



Agenda -Development Review Committee

DATE: Wednesday, August 4, 2021

3:00 p.m. WORK SESSION

1. Site Plan – Salem Retail **PZ2021-41**
2. Preliminary Plat – Davis Farms Plat A **PZ2021-46**

3:30 p.m. AGENDA – DRC

1. Approval of minutes from DRC June 30, 2021
2. Site Plan – Salem Retail **PZ2021-41**
3. Preliminary Plat – Davis Farms Plat A **PZ2021-46**

19 **3:00 p.m.** WORK SESSION

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21 **Site Plan – Salem Retail PZ2021-41**

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23 The Salem Retail site plan is located at 100 east and SR-198. Ryan Selee mentioned that all of
24 the utilities are stubbed into the property. Ryan Selee stated that the irrigation pipe to the
25 north of the property will need to be improved. The DRC mentioned that the irrigation pipe is
26 not on the developer's property. Matt Marziale mentioned that if the pipe is not improved
27 there will be flooding on both properties in the future. Bruce Ward stated that as more
28 developments get built in Salem there will be more storm drain water that will funnel to that
29 irrigation pipe. Vaughn Pickell is concerned that the City cannot require the developer to
30 improve the irrigation pipe because it is not on the developer's property. Ted Barnett stated
31 that they may need to revise the power plan because the power on the sight may not be
32 sufficient to feed all of the commercial buildings. Ryan Selee mentioned that UDOT has
33 approved the access on SR-198. Ryan Selee finished up by stating that UDOT is asking the
34 developer to keep trees out of the Salem Retail site plan along SR-198 to avoid obstructing view
35 of traffic. Bruce Ward mentioned that he asked the developer to do as much xeriscape as they
36 can for the Salem Retail site plan.

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38 **Preliminary Plat – Davis Farms Plat A PZ2021-46**

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40 The Davis Farms Plat A subdivision is located on Main St. across the street from Salem Junior
41 High School. Ryan Selee explained that Davis Farms Plat A is zoned R-12. Bruce Ward
42 mentioned that the sewer for the Davis Farms Plat A will go to the west and connect to the
43 sewer on 460 west. Chief Brad James mentioned that lots 18 and 19 will need to face the side
44 roads and not Main St. Chief Brad James also stated that there should be no driveways from the
45 development going onto Main St. Chief Brad James mentioned that the pedestrian safety on
46 Main St. by Salem Junior High School is a concern. Bruce Ward mentioned that the developer
47 will red curb the curb on the west side of Main St. by the Davis Farms Plat A subdivision. Chief
48 Brad James mentioned that secondary schools don't require crossing guards at cross walks.
49 Vaughn Pickell stated that Chief Brad James, Matt Marziale and Bruce Ward will meet with the
50 school district to ensure safe walking routes for Salem Junior High School.

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52 **3:30 p.m.** AGENDA – DRC

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54 **Approval of minutes from DRC June 30, 2021**

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Matt Marziale made a motion to approve the DRC minutes from the June 30, 2021 DRC meeting. Vaughn Pickell seconded the motion. All members of the committee voted in favor.

Site Plan – Salem Retail PZ2021-41

The Salem Retail site plan is located at 100 east and SR-198. Bruce Ward mentioned that the storm drain/irrigation pipe is the city's main concern. Bruce Ward finished up by stating that the irrigation pipe has not been improved because nothing has developed in the area. Cliff Hales stated that they don't have to improve the irrigation pipe because it is not on their property and does not affect their project. Cliff Hales finished up by stating that they are going to put a fence on the north end of the property to hide the weeds and garbage in the irrigation ditch from their customers. Matt Marziale is concerned that the 100 - year storm will flood the property if the irrigation pipe is not improved. Cliff Hales stated that their property will not flood because it will have a higher elevation than the ditch. Cliff Hales also asked why the city didn't require Woodland View to improve the ditch if the water is coming from their development. Bruce Ward stated that Woodland View was not required to improve the irrigation ditch because the Salem Retail project was not on the city's radar at the time of Woodland View's approval. Vaughn Pickell is concerned that if the fence on the north has a curb that the water will back up on the curb and flood, which may cause a liability for the City. The developer asked if the City is responsible for the flooding of the irrigation ditch/pipe. Bruce Ward stated that the City is not responsible for the flooding of the irrigation ditch/pipe because the irrigation ditch/pipe is owned by the Salem Canal Irrigation Company. Brad Hales asked if the City would be willing to help with the improvements of the irrigation/storm drain pipe. Bruce Ward mentioned that the City would entertain that idea. Brad Hales also mentioned that Richard Maingot may be interested in helping with the improvements of the irrigation pipe because it is on his property. Brad Hales mentioned that they will try to reach out to Richard Maingot to see if he would be willing to help with the improvements of the irrigation pipe. Vaughn Pickell thinks it would be a great idea to split the improvements of the irrigation pipe three ways between Salem City, Hales built and Richard Maingot. Ryan Selee mentioned that the irrigation ditch in the future will become very important to the city, so the city's participation in improving the irrigation ditch is a great idea. Bruce Ward also mentioned that the City could take over the improved irrigation pipe through an easement in the future. Bruce asked the developer if they could xeriscape as much as the Salem Retail property that they could. Cliff Hales said that they could xeriscape as much as possible on the Salem Retail property. Ryan Selee mentioned that the developer will need to receive a variance from the city council for the C-1 zone landscaping requirements. Ryan Selee mentioned that this variance needs to happen because of UDOT'S request to keep trees out of the Salem Retail project along SR-198. Ted Barnett told the developers that the existing power plan may need to be revised

94 because the existing power line on the property may not have enough capacity for the
95 proposed buildings. Ted Barnett finished up by stating he will need to talk with the electrical
96 engineers to see if the power plan needs to be revised.

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98 Vaughn Pickell Made a motion to recommend approval of the Salem Retail Site Plan on
99 condition that the electrical plan may be revised because of load. To talk with Richard Maingot
100 about helping Hales Built and Salem City improve the irrigation/storm drain pipe on the north
101 side of the Salem Retail project. Removal of the existing "God Bless America" sign on the
102 property. Developer will need to receive a variance of the landscaping for the C-1 zone from
103 City Council. Ted Barnett seconded the motion. All members of the committee voted in favor.

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105 **Preliminary Plat – Davis Farms Plat A PZ2021-46**

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107 The Davis Farms Plat A subdivision is located on Main St. across the street from Salem Junior
108 High School. The DRC mentioned that there will be no driveways going onto Main St. and the
109 curb on the east side of Davis Farms Plat A on Main St. will be red curbed. The DRC also
110 mentioned that the credentials for the future crosswalk will be determined by city staff and the
111 school district. Ryan Selee mentioned that the radius on 580 north will need to be revised to
112 connect to the existing sidewalk on Main St.

113
114 Vaughn Pickell made a motion to recommend approval of the Davis Farm Plat A Preliminary Plat
115 on condition to revise the radius of 580 north to connect to the existing sidewalk on Main St.
116 Red curb the east curb of the development on Main St. Driveways will not be allowed to go
117 onto Main St. The cross-walk credentials will be decided between city staff and the school
118 district. Steve Cox seconded the motion. All members of the committee voted in favor.

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120 Matt Marziale made a motion to adjourn. Chief Brad James seconded the motion. All members
121 of the committee voted in favor.