. Bradey Wilde stated that townhomes will be constructed in Arrowhead Springs Phase 10. The conversation shifted towards other phases in the Arrowhead Springs Master Planned Development. Bruce Ward stated that the uncompletion of retention basins, substation, and fencing may keep subdivisions from entering warranty periods.

Bruce Ward made a motion to approve the final plat for Arrowhead Springs Phases 10 subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Meet the requirements of the Arrowhead Springs Master Planned Development Agreement.
- Meet DRC conditions from previous Arrowhead Master Planned Development approvals.

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

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