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## Agenda -Development Review Committee

DATE: Wednesday August 2, 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 26, 2023, DRC Minutes
- Final Plat – Broad Hollow (Approx. Woodland Hills Dr. 400 North)
- Preliminary Plat – Sinks Development (Approx. SR-198 1100 North)
- Zone Change – Fieldstone Homes (Approx. Woodland Hills Dr. 750 North)
- Discussion – New Salem Master Planned Development (Approx. 1100 West 1700 North)

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

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

**Public Attendance:** Dean Ingram, Randy Smith, Weston Southwick, Hunter Horsley, Burke Staker, Boyd Warren, Janiel Orton, Kyla Prior, Matthew Loveland, Todd Sinks

**DRC – Agenda**

**Approval of the July 26, 2023, DRC Minutes**

Walter Bird made a motion to approve the July 26, 2023, DRC minutes with the following adjustment: Line 36, ~~in the~~ within the. Steve Cox seconded the motion. All members of the committee voted in favor. 7-0

**Final Plat – Broad Hollow (Approx. Woodland Hills Dr. 400 North)**

Bradey Wilde stated that the Broad Hollow Final Plat contains 29 lots over 11.5 acres. Bradey Wilde stated that the Broad Hollow subdivision was designed with the old lot averaging code. Bradey Wilde stated that 400 North is a part of the transportation master plan. 400 North will be constructed with a 71-foot cross section.

Matt Marziale made a motion to approve the Broad Hollow Final Plat subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Lots 1-4 must have the ability to turn around on the lot to ensure the homeowner doesn't have to back out onto the road (based on information we now have about 400 North)
- No driveway access on Woodland Hills Drive.
- Loop waterline back to Woodland Hills Drive.
- Post construction verification of basin perc rate and capacity is required.
- Follow all Salem City codes and construction standards.

- Upload a new plan set to Cityworks that includes any revisions or recommendations from the DRC and is stamped “Approved for Construction”.
- A bond estimate must be submitted on Salem City Format and Fees must be paid prior to a pre-construction meeting being scheduled.
- Light required (City Standard).
- The City reserves the right to relocate the power box based on traffic visibility post construction.

Adam Clements seconded the motion. All members of the committee voted in favor. 7-0

#### **Preliminary Plat – Sinks Development (Approx. SR-198 1100 North)**

Bradey Wilde stated that the proposed preliminary plat is a commercial subdivision. The utility and site design for the proposed subdivision meets Salem City code.

Walter Bird made a motion to recommend approval of the Sinks Development Preliminary Plat subject to compliance with all Salem City Standards and Ordinances with the following conditions. 7-0

- The developer/engineer will work through the initial approval process with UDOT and have the design approved and application completed. Salem will then be the applicant on the final application once everything else has been approved.
- Post construction verification of basin perc rate and capacity required.
- Follow all Salem City codes and construction standards.
- Upload a new plan set to Cityworks that included any revisions or recommendations from the DRC or incorporate in the final plat application.

Steve Cox seconded the motion. All members of the committee voted in favor. 7-0

#### **Zone Change – Fieldstone Homes (Approx. Woodland Hills Dr. 750 North)**

Randy Smith representing Fieldstone Homes addressed the DRC. Fieldstone Homes is presenting an A-1 to R-5 and R-10 zone change. Randy Smith gave a presentation about the current housing crisis in Utah. Randy Smith stated that the Salem City General Plan calls for a mixed density for the area. The proposed zoning map was showed to the DRC. Randy Smith mentioned that the R-5 area would be detached housing. John Bowcut wanted to know the density for the development. Randy Smith stated that there would probably be an average density of four units per acre. Bruce Ward stated that it would be easier to get the type of

density they are requesting with a Master Planned Development. Matt Marziale stated that developers in the past asked for R-8 and R-10 zonings but were granted with R-12 and R-15 zonings in the area. The City Council wants to see R-12 and R-15 zoning in the area. Matt Marziale believes that Salem City will provide enough density in the New Salem and Arrowhead Springs Master Planned Developments.

Matt Marziale made a motion to recommend denial of the Fieldstone Homes A-1 to R-5 and R-10 zone change based on the current general plan designation being 2-3 units per acre (R-12 to R-15 zoning). Chief Brad James seconded the motion. All members of the committee voted in favor.

#### **Discussion – New Salem Master Planned Development (Approx. 1100 West 1700 North)**

Matt Loveland representing Woodside Homes addressed the DRC about the New Salem Master Planned Development. Matt Loveland showed the DRC the updated New Salem Master Planned Development. The property the developers don't have control of has been removed from the Master Planned Development. The roads and utilities will be stubbed to the properties that are not controlled by the developer. The development engineer has designed the Master Planned Development utilities and roads to work without the excluded properties. The Master Planned Development now contains 342.5 acres of property. The right of ways for the Master Planned Development have been adjusted per city request. The commercial property will be included in the Master Planned Development. Matt Loveland presented the trail network for the Master Planned Development. It was mentioned that the developer will need to provide a fencing plan for the Master Planned Development. There is potential for a PID to be created for the Master Planned Development. The developers are looking at the possibility to create a TIF for the commercial development within the Master Planned Development. Bruce Ward mentioned that the City Council is wanting to know how a PID benefits the people that live within a PID. Matt Loveland showed the proposed phasing plan for the Master Planned Development. The DRC believes that the amenities for the Master Planned Development should be maintained by the HOA.

Steve Cox made a motion to adjourn. Adam Clements seconded the motion. All members of the committee voted in favor. 7-0