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## Agenda -Development Review Committee

DATE: Wednesday October 18, 2023

TIME: 3:00 P.M.

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

**3:00 p.m.** DRC – Agenda

- Approval of the October 11, 2023, DRC Minutes
- New Salem Master Planned Development (Approx. 1800 N 1100 W)
- Three Bridges Master Planned Development (Approx. 1800 S 1500 E)

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**DRC Member Attendance:** John Bowcut, Chief Brad James, Bruce Ward, Adam Clements, Walter Bird, Councilperson Delys Snyder, Matt Marziale

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

**Public Attendance:** Brain Gabler, Jake Hone, Hunter Horsely, Boyd Brown (via zoom), Ryan Miller, Julie Smith, Caleb Christen

## **DRC – Agenda**

### **Approval of the October 11, 2023, DRC Minutes**

Walter Bird made a motion to approve the October 11, 2023, DRC Minutes. Adam Clements seconded the motion. All members of the committee voted in favor. 7-0

### **New Salem Master Planned Development (Approx. 1800 N 1100 W)**

Jake Hone talked about the proposed New Salem MPD (Master Planned Development). The current proposal for the project has 1902 residential units. There will be over 6,000 guest parking stalls throughout the development. Jake Hone stated that this will be the most “parked” development he has ever been apart of. They are currently averaging over 3 parking stalls per unit. Jake Hone showed the phasing plan for the project. Jake Hone mentioned that the DRC has concerns about the cross section that is 36 feet wide with 22 feet of asphalt (purple cross section). This cross section would be constructed on private residential streets. Jake Hone stated that there will be no parking allowed on the proposed cross section. There was an exhibit presented that showed a fire truck on the proposed 22 feet of asphalt. Brian Gabler stated that a fire truck will be able to maneuver on the 22 feet of asphalt with or without cars parked on the street. Councilperson Snyder believes it is hard to give an approval of the 22 feet of asphalt because the public safety department is saying that 22 feet of asphalt is too small. John Bowcut believes that the 22 feet of asphalt could work if the no parking rule was enforced. Brian Gabler stated that they have proposed 22 feet of asphalt and the city would like to see 32 feet of asphalt. Brian Gabler wanted to know if the developers and the city could find a median between the two wanted asphalt widths. Matt Marziale believes that 22 feet of asphalt is too tight to drive on. Matt Marziale is a strong supporter of the 30 feet of asphalt width minimum requirement outlined in the current R-5 zoning. Matt Marziale would also like to see a planter strip in the proposed cross section. Jake Hone proposed that they

could increase the asphalt width to 24 feet. Jake Hone mentioned that the proposed cross section will be owned and maintained by the HOA. Jake Hone believes that the housing price within the New Salem MPD will be about \$15,000 to \$20,000 more than other places in the state. Jake Hone believes that this increased cost is due to the requirements of the city (road widths, driveway lengths, guest parking, etc.). Bruce Ward believes that the New Salem MPD should have a different feel than any other high density development in the state. Bruce Ward wants to know how the proposed New Salem MPD is different than any other development in the state. Jake Hone believes that the guest parking to units ratio separates the New Salem MPD from any other high density development in the state. Bruce Ward wanted to know how the purple cross section separates the project from other projects. Jake Hone stated that a typical high density development has 65 feet in between units (garage door to garage door). Jake Hone stated that with the proposed purple cross section the units will be 88 feet apart from each other (garage door to garage door). Jake Hone mentioned that there is also a lot of open space between the units as well. Jake Hone stated that 26% of the project will be dedicated to open space. The developers believe that they are creating a development unique to Salem by providing open space and spacing out the development as requested by the city. Bruce Ward believes that the New Salem MPD should contain trees. Hunter Horsely stated that they have done tree requirements in other developments. Chief Brad James is okay with adding trees to the development. Chief Brad James stated that 24 feet of asphalt would be the minimum asphalt width if trees were incorporated into the development. Matt Marziale stated that snow removal will be an issue on the purple cross section. Bruce Ward suggested that any mountable curb in the project should be 2 ½ feet wide. The 2 ½ width makes it smoother for vehicles to drive over the mountable curb. Hunter Horsley from Woodside Homes presented the lot layouts for each residential lot type in the New Salem MPD. Bruce Ward stated that they have allowed a 20-foot front setback to allow for homes to pop out past the driveway length. Jake Hone stated that the home product is constrained when side setbacks are more than 5 feet. The DRC would like to see a 5 foot and 10 foot side setback. Boyd Brown asked if they could require the 5 foot to 10 foot side setback to only 50% of the units in the project. Bruce Ward is okay with only requiring the 5 foot to 10 foot side setback on only 50% of the product.

