



## Agenda -Development Review Committee

DATE: Wednesday, October 27, 2021

TIME: 3:30 P.M.

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

**3:00 p.m.** WORK SESSION (Staff Meeting – No Official Business Done)

1. Preliminary Plat – Loafer Springs PZ2021-18
2. Preliminary Plat – Valley View PZ2021-82
3. Preliminary Plat – Salem Park Townhome Amendment PZ2021-101

**3:30 p.m.** AGENDA – DRC

1. Approval of DRC minutes from October 13, 2021
2. Preliminary Plat – Loafer Springs **(Discussion Only – No Action By DRC)**
3. Preliminary Plat – Valley View **(Discussion Only – No Action By DRC)**
4. Preliminary Plat – Salem Park Townhome Amendment  
**(Discussion Only – No Action By DRC)**

**Staff Attendance:** Ryan Selee, John Bowcut, Bruce Ward, Dale Carter, Steve Cox, Vaughn Pickell, Cody Young, Chief Brad James, Matt Marziale

**Public Attendance:** Stewart Lamb, Brandon Mills, Ben Jacobsen, Scott Peterson, Thomas Mazejy, Brent Morgan, Matt Watson

**3:00 p.m. WORK SESSION (Staff Meeting – No Official Business Done)**

**Preliminary Plat – Loafer Springs PZ2021-18**

The Loafer Springs subdivision is located at Elk Ridge Dr. and 800 south. Bruce Ward stated that the storm drain layout has raised concerns from the City. The developer has waited for the lot averaging ordinance to be adopted by the City. Because of the lot averaging ordinance, the developer was able to create a few more lots for the subdivision. Storm Brix's have replaced the retention basin for the retaining of storm water in the subdivision. Bruce Ward mentioned that storm brix's are extremely hard to maintain. Ryan Selee shared the following from the Salem City low impact development best management practices manual. *"This manual provides guidance for the approved Best Management Practices (BMPs) to meet the Low Impact Development (LID) requirements of the MS4 program. All BMPs must be designed for each site and require approval by the City Engineer. Where appropriate, these BMPs may be enlarged to also satisfy the flood prevention portion of Salem City's storm water requirements. Any one project may have any number of different BMPs, and many of these BMPs work well together as a system. For each BMP type, this manual gives an overview, appropriate uses, and limitations. There are six BMP types covered in this manual, although others may be approved by the City Engineer on a case-by-case basis"*. Bruce Ward asked Vaughn Pickell if the City has authority to determine what BMP is built from the list of acceptable BMPs in the standards. Vaughn Pickell stated that the City Engineer has authority to determine what BMP is acceptable for the area. Bruce Ward stated that the City prefers a retention basin in the development for storm drain retention. Bruce Ward mentioned that developers have told him that retention basins are cheaper than storm brix to install. Dale Carter stated that bio-swells and retention basins is a possible solution for the storm drain plan. Ryan Selee asked what the City should do with water meters for the houses if bio-swells are built in the planter strip. Bruce Ward stated that the location of the water meters would be a concern if bio-swells are constructed. Bruce Ward stated that bio-swells may save the developer money. Bruce Ward stated that utilities could be placed next to the sidewalk if bio-swells are constructed in the subdivision. Bruce Ward mentioned that another issue is Parcel A on the Plat. Bruce Ward stated that Parcel A is

57 a stub road. The developer has showed Parcel A to not be improved. The DRC believes that Parcel A should be  
58 improved with the Loafer Springs subdivision construction. Chief Brad James mentioned that there needs to be a  
59 right turn pocket on 800 South going onto Elk Ridge Drive. Bruce Ward stated that there is not room currently  
60 for the right turn lane pocket on 800 south. The DRC is going to talk with the developer about creating a right  
61 turn pocket on 800 south to Elk Ridge Drive.

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63 **Preliminary Plat – Valley View PZ2021-82**  
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65 The Valley View subdivision is located at Woodland Hills Dr 340 South. The DRC stated that the City will  
66 not allow the proposed gravel sumps in the road for the storm drainage. The DRC believes that the current  
67 location of the entrance will cause traffic issues because of the close distance to Woodland Hills Dr. Bruce Ward  
68 stated that the DRC should suggest to the developer to change the layout of the subdivision by mirroring it. The  
69 entrance of the subdivision would be farther away from Woodland Hills Dr. if the layout was mirrored. John  
70 Bowcut stated that the developer will argue that the City is taking away value from their subdivision if they  
71 mirror the layout, because the Cul-De-Sac lots will be backing Woodland Hills Dr. Vaughn Pickell mentioned that  
72 the further away the entrance to the subdivision is from Woodland Hills Dr. the better. Ryan Selee mentioned  
73 that during school rush hour, the 340 south left turn pocket will be full of cars. This will make subdivision access  
74 difficult for residents and emergency vehicles with the current proposed entrance.

