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Agenda -Development Review Committee

DATE: Wednesday October 11, 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 October 4, 2023, DRC Minutes
- Approval: Capital Improvement – Viridian Farm MPD Debris Basin (Approx. 800 N 1800 E)
- Approval: Capital Improvement – Viridian Farm MPD Substation (Approx. 800 N 1800 E)
- Discussion: New Salem MPD (Approx. 1800 N 1100 W)

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

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Jeff Stephenson, Hunter Horsley, Brian Gabbler, Boyd Brown, Jake Hone, Matt Loveland

DRC – Agenda

Approval of the October 4, 2023, DRC Minutes

Chief Brad James made a motion to approve the October 4, 2023, DRC Minutes. John Bowcut seconded the motion. All members of the committee voted in favor. 7-0

Approval: Capital Improvement – Viridian Farm MPD Debris Basin (Approx. 800 N 1800 E)

Bradey Wilde located the proposed debris basin in the Viridian Farm MPD (Master Planned Development) project. The debris basin will mitigate debris flow/run off from the canyon. Salem City’s Engineering Department has approved the debris basin’s design.

Councilperson Snyder made a motion to approve the Viridian Farm MPD Debris Basin Capital Improvement subject to compliance with all Salem City Standards and Ordinances. Bruce Ward seconded the motion. All members of the committee voted in favor. 7-0

Approval: Capital Improvement Viridian Farm MPD Substation (Approx. 800 N 1800 E)

Bradey Wilde stated that the Viridian Farm MPD (Master Planned Development) substation will be constructed on the northwest side of the Viridian Farm MPD development. The components of the substation have been reviewed by an electrical company. The city has reviewed the design for the substation’s site plan. Bradey Wilde stated that the substation meets Salem City Standards. Chief Brad James mentioned that there needs to be an 8 foot or taller wall around the substation. The wall needs to be at least 8 feet tall measuring from the lots that will be adjacent to the substation property. Bradey Wilde mentioned that the west property line and proposed fence line need to be on the same line.

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47 Walter Bird made a motion to approve the Viridian Farm MPD Substation Capital Improvement
48 subject to compliance with all Salem City Standards and Ordinances with the following
49 conditions.

- 50 • Proposed west property line and fence line to be on the same line.
- 51 • 8 foot or taller wall constructed around the substation (height of wall measured
52 from the lots adjacent to the wall)

53 Councilperson Snyder seconded the motion. All members of the committee voted in favor. 7-0

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55 **Discussion: New Salem MPD (Approx. 1800 N 1100 W)**

56 Bruce Ward stated that the DRC and the developers of the New Salem MPD (Master Planned
57 Development) need to discuss road cross sections, lot layouts, and parks cash payments (for
58 density) for the New Salem MPD. Bradey Wilde stated that the Salem City Engineering
59 Department recommends that asphalt widths for roads should have a 32-foot minimum.
60 Bradey Wilde stated that the asphalt widths for the roads in the existing rear load townhomes
61 by Stokes is 34 feet. Bruce Ward stated that Bradey Wilde and him measured asphalt widths in
62 a townhome development that was recently constructed in Payson. The asphalt widths for the
63 Payson development were between 30-32 feet. Bradey Wilde stated that Salem City will not
64 allow bollards and/or AC Units cannot be constructed in the alleys. The cross sections for the
65 cluster single family housing was shown. The cluster single family road cross section shows 22
66 feet of asphalt with 25-foot driveways for the units. There was discussion about having a
67 sidewalk for the cluster single family road cross section. Councilperson Snyder believes that a
68 sidewalk is not necessary because the road cross section for the cluster single family units is
69 essential a shared driveway. The DRC and developers talked about adjusting the cross sections
70 where it showed 22' of asphalt width. The developers claimed that if 10 feet was added to the
71 road cross sections, they would be forced to build more townhomes. Matt Loveland stated that
72 no parking will be enforced on the roads that are 22' wide. Boyd Brown stated that there is
73 extra guest parking in the project to compensate the no parking rule along the roads. Bruce
74 Ward stated that a majority of townhome developments in Utah County have a cross section
75 with gutters, sidewalks, and planter strips. Bruce Ward wants to know why the planter strips
76 were not included in the cross sections. Matt Loveland stated that the planter strips were
77 removed from the cross section because the planter does not look well with the attached
78 product. Chief Brad James is not comfortable with having emergency vehicles responding to
79 calls in areas with 22 feet of asphalt. The developers stated that the travel lane will be smaller
80 than 22 feet if they construct a 32-foot road that allows parking on both sides. The DRC is

81 concerned about providing enough parking for the New Salem MPD. Jake Hone mentioned that
82 there is 2.6 parking units per unit not including the driveways and garages. Matt Loveland
83 believes that providing wider roads in the right of way does not solve parking problems. Matt
84 Loveland suggested if they install 18-foot driveways then they could add 14 feet of asphalt to
85 the roads. John Bowcut believes that 22 feet of asphalt could work if there was no parking on
86 the street. Councilperson Snyder is okay with 22 feet of asphalt if the no parking rule is
87 enforced.

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