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## Agenda -Development Review Committee

DATE: Wednesday July 26, 2023

TIME: 3:00 P.M.

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

**3:00 p.m.** DRC – Agenda

- Approval of the July 12, 2023, DRC Minutes
- Preliminary Plat – Viridian Farm MPD Plat A (Approx. 700 N 1500 E)
- Capital Improvement – Viridian Farm MPD Offsite Sewer Improvements
- Capital Improvement – Viridian Farm MPD Primary Culinary Source
- Capital Improvement – Viridian Farm MPD Backup Culinary Source

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**DRC Member Attendance:** Chief Brad James, John Bowcut, Bruce Ward, Steve Cox, Adam Clements, Walter Bird, Councilperson Snyder, Matt Marziale

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

**Public Attendance:** Scott Bishop, Dan Mitchell

## **DRC – Agenda**

### **Approval of the July 12, 2023, DRC Minutes**

Walter Bird made a motion to approve the July 12, 2023, DRC minutes with the following adjustments: Line 43 ~~development~~ Development, finance financing. Steve Cox seconded the motion. All members of the committee voted in favor.

### **Preliminary Plat – Viridian Farm MPD Plat A (Approx. 700 N 1500 E)**

Bruce Ward asked Scott Bishop (representing D.R. Horton) to give an overview of the proposed Preliminary Plat. Scott Bishop stated that the Viridian Farm Plat A Preliminary Plat is the first Preliminary Plat for the Viridian Farm MPD (Master Planned Development). Viridian Farm Plat A is located on the western border of the Viridian Farm MPD. Scott Bishop mentioned that the proposed Viridian Farm Plat A Preliminary Plat follows the requirements of the Viridian Farm MPD Development Agreement. Scott Bishop stated that the 25-acre city park will be constructed within the Viridian Farm Plat A Preliminary Plat. Scott Bishop stated that Viridian Farm Plat A will be separated into two final plats. Scott Bishop mentioned that there is a parcel located south of the 25-acre park reserved for a future Salem City public safety (fire/EMS) satellite station. The proposed Preliminary Plat will contain single family homes and townhomes. Scott Bishop mentioned that D.R. Horton is planning to build all of the homes in the proposed Preliminary Plat. Bruce Ward asked Scott Bishop to talk about the amount of parking in the proposed Preliminary Plat. Scott Bishop stated that every unit has a two-car garage and two-car driveway. The city code required 65 additional parking stalls to be provided in the proposed Preliminary Plat. The proposed Preliminary Plat contains 78 additional parking stalls. Bruce wanted to know about the timing for the construction of the 25-acre city park. Scott Bishop stated that the required phases of construction for the 25-acre park is based off of the amount of building permits that can be issued. Scott Bishop stated that D.R Horton plans to

48 stay ahead of schedule regarding the amenities schedule. Bruce Ward stated that all required  
49 onsite and offsite infrastructure needs to be constructed and operational for the proposed  
50 Preliminary Plat. The infrastructure requirements are as follows: offsite sewer, well/main  
51 culinary water source, backup culinary water source, and the Viridian Farm substation. Bradey  
52 Wilde stated that a debris basin will need to be constructed by the future water tank. Bruce  
53 Ward wanted to know when the construction drawings for the 25-acre city park would be  
54 completed. The construction drawings for the city park will be finalized during the final plat  
55 stages of the proposed Preliminary Plat. Steve Cox stated that any structure for the 25-acre  
56 park will need a building permit. Councilperson Snyder asked about the Salem Canal and the  
57 CUWCD pressurized irrigation pipe. Scott Bishop stated that the Salem Canal was piped parallel  
58 to the CUWCD pressurized irrigation pipe through the property for the Viridian Farm MPD.  
59 Scott Bishop mentioned that they shifted the lots around to accommodate the Salem Canal and  
60 CUWCD pipes. Councilperson Snyder asked about the process of the well and the water tank.  
61 Scott Bishop stated that water will be pumped from the well to the water tank and then  
62 distributed to the development. Scott Bishop stated that they are planning on constructing a  
63 model home and selling out of the clubhouse. Bruce Ward stated that it would be good if the  
64 rendering for the clubhouse circulated through the city staff. It was mentioned that there will  
65 be no private roads in the proposed Preliminary Plat. John Bowcut stated that Salem Fiber  
66 would like to service the project. John Bowcut stated that Salem Fiber is competitive with other  
67 internet companies. The DRC stated that the Salem Fiber is great internet.