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76 **Preliminary Plat – Salem Park Townhome Amendment PZ2021-101**  
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78 The Salem Park Townhome Amendment is located south of the Salem Park Townhomes B-1 subdivision.  
79 Bruce Ward stated that the developer's original proposal for the area was reduced to ten units because of  
80 surrounding wetlands. Matt Marziale stated that a trail was supposed to connect to 460 west according to the  
81 original Salem Park townhome plan. Matt Marziale believes that the developer needs to provide a different  
82 amenity to the residents of the townhomes because the trail will not be built due to wetlands. Ryan Selee  
83 mentioned that the developer will need to provide parking per Salem City ordinance in the amended  
84 development. Bruce Ward stated that the developer will need to apply for a zone change, amend the Salem Park  
85 development agreement and master plan. The DRC stated that the trail was supposed to be built with the  
86 development in the parcel to the west of the revised amended Salem Park townhome proposal. The DRC is going  
87 to ask the developer what the plan is for the property to the west of the amended Salem Park townhome  
88 proposal.

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**3:30 p.m. AGENDA – DRC**

**Approval of DRC minutes from October 13, 2021**

Bruce Ward made a motion to approve the DRC minutes from October 13, 2021 with the following changes. Line 20 “Staff Attendance”. Line 23 “Public Attendance”. Line 94 “cooperate”. Line 95 “are willing to cooperate”. Line 103 - 104 “pay for the intersections of Woodland Hills Dr. and 8800 south and 8800 south and 400 east”. Line 108 - 112 “D.R. Horton wants the public facility land to be purchased by the City at fair market value. Bruce Ward stated that the substation land would be dedicated to the City. The City will reimburse the developer through impact fees for the construction of the substation and dedication of the substation land at the rate of \$50,000 per acre”. Line 127-128 “The DRC changed the development agreement that public facility land will be reimbursed at \$50,000 an acre through impact fees”. Vaughn Pickell seconded the motion. All members of the committee voted in favor.

**Preliminary Plat – Loafer Springs (Discussion Only – No Action by DRC)**

The Loafer Springs subdivision is located at Elk Ridge Dr. and 800 south. Bruce Ward asked Ben Jacobsen (developer) why the proposed storm basin was replaced by storm brix’s on the plan set. Scott Peterson (development engineer) stated that the storm brix’s replaced the retention basin to increase the number of lots in the subdivision. Bruce Ward stated that storm brix are often times difficult to maintain. Bruce Ward stated that Bert Bradford with R.B. Construction mentioned to him that retention basins are cheaper to build than storm brix in the current market. Bruce Ward commented that the grade of the subdivision is a part of the problems with storm brix in the proposed subdivision. Dale Carter requested that the developer proposes a different storm drainage plan for the subdivision. Dale Carter is afraid that storm brix in the proposed subdivision will cause a maintenance nightmare for Salem City. Dale Carter stated that he would prefer to see bio-swells and basins for the storm drainage plan. Bruce Ward mentioned that the bio-swells could be located in the planter strips. Scott Peterson stated that Spanish Fork City has experimented with bio-swells in some areas. Spanish Fork has learned that the curb cuts don’t catch the water and the bio-swells have debris and weed problems. Ben Jacobsen stated that he is concerned to add retention basins because he will lose lots in his proposed subdivision. Dale Carter stated that a better storm drain plan needs to be presented to the City for the Loafer Springs subdivision. Bruce Ward stated that the City will maintain this subdivision for a long time and

