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3 Agenda -Development Review Committee

4
5 DATE: Wednesday, July 21, 2021

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7 **3:00 p.m.** WORK SESSION

- 8
9 1. Final Plat – Legacy Hills Plat A **PZ2020-77**
10 2. Final Plat – Skyhawk Knoll Phase 1 **PZ2021-44**
11 3. Final Plat – Salem Park Townhomes B2 **PZ2021-24**

12 **3:30 p.m.** AGENDA – DRC

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14 1. Approval of minutes from DRC July 7, 2021
15 2. Final Plat – Legacy Hills Plat A **PZ2020-77**
16 3. Final Plat – Skyhawk Knoll Phase 1 **PZ2021-44**
17 4. Final Plat – Salem Park Townhomes B2 **PZ2021-24**
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Attendance: Cody Young, John Bowcut, Vaughn Pickell, Ted Barnett, Ryan Selee, Matt Marziale, Walter Bird, Chief Brad James, Steve Cox, Earl Davis, Scott Peterson, John Dester

3:00 p.m. WORK SESSION

Final Plat – Legacy Hills Plat A PZ2020-77

Legacy Hills Plat A is located at Woodland Hills Dr. and 1280 south. Legacy Hills Plat A is zoned R-15 and is composed of twenty-two lots. Ryan Selee stated that the preliminary plat for Legacy Hills has expired and needs to be re-approved by the council. Chief Brad James asked if the crosswalk from Legacy Hills Plat A is still planned to cross over Woodland Hills Drive at 1280 south. Matt Marziale mentioned that the city has budgeted for the crosswalk and trail on 1280 south crossing Woodland Hills Drive. Chief Brad James mentioned that Utah County owns Woodland Hills Drive. Chief Brad James finished up by stating that he is worried that the appropriate pedestrian crossing measures will not be taken on Woodland Hills Dr. Ryan Selee stated that the city will work with the county in the future to provide the appropriate crosswalk measures on Woodland Hills Dr. Matt Marziale mentioned that the city could potentially negotiate the building of trails and cross walks in the future with developers that are bringing master planned developments to Salem.

Final Plat – Skyhawk Knoll Phase 1 PZ2021-44

Skyhawk Knoll Phase 1 is located at 400 North and Woodland Hills Dr. Ryan Selee mentioned that Arive homes will be building Skyhawk Knoll Phase 1. Vaughn Pickell asked what the improvement requirements are for 400 north. Ryan Selee stated that Arive Homes will be required to build a half plus twelve on 400 north. Ryan also mentioned that Arive Homes will be required to improve Woodland Hills Dr. Chief Brad James asked if the city can require the developer to improve more of 400 north. Vaughn Pickell stated that in order to improve more of 400 north then required by the developer it would have to be a city project. The DRC had questions about the future 600 north going through the Skyhawk Knoll subdivision. Vaughn Pickell stated that 600 north is now planned to be located further north of the Skyhawk Knoll subdivision. Matt Marziale mentioned that the City needs to figure out the lighting conditions for the Skyhawk Knoll subdivision. Matt Marziale stated that the street lights should meet the Salem city code and should be two hundred feet apart. Vaughn Pickell asked if the Salem city standard for street lights are dark sky compliant. Ted Barnett stated that the Salem city street light standard requires the lights to be dark sky compliant.

71 **Final Plat – Salem Park Townhomes B2 PZ2021-24**

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73 Salem Park Townhomes B2 is located on Arrowhead Trail and Sandpiper Dr. Ryan Selee
74 mentioned that Salem Park Townhomes B2 is located southwest of the Salem Park patio
75 homes. Ryan Selee mentioned that the DRC will need to bring up the amenity’s conditions
76 stated in the Salem Park development agreement to the developer in the meeting. The DRC
77 made mention that it looks like Sandpiper Dr. will potentially be an island if the development to
78 the north does not construct their portion of Sandpiper Dr. Vaughn Pickell stated that he does
79 not want the city to maintain an island of road while the other portions of Sandpiper Dr. are
80 being constructed. Ryan Selee mentioned that it is required by City code that Salem Park
81 Townhomes B2 has two entrances. Ryan Selee finished up by stating that Sandpiper Dr. will
82 have to be connected for Salem Park Townhomes B2 to be compliant with Salem city access
83 code.

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85 **3:30 p.m. AGENDA – DRC**

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87 **Approval of minutes from DRC July 7, 2021**

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89 Chief Brad James made a motion to approve the DRC minutes from the July 7, 2021 DRC
90 meeting. Ryan Selee seconded the motion. All members of the committee voted in favor.