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69 Walter Bird made a motion to recommend approval of the Viridian Farm Plat A Preliminary Plat  
70 subject to compliance with all Salem City Standards and Ordinances with the following  
71 conditions.

- 72 • Meet the requirements of the Viridian Farm MPD Development Agreement.
- 73 • Meet the requirements for offsite infrastructure improvements.

74 Councilperson Snyder seconded the motion. All members of the committee voted in favor. 8-0

#### 75 76 **Capital Improvement – Viridian Farm MPD Offsite Sewer Improvements**

77 Bradey Wilde talked about the offsite sewer improvement required for the Viridian Farm MPD.  
78 Bradey Wilde explained that the sewer will be constructed through the future 750 North and  
79 connect to the Main Street sewer. The completion of the required offsite sewer requirements is  
80 dependent on the sewer requirements for the Salem Fields MPD project. Scott Bishop stated  
81 that not all easements for the offsite sewer improvements are completed. It was mentioned  
82 that LEI is going to submit a updated construction plan for the offsite sewer. The updated plan

will show appropriate manhole sizes for the sewer. The developer is planning to open cut roads to install the sewer pipe. The developer is planning to bore the sewer under the gas line.

Bruce Ward made a motion to approve the Viridian Farm MPD Offsite Sewer Improvements subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- City to receive updated offsite sewer construction drawings.
- Meet the requirements of the Viridian Farm MPD Development Agreement.
- The Salem City sewer plant does not have the capacity for the entire Viridian Farm MPD plus the other approved Master Planned Developments. There will be a point in time where discussion about upgrading the sewer plant will need to occur. Utility capacity is only reserved after final plat approval.
- The offsite sewer can only be constructed on property that has a sign/recorded easement or owned by Salem City.

Steve Cox seconded the motion. All members of the committee voted in favor. 8-0

#### **Capital Improvement – Viridian Farm MPD Primary Culinary Source**

Bradey Wilde talked about the primary culinary source for the Viridian Farm MPD. Bradey Wilde stated that the pipe sizing will be dependent on the well production testing. The well will pump water to the tank and then distribute water to the development. Bradey Wilde stated that a debris basin will be constructed by the water tank. The debris basin will need to have its own separate construction drawings. Bradey Wilde stated that the water pipe will be crossing the highline canal.

Bruce Ward made a motion to approve the Viridian Farm MPD Primary Culinary Source subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Meet requirements of the Viridian Farms MPD Development Agreement.
- Pipeline to be constructed in property with signed/recorded easements to Salem City.
- Meet conditions of the Bureau of Reclamation and the Highline Canal Company for the crossing of the Highline Canal.
- Appropriate size of pipe constructed based off Hansen Allen and Luce's recommendation.
- The debris basin to have its own construction drawings with a separate approval.

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

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118 **Capital Improvement – Viridian Farm MPD Backup Culinary Source**

119 Bradey Wilde explained the Viridian Farm MPD backup culinary source. This water source will  
120 connect to the maple canyon water tank and the water line next to Valley View Middle School.  
121 This culinary source will create backup for the Viridian Farm MPD and the city. The developer is  
122 wanting to begin construction on the offsite utilities on September 1. The DRC mentioned that  
123 temporary pavement will need to be installed on roads during the winter. The DRC stated that  
124 appropriate excavation and road closure permits will need to be obtained during the  
125 construction of the offsite utilities.

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127 Matt Marziale made a motion to recommend approval of the Viridian Farm MPD Backup  
128 Culinary Source subject to compliance with all Salem City Standards and Ordinances with the  
129 following conditions.

- 130 • Meet requirements of the Viridian Farms MPD Development Agreement.
- 131 • Pipeline to be constructed in property with signed/recorded easements to Salem City.
- 132 • Meet conditions of the Bureau of Reclamation and the Highline Canal Company for the  
133 crossing of the Highline Canal.
- 134 • Appropriate size of pipe constructed based off Hansen Allen and Luce's  
135 recommendation.
- 136 • The debris basin to have its own construction drawings with a separate approval.
- 137 • Winter conditions plan needs to be submitted and accepted.

138 Adam Clements seconded the motion. All members of the committee voted in favor. 8-0

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140 Steve Cox made a motion to adjourn. Walter Bird seconded the motion. All members of the  
141 committee voted in favor.