121 wants there to be a better solution for storm drain retention. Scott Peterson asked if sumps would be a better  
122 option for the storm drainage plan. Bruce Ward stated that the approval of using sumps is a state level issue.  
123 Bruce Ward mentioned that the state is worried about the water in injector sumps because they are deep in the  
124 ground close to the aquifer. Dale Carter stated that storm-tech chambers would be a possible solution. Storm-  
125 tech chambers are easier to clean and are cheaper than storm brix. Bruce Ward stated that the DRC asked the  
126 City Attorney (Vaughn Pickell) if the City can approve and decline project designs if the design meets Salem City  
127 standards. Bruce Ward shared the following statement from the Salem City low impact development best  
128 management practices manual. *"This manual provides guidance for the approved Best Management Practices*  
129 *(BMPs) to meet the Low Impact Development (LID) requirements of the MS4 program. All BMPs must be*  
130 *designed for each site and require approval by the City Engineer. Where appropriate, these BMPs may be*  
131 *enlarged to also satisfy the flood prevention portion of Salem City's storm water requirements. Any one project*  
132 *may have any number of different BMPs, and many of these BMPs work well together as a system. For each BMP*  
133 *type, this manual gives an overview, appropriate uses, and limitations. There are six BMP types covered in this*  
134 *manual, although others may be approved by the City Engineer on a case-by-case basis".* Vaughn Pickell stated  
135 that the City Engineer has authority to deny construction of product that is consistent with Salem City standard  
136 if the product is not suitable for the area. Bruce Ward stated that the developer needs to propose a storm drain  
137 plan that will make the City confident that storm water will be retained properly in the proposed subdivision.  
138 Ben Jacobsen stated that he does not want to do the cheapest improvements but wants to build the proper  
139 sustainable improvements in the proposed subdivision. Ben Jacobsen mentioned that he is wanting to flatten  
140 the road on 880 west as much as possible to make the lots sit lower than Elk Ridge Dr. The lowering of the lots  
141 will make a nicer lot for residents. Bruce Ward mentioned that parcel A is another issue in the proposed  
142 subdivision. Parcel A is a parcel that will give road access from the proposed subdivision to the Tyler's property.  
143 Bruce Ward stated that he remembers telling the developer that Parcel A would need to be an improved stub  
144 road for the Tyler's property. Ben Jacobsen mentioned that he wants parcel A to be deeded to the City or the  
145 Tyler's. Ben Jacobsen stated that there is no reason to improve the stub road because it will not be used. The  
146 Tyler's don't want to develop their property right now. Vaughn Pickell stated that if parcel A is dedicated for a  
147 public street, it should be improved. Vaughn Pickell stated that from his memory he remembers that parcel A  
148 would be improved and created into its own parcel. Ben Jacobsen stated that there is an email chain between  
149 him and the City that states that the utilities will need to be stubbed to the Tyler's property through parcel A but  
150 the road will not need to be stubbed in on parcel A. Bruce Ward asked Ben Jacobsen how the stub road in parcel  
151 A is any different than the stub road coming from Skyview Estates from the south allowing Ben Jacobsen to  
152 develop his property. Ben Jacobsen stated that there is no reason for the improved stub road in parcel A

153 because the Tyler's don't want to develop their property. Ben Jacobsen stated that an improved stub road in a  
154 subdivision makes the subdivision look unfinished. Matt Marziale stated that if parcel A is dedicated to Salem  
155 City and not improved, it could cause a maintenance issue for Salem City. Matt Marziale also mentioned that the  
156 owners of lots eight and nine will put up fences in parcel A. This will create issues for the developer and City  
157 when the Tyler's property is developed. Bruce Ward stated that Salem City ordinance states that if a lot fronts a  
158 road that road needs to be fully improved. Chief Brad James mentioned that a right turn lane pocket on 800  
159 south going onto Elk Ridge Drive will need to be built. Ben Jacobsen stated that he would be willing to put in  
160 additional asphalt from the half plus twelve improvements on 800 south to create a right turn pocket onto Elk  
161 Ridge Dr. Bruce Ward stated that the developer should avoid impacting the property to the north of 800 south  
162 when improving 800 south with a right turn lane pocket onto Elk Ridge Dr. The City and Ben Jacobsen are going  
163 to look back at email chains to decide the future of parcel A.

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165 **Preliminary Plat – Valley View (Discussion Only – No Action by DRC)**  
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167 The Valley View subdivision is located at Woodland Hills Dr 340 South. Bruce Ward asked Stewart Lamb  
168 (developer) for an update on the possible gravity sewer going through the Wood's property to the north.  
169 Stewart Lamb stated that the Woods are considering allowing the sewer through their property. Bruce Ward  
170 stated that the City has concerns with the storm drainage plan in the proposed subdivision. Bruce Ward stated  
171 that the City's biggest concern is the proposed gravel sump areas located under the road. Thomas Mazejy  
172 (development engineer) stated that the plan is for the storm water to be caught by the catch basins and then  
173 filtered through the gravel sump areas. The DRC stated that they don't want the gravel sump area under the  
174 road. There is potential that the gravel sump areas could cause settlement in the road. Bruce Ward asked the  
175 development team how deep the ground water is on the property according to the geo-tech. Thomas Mazejy  
176 mentioned that the geo-tech pits were dug to nine feet and there was no ground water. Bruce Ward stated that  
177 basins and storm brix would be an acceptable solution for the storm drainage plan in the proposed subdivision.  
178 Thomas Mazejy asked if storm brix were allowed to be placed in the road. Dale Carter stated that storm brix's  
179 are not allowed in the road but they are allowed in the planter strip. Bruce Ward mentioned that the City is  
180 concerned that the entrance to the subdivision is too close to the intersection of 340 south and Woodland Hills  
181 Dr. Bruce Ward stated that the City does not have a standard determining the minimum length away a road  
182 needs to be from intersections. Bruce Ward stated that the City is also concerned that emergency vehicles may  
183 have a difficult time accessing the subdivision when the left turn lane pocket on 340 south is full during school  
184 pick up and drop off hours. Thomas Mazejy stated that they have looked into mirroring the layout of the