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92 **Final Plat – Legacy Hills Plat A PZ2020-77**

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94 Legacy Hills Plat A is located at Woodland Hills Dr. and 1280 south. Legacy Hills Plat A is zoned
95 R-15 and is comprised of twenty-two lots. Matt Marziale explained to the developer that the
96 preliminary plat for Legacy Hills has expired and will need to get re-approved by the City
97 Council. Vaughn Pickell mentioned that the DRC can approve the Final Plat of Legacy Hill Plat A
98 on condition that the preliminary plat for Legacy Hills gets re-approved at City Council before
99 construction. Matt Marziale mentioned that there are some pedestrian crossing issues that
100 need to be resolved. Earl Davis stated that the county was opposed to a lot of pedestrian
101 crossing on Woodland Hills Dr. Earl Davis stated the property owner on the west side of
102 Woodland Hills Dr. does not want a sidewalk on their property. Ted Barnett asked Earl Davis
103 where the utilities will go if the property owner on the corner of Woodland Hills Dr. and 1280
104 south won’t allow improvements on their property. Earl Davis stated that the utilities will need
105 to go in the road if the property owner on the corner of Woodland Hills Dr. won’t allow for
106 improvements on their property. Ted Barnett mentioned that the power conduit in the Ridge
107 View subdivision is stubbed right in line with the property owner on the corner of 1280 south
108 and Woodland Hills Dr. Earl said that he could probably get an easement for the power to go

109 through the property on the corner of 1280 south and Woodland Hills Dr. The DRC mentioned
110 that the SESD power pole in the way of the Salem city power plan will need to get taken care of.
111 Earl Davis mentioned that the power going from Ridge View to Legacy Hills may need to be
112 under ground. Chief Brad James asked if the county will require the developer to put curb,
113 gutter and sidewalk on the east side of Woodland Hills Dr. Matt Marziale stated that the trail
114 for Woodland Hills Dr. is planned to go on the west side of Woodland Hills Dr. Matt Marziale
115 mentioned that the city and developer need to get the sidewalk issue figured with the property
116 owner on the corner of 1280 south and Woodland Hills Dr. Matt Marziale finished by stating
117 this issue needs to get figured out because it will improve the property owners lot and make
118 things a lot safer for pedestrians. Ryan Selee stated that the developer will need to tie into
119 culinary water main line.

120
121 Matt Marziale made a motion to approve the Legacy Hills Plat A Final Plat on condition of
122 getting the Legacy Hills preliminary plat re-approved at City Council before construction. The
123 developer and SESD will need to figure out a solution for the SESD pole. Salem city will have no
124 cost related to SESD. The power is required to be brought through the Butler property located
125 on the corner of 1280 south and Woodland Hills Dr. The developer is to work with City staff
126 thoroughly to find the best option for the trail between Ridge View and the Legacy Hills
127 subdivisions. Steve Cox seconded the motion. All members of the committee voted in favor.

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129 **Final Plat – Skyhawk Knoll Phase 1 PZ2021-44**

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131 Skyhawk Knoll Phase 1 is located at 400 North and Woodland Hills Dr. Mat Marziale mentioned
132 that the trail will need to be built on Woodland Hills Dr. Matt Marziale also mentioned that the
133 street lights will need to be two hundred feet apart and will need to be dark sky compliant. Ted
134 Barnett stated that they have the same street lights going in on the Skyview Estates subdivision.
135 Vaughn Pickell asked the developer if they would put the plat on the second page of the plan
136 set. The developer stated that they could put the plat on the second page of the plan set. Matt
137 Marziale stated that the developer will need to match the existing masonry fence from the
138 adjacent subdivision. Ted Barnett stated that the electrical plan was almost done for the
139 subdivision. Ted Barnett mentioned that there will be some offsite improvements for the power
140 on phase 1 of Skyhawk Knoll. Ted Barnett asked the developer about the status of the SESD
141 poles in the subdivision. Scott Peterson stated that Dean Ingram has been talking with SESD
142 figuring out those issues.

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144 Vaughn Pickell made a motion to approve the Skyhawk Knoll Phase 1 Final plat subject to city
145 staff redlines and notes on the plan set. Developer completing the SESD buyout on the

146 property. Comply with the Salem city lighting standards throughout the project. Ted Barnett
147 seconded the motion. All members of the committee voted in favor.

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149 **Final Plat – Salem Park Townhomes B2 PZ2021-24**

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151 Salem Park Townhomes B2 is located on Arrowhead Trail and Sandpiper Dr. The DRC stated
152 that Sandpiper Dr. will need to be constructed from the Salem Park Patio Homes A2 subdivision
153 in order to provide two access for Salem Park Townhomes B2. The DRC made a note that the
154 Salem Park Patio Homes A2 plat is recorded to connect with the portion of Sandpiper Dr. Salem
155 Park Townhomes B2 will be required to build. Ryan Selee brought up the Salem Park
156 development agreement to the developers. Ryan Selee stated that the amenities for Salem Park
157 Townhomes B2 and the unfinished amenities in the Salem Park master planned development
158 will need to be completed before occupancy of Salem Park Townhomes B2 can be issued. Matt
159 Marziale stated that JLR contractors who is contracted to finish these unfinished amenities are
160 aware of the situation. Steve Cox mentioned that Richmond America homes is being held up by
161 the same situation.

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163 Vaughn Pickell made a motion to approve the Salem Park Townhomes B2 Final Plat subject to
164 comply with city standards and conditions. Sandpiper Dr. will connect to Willet Dr. to provide
165 two access for the Salem Park Townhomes B2 subdivision. Follow the amenities schedule in the
166 Salem Park Master Planned Development Agreement. Ryan Selee seconded the motion. All
167 members of the committee voted in favor.

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169 Steve Cox made a motion to adjourn. Ted Barnett seconded the motion. All members of the
170 committee voted in favor.

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