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Agenda -Development Review Committee

DATE: Wednesday August 31, 2022

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

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- Approval of the August 10, 2022 DRC Minutes

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- Viridian Farms Development Agreement Amendment

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DRC Voting Member Attendance: Walter Bird, Steve Cox, Adam Clements, Greg Gurney, John Bowcut, Bruce Ward, Councilperson Delys Snyder

City Staff Attendance: Cody Young

Public Attendance: Scott Bishop, Krisel Travis

DRC – Agenda

Approval of the August 10, 2022 DRC Minutes

Walter Bird made a motion to approve the August 10, 2022 DRC Minutes as written. Steve Cox seconded the motion. All members of the committee voted in favor. 7-0

Viridian Farms Development Agreement Amendment

Bruce Ward turned the time over to Scott Bishop with DR Horton. Scott Bishop stated that through the efforts of the City and DR Horton, it was determined that the road alignment needed to be adjusted in the Viridian Farms Master Planned Development. Scott Bishop mentioned that the development agreement for the Viridian Farms Master Plan allows the developer and City Staff to make minor adjustments if needed. Scott Bishop presented the old and new tabulation table. Scott Bishop stated that the number of units, open space, and density in the Viridian Farms Master Planned Development has not be effected by the proposed adjustment. Councilperson Snyder stated that the townhome acreage and unit count have gone up in the proposed adjustments to the development agreement. Scott Bishop stated that there will be more open space around the townhomes because of the proposed adjustments. Councilperson Snyder believes that it is a good idea to have more open space around the townhome portions of the development. Councilperson Snyder noticed that the HOA parks size had the largest decrease in the proposed adjustments to the development agreement. Scott Bishop mentioned that the HOA parks is the area that they have the most flexibility with in the development agreement. This flexibility is the reason that the HOA parks experienced the most changes in the proposed adjusted development agreement. Councilperson Snyder believes that the proposed changes to the development agreement are good adjustments. Scott Bishop mentioned that the

adjustments to the road layout caused a domino effect of changes for the park areas. The amenities in the parks will be the exact same. Shape is the only thing that was adjusted with the parks. Scott Bishop went through each proposed adjustment to the parks with the DRC. Bruce Ward believes that the City has not lost anything from the old agreement to the adjusted development agreement. Councilperson Snyder asked if the phasing plan for the Viridian Farms Development was determined in the development agreement. Scott Bishop stated that the phasing plan was never determined in the development agreement. Scott Bishop stated that they are planning to build the project west to east. The new active adult unit layout was shown. Greg Gurney was concerned about public safety access to these units. Steve Cox mentioned that the layout is very similar to the Salem Ridge active adult area. Walter Bird believes that the proposed adjustments presented would be minor changes to the development agreement.

John Bowcut made a motion to approve the Viridian Farms Development Agreement Amendments as presented in today's DRC. Adam Clements seconded the motion. All members of the committee voted in favor. 7-0

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