185 proposed subdivision. They have found that the mirrored entrance to the subdivision lines up with the middle  
186 school's access. Thomas Mazejy stated that if the entrance to the subdivision is lined up with the middle school  
187 access traffic problems could arise. Stewart Lamb stated that he envisions the property owners of the proposed  
188 subdivision to avoid the middle school during school pick up and drop off hours. Stewart Lamb stated that they  
189 are not going to move the entrance because Salem City doesn't have a standard telling developers where they  
190 can and cannot have entrances to subdivisions. The DRC is not comfortable with the current proposed entrance  
191 to the subdivision. Stewart Lamb stated that a traffic engineer could perform a traffic study for the entrance of  
192 the proposed subdivision and the intersection of 340 south and Woodland Hills Dr. Bruce Ward stated that the  
193 City can pay for the traffic engineer study on the proposed entrance to the subdivision and intersection of 340  
194 south and Woodland Hills Dr. Stewart Lamb is confident that the current entrance location will pass the traffic  
195 engineer study. Stewart Lamb also mentioned that the development will comply to the results of the engineered  
196 traffic study. Chief Brad James stated that he has been opposed to the layout of the subdivision since day one.  
197 Chief Brad James stated that mirroring the subdivision would create an easier right turn pocket to navigate.  
198 Bruce Ward stated that the City has authority to determine where roads are built. Bruce Ward stated the he is  
199 good with the location of the entrance if the traffic study states that the current location of the entrance will not  
200 negatively impact the traffic in the area.

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202 **Preliminary Plat – Salem Park Townhome Amendment (Discussion Only – No Action by DRC)**  
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204 The Salem Park Townhome Amendment is located south of the Salem Park townhomes B-1 subdivision.  
205 Brandon Mills (developer) stated that the original proposal for the Salem Park townhomes was disrupted by the  
206 location of wetlands in the area. The wetlands have caused the proposal to be minimized to ten units. The DRC  
207 asked Brandon Mills who owns the parcel to the west of the proposed project. Brandon Mills stated that Brett  
208 Penrod owns the parcel to the west of the subdivision. Brandon Mills stated that the wetlands have caused a  
209 barrier to go between the land owned by Georgetown development and Brett Penrod. Brandon Mills stated that  
210 Georgetown development and Brett Penrod will not be able to build their original proposed project because of  
211 the location of the wetlands. Bruce Ward stated that the property that the proposed project is going onto is  
212 zoned I-1. The developer will need to apply for a zone change, amend the Salem Park development agreement  
213 and amend the master plan. Ryan Selee stated that the City Council will want to process the applications for the  
214 zone change, development agreement and master plan on the same night. Matt Marziale stated that a trail was  
215 going to be constructed to 460 west in the original Salem Park townhome proposal. Matt Marziale stated that  
216 the construction of the trail is not feasible now because of the location of the wetlands in the area. Matt

217 Marziale told Brandon Mills that the City wants the developer to provide a replacement amenity for the  
218 residents because the trail will not be constructed. Brandon Mills stated that he was okay with providing a  
219 replacement amenity for the residents to replace the trail. Bruce Ward stated that he wants the project to  
220 connect to the Moonlight Village project. Scott Peterson stated that the Army Core of Engineers is okay with  
221 boardwalks going through wetlands. Scott Peterson stated that boardwalks could be placed from the Salem Park  
222 townhomes project to the Moonlight Village project. Scott Peterson stated that he will figure out the best route  
223 to take with connecting Salem Park Townhomes and Moonlight Village projects with boardwalks. Ryan Selee  
224 asked Brandon Mills if the proposed project meets parking requirements per City standard. Brandon Mills stated  
225 that the proposed project meets parking requirements per City standard. Bruce Ward stated that the City would  
226 like to see a parking analysis for the area. Bruce Ward stated that the review of the project is on hold at the City  
227 until the developer presents a proposal that resolves the concerns that the DRC has with the project. Ryan Selee  
228 made a statement to the DRC. Ryan Selee reminded the DRC that it is important to keep attitudes professional  
229 towards developers and the public because of the increasing tension about growth in the community.

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231 Bruce made a motion to adjourn. Vaughn Pickell seconded the motion. All members of the committee  
232 voted in favor.