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## Agenda -Development Review Committee

DATE: Wednesday August 23, 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 August 16, 2023, DRC Minutes
- Final Plat – Bowen Ranch Saddle Hollow (Approx. 800 S 550 W)
- Zone Change – Fieldstone Homes (Approx. Woodland Hills Dr. 750 North)
- Discussion – Salem Park Townhomes
- Discussion – Viridian Farms MPD Community Park

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

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

**Public Attendance:** Kyle Spencer, Brandon Mills, John Dester, Scott Bishop, Jeff Stephenson, Randy Smith, Jason Harris

### **DRC – Agenda**

#### **Approval of the August 16, 2023, DRC Minutes**

Steve Cox made a motion to approve the August 16, 2023, DRC minutes. Chief Brad James seconded the motion. All members of the committee voted in favor. 6-0

#### **Final Plat – Bowen Ranch Saddle Hollow (Approx. 800 S 550 W)**

Kyle Spencer from Northern Engineering was present representing the Bowen Ranch Saddle Hollow Final Plat. Bradey Wilde stated that the proposed final plat is located at 800 South 550 West. The subdivision is in the R-15 zone and contains 18 lots. The proposed subdivision meets current Salem City zoning requirements. Bradey Wilde stated that the storm drain design needed to be adjusted from the original approval. There will be an updated bond estimate and pre-paid cash fees for the subdivision. The SWPPP for the project needs to be renewed or resubmitted. Kyle Spencer explained the adjustments made to the storm drain system. Bradey Wilde stated that the proposed cul-tec chambers cannot be constructed under the curb and sidewalk. The plan set will also contain instructions for how the storm drain basin should be constructed to meet designed percolation rates. Matt Marziale stated that a landscaping plan is required to be submitted and approved by the city for the storm drain basin. The roads that will be constructed will need to meet Salem City standards. Adam Clements stated that a three-phase power line needs to be relocated. The three-phase power line will remain overhead but the power within the subdivision will be underground. Adam Clements stated that the power line will be relocated to the planter strip.

Walter Bird made a motion to approve the Final Plat for the Bowen Ranch Saddle Hollow Subdivision subject to compliance with all Salem City Standards and Ordinances with the following conditions:

- Three phase power line to be relocated per Salem City standard.
- Storm drain basin's landscaping plan to be approved by Salem City.
- Roads to be constructed per Salem City standard.

Adam Clements seconded the motion. All members of the committee voted in favor. 6-0

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

Bradey Wilde stated that the Planning and Zoning Commission was presented a different zone change concept than what was shown at the August 2, 2023, DRC meeting. Fieldstone Homes is present at today's DRC to present the zone change concept that was shown at the August 9, 2023, Planning and Zoning Commission. Bradey Wilde stated that the Planning and Zoning Commission ultimately decided that the zone change would most likely be approved in a Master Planned Development project. Randy Smith showed the proposed zoning for the area. Randy Smith stated that the housing product will be all single family in the proposed R-5 zone. The potential area for a Master Planned Development was shown to the DRC. Fieldstone Homes wants to know what it will take for the DRC to give a positive recommendation for the proposed zone change. Randy Smith (Fieldstone Homes) and Jason Harris (Fieldstone Homes) gave an update on what the adjacent property owners want to do with their land. The Bangerter family would like to keep their parcels agriculture. The Bangerter family doesn't want their property to be removed from greenbelt. Jason Harris explained to the Bangerter family that their parcels would not be removed from greenbelt if they participated in a Master Planned Development and didn't develop. The Riddle family would like to be included in the Master Planned Development. The Smart family would like to participate with the Master Planned Development. The Smart family would like to have their property zoned R-12 and keep the south end of the parcel reserved for open space. It was mentioned that there would be enough acreage for a Master Planned Development if the properties mentioned were included in the Master Planned Development. It was also mentioned that all of the properties discussed prior were currently in Salem City limits. Jason Harris met with Chad Warren. Chad Warren's property is outside of the city boundary. Chad Warren would like to see his property used for something non-residential. Jason Harris met with Cody Orton as well. Cody Orton's property is outside of the city boundary. Jason Harris stated that Cody Orton is neutral with the project. The Orton's have no desire to annex into the city but will not oppose the project. The current zone change proposal reflects roughly 4 units per acre density. Matt Marziale stated that the general plan requires developments to have an average density of 2-3 units per acre in the

proposed zone change's area. Matt Marziale stated that the project needs to meet the general plan requirements for the DRC to give a positive recommendation for the proposed zone change. Jason Harris believes that the adjacent property owners zoning can be calculated into the average density count for the proposed zone change without a Master Planned Development. Bruce Ward mentioned that the average density calculated for a project must be calculated from property that the developer controls. The Planning and Zoning Commission told Fieldstone Homes to come back with a Master Planned Development for the project. Steve Cox asked if the Smarts are interested in joining a Master Planned Development. Jason Harris stated that the Smarts are interested in joining a Master Planned Development. Fieldstone Homes doesn't want to pursue the Master Planned Development because the process takes a long time. Fieldstone Homes wanted to know if they could do multiple zoning designations in a development agreement and not a Master Planned Development. Bruce Ward said that they have done zoning designations in a development agreement in the past, but it takes the same amount of time to get approved as a Master Planned Development. Bruce Ward stated that a way to meet the general plan with the current zone change proposal is to expanded the project size and submit a Master Planned Development or zoning designation in a development agreement (Similar to the Salem Fields development).

Matt Marziale made a motion to deny the proposed Fieldstone Homes zone change because the proposal does not meet the Salem City General Plan. Steve Cox seconded the motion. All members of the committee voted in favor. 6-0

#### **Discussion – Salem Park Townhomes**

Brandon Mills and John Dester presented a concept for an expansion of the Salem Park MPD (Master Planned Development) townhomes. The developers are looking to expand the townhomes in the Salem Park MPD to the south. The layout of the expansion was shown to the DRC. The expansion will contain 10 units. The developers will construct a trail that will connect to the future Moonlight Village MPD. The developers are also constructing a gazebo with the proposed expansion. The current zoning for the expansion area is I-1 (light industrial). A zone change will need to occur before the proposed expansion can be approved. John Bowcut likes the proposed townhome expansion. The DRC was concerned about emergency access because the proposed expansion is on a dead end. It was decided that the alley road between the townhomes will be extended past the townhomes in order to provide adequate emergency access. This extension will allow emergency access around all the townhomes. Bruce Ward stated that the Salem Park MPD development agreement and preliminary plat will need to be amended to allow the proposed expansion.

118     **Discussion – Viridian Farms MPD Community Park**

119     Scott Bishop and Jeff Stephenson were present at today’s meeting representing D.R. Horton. Scott  
120     Bishop presented the proposed site plan for the Viridian Farm MPD Community Park. There will be 451  
121     onsite parking stalls. They are looking to have a farm theme for the park. The developers will be working  
122     with Matt Marziale to determine specs for the park equipment. The soccer fields will act as storm drain  
123     basins. There will be infiltration systems underneath the soccer fields. Scott Bishop stated that water  
124     should only collect on the surface of the soccer fields during large storms. 8 pickle ball courts will be  
125     constructed in the community park. The park will also include a food truck area. Chief Brad James  
126     recommends adding as many bench/shade areas as possible. The DRC likes the food truck area concept.  
127     Bruce Ward likes how the parking is designed.

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129     Walter Bird made a motion to adjourn. Adam Clements seconded the motion. All members of the  
130     committee voted in favor. 6-0