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Agenda -Development Review Committee

DATE: Wednesday October 5, 2022

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

- 2 • Approval of the September 28, 2022 DRC Minutes
- 3 • Site Plan - London's Coffee Shop
- 4 • Moonlight Village Development Agreement

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

City Staff Attendance: Cody Young

Public Attendance: Dean Ingram, Sid Allsop, Shanice Hone, London Simonsen, Jeff Simonsen

DRC – Agenda

Approval of the September 28, 2022 DRC Minutes

Steve Cox made a motion to approve the September 28, 2022 DRC minutes. Adam Clements seconded the motion. All members of the committee voted in favor. 7-0

Site Plan – London’s Coffee Shop

The proposed London’s Coffee Shop site plan is located at SR-198 and 100 west. London Simonsen presented the renderings for the proposed coffee shop. London Simonsen stated that the proposed building is in compliance with the C-1 metal building ordinance requirements (ordinance no. 92122b). London Simonsen mentioned that there will be two entrances for the building. The entrances will be located on the west and east sides of the building. Matt Marziale wanted to know what type of cut the cedar siding will be on the building. London Simonsen stated that the cedar siding will be a modern style cut. Bruce Ward requested that a material percentage chart be provided for the rendering for Planning and Zoning Commission next week. London Simonsen presented that lighting/landscaping plan for the site plan. London Simonsen explained that they don’t want to construct a light pole in between the two existing light poles on 100 west. London Simonsen suggested that a cobra head light could be installed on the existing power pole on 100 west. The DRC mentioned that the City code requires street lights to be installed every 200 feet. Bruce Ward stated that the existing light poles along 100 west are 400 feet away from each other. Adam Clements stated that the light pole standard will need to be met in the area. London Simonsen mentioned that the required asphalt improvements will double the width of the current 100 west in the area. London Simonsen believes that the asphalt improvements should not be required for the proposed site plan because the City does not currently maintain 100 west. Bruce Ward stated that it doesn’t matter if 100 west is maintained or not by the City. Bruce Ward stated that site plans require developers to improve the frontage of their site plans. London Simonsen talked about relocating the garbage enclosure on the property. There was conversation about the appropriate sizing/type of garbage facilities for the property. Bruce Ward suggested that the garbage enclosure could be constructed on the south east corner of the Fitclub parking lot. There was conversation about the required cross access easement in between the Fitclub and the proposed coffee shop. The DRC mentioned that the location of the cross access easement will need to accommodate both buildings. London Simonsen believes that the improvement requirements from the City for site plans are overbearing financially. London Simonsen believes that other businesses have not been required to follow the process like they have. Jeff Simonsen believes that London Simonsen has done a

great job managing the design/approval process for the site plan. Jeff Simonsen stated that if the required improvement cost too much money, then the overall quality of the project will decrease. Jeff and London Simonsen are asking the City to help lower the cost of required improvements so the project is built at a better quality. The DRC discussed the requirement for the street light in the area. Chief Brad James mentioned that the developers will need to follow the City code for street lights (200 feet between street lights). Adam Clements mentioned that the developer can install a cobra head street light on the existing power pole on the east side of 100 west. This cobra head street light will be built instead of a new light pole on the west side of 100 west. London Simonson mentioned that the landscape on the property will be xeriscape. Steve Cox stated that the commercial building plans will need to show exact materials of the building and include the architect's stamp. Bruce Ward stated that the renderings shown at DRC and Planning and Zoning are the renderings that the City will expect to be built.

Steve Cox made a motion to recommend approval of the London Coffee Shop Site Plan subject to compliance with all Salem City standards and ordinances with the following conditions.

- Cobra head street light to be installed on the existing light pole on the east side of 100 west.
- Landscaping on the property to meet Salem City code.
- Cross access easement to be created for the Fitclub and London's Coffee Shop.
- The garbage enclosure to be constructed on the south east corner of the Fitclub parking lot.
- Provide a materials percentage table for the renderings of the commercial building.
- The commercial building to be in compliance with the C-1 metal building ordinance (ordinance no. 92122b)

Adam Clements seconded the motion. All members of the committee voted in favor. 7-0

Moonlight Village Development Agreement

The Moonlight Village development is located north of 750 north, east of 460 west, south of the Salem Park Master Planned Development, and west of Mill Road. Sid Allsop, Dean Ingram, and Shanice Hone representing Arive Homes was present at today's DRC. Sid Allsop presented the few adjustments that were made to the Moonlight Village development agreement. There were changes made to the requirement for the pressurized irrigation pond construction and language adjusted for the offsite roadway improvements. There was conversation about the future roundabout at 460 west and Arrowhead Trail. Bruce Ward stated that the developers of Moonlight Village will work with surrounding developers to construct the roundabout at 460 west and Arrowhead Trail when the roundabout is warranted. Sid Allsop stated that the acreage and density count has not changed due to the adjustments in the development agreement. Sid Allsop

82 state that adjustments are being made to the exhibits and they will be sent to the City on Friday.
83 There was more conversation about the 460 west Arrowhead Trail roundabout. Matt Marziale
84 stated that the construction of the Moonlight Village development will trigger the construction of
85 the 460 west Arrowhead Trail roundabout. It was mentioned that the construction of the
86 roundabout will be an impact fee reimbursable project. Chief Brad James asked what the plans
87 for the intersection of Mill Road and Woodland Hills Drive are. Bruce Ward stated that there will
88 be a stoplight warranted at the intersection of Mill Road and Woodland Hills Drive when the
89 Moonlight Village development is developed.

90 Adam Clements made a motion to recommend approval of the A-1,I-1 to MPD zone change and
91 development agreement for the Moonlight Village Development subject to compliance with all
92 Salem City standards and ordinances with the following conditions.

- 93 • Subject to any redlines from the Salem City Engineering Department.
- 94 • The complete development agreement to be submitted to Cody Young at the Salem City
95 office by Friday, October 7, 2022 at 11:30 a.m., failure to do so will result in a month
96 delay for approval.

97 Walter Bird seconded the motion. All members of the committee voted in favor. 7-0

98 Matt Marziale made a motion to adjourn. Adam Clements seconded the motion. All members of
99 the committee voted in favor. 7-0