Bruce Ward made a motion to table the New Salem MPD with the understanding that a recommendation will be made by the DRC before the November Planning and Zoning Commission. Matt Marziale seconded the motion. All members of the committee voted in favor. 7-0

**Three Bridges Master Planned Development (Approx. 1800 S 1500 E)**

83 Ryan Miller gave an update on the Three Bridges MPD (Master Planned Development) project.  
84 Marriot is moving forward with proposed hotel. The centerlines for the golf course fairways  
85 have been cut. The group talked about the lot layout for each unit type in the project. It was  
86 determined that the developer needs to better define the height of the buildings and define  
87 where the height of the buildings is measured. The DRC wanted to know if any guest parking  
88 will be provided in the development. Ryan Miller stated that they haven't provided guest  
89 parking for the residential units because street parking will be allowed. Ryan Miller stated that  
90 there is additional parking provided in the development, but these parking spaces are not  
91 assigned to certain units. It was noted that the developer will be measuring the frontage on  
92 most lots at the right of way and not at the setback. Bruce Ward stated that the infrastructure  
93 layout for the development will be determined at the preliminary plat stage. Bruce Ward  
94 wanted to know why there was not a planter strip on the road cross section for the steep hill  
95 side roads. The planter strips were avoided on the steep hill side roads because the developers  
96 wanted to minimize the number of big cuts and fills. Bruce Ward stated that they are not sure if  
97 they want a sidewalk on the steep hills side roads. Bruce Ward stated that they need to look  
98 and see if sidewalks need to meet ADA requirements. Bruce Ward stated that the city would  
99 like to have the ability to adjust minor details if needed throughout the construction of the  
100 development. The cul-de-sac lengths proposed in the project are longer than the current Salem  
101 City standard. Chief Brad James is okay with the cul-de-sac lengths as long as they are  
102 compliant with the fire code. There was conversation about the emergency access road  
103 between the cul-de-sacs. The emergency access will be plowed and maintained by the  
104 developer. Matt Marziale stated that the city will maintain the access to the water tank. It was  
105 mentioned that the trails within the subdivision need to be paved. The trails that are touching  
106 forest land can be gravel. The developer will update the trails map showing what trails will be  
107 paved and what trails will be gravel. Chief Brad James wanted to know how he would tell his  
108 officers how to enforce no trespassing along the trail. Ryan Miller stated that they usually  
109 mitigate trespassing along the trail by using signage. The city and developer need to solve the  
110 water right problem for the area. The draft development agreement states that the developers  
111 don't have to construct a pressurized irrigation system. The city and developer need to talk  
112 about constructing a pressurized irrigation system in the development. Bruce Ward stated that  
113 the draft development agreement allows the developer to phase the project however they  
114 want to. Bruce Ward stated that the phasing plan needs to be nailed down in the development  
115 agreement. Bruce Ward stated that the area that talks about the amenities in the draft  
116 development agreement is vague. Bruce Ward encouraged the developers to not be vague in  
117 the development agreement and commit to the amenities. The developers and the city  
118 discussed the pressurized irrigation system issue. Bruce Ward stated that there is no  
119 pressurized irrigation system in the area currently. Bruce Ward stated that the new CUWCD  
120 pipe can pressure water to the Woodland Hills Drive round about. Bruce Ward stated that a

121 pump can send pressurized irrigation water to the entire development from the Woodland Hills  
122 Drive round about. Caleb Christen believes that the developer and the city can find a median  
123 regarding the pressurized irrigation system. Ryan Miller stated that the pressurized irrigation  
124 system will be a major expense because they will need to purchase outdoor water shares for  
125 the golf course. The developer and city are going to meet about the pressurized irrigation  
126 system issue at a later date. Chief Brad James wanted to know if they based their layout on a  
127 wildfire risk assessment. Ryan Miller stated that they did not base their plan off a wildfire  
128 risk assessment. The DRC believes it would be good for the developers to submit hazard/risk  
129 assessments for the project. It was determined that the hazard/risk assessment reports will be  
130 submitted with the preliminary plat.

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132 Councilperson Snyder made a motion to table the Three Bridges MPD with the understanding  
133 that a recommendation will be made by the DRC before the November Planning and Zoning  
134 Commission. Chief Brad James seconded the motion. All members of the committee voted in  
135 favor. 7-0

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137 Councilperson Snyder made a motion to adjourn. Chief Brad James seconded the motion. All  
138 members of the committee voted in favor. 7-0