



1

Agenda -Development Review Committee

DATE: Wednesday November 9, 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 October 26, 2022 DRC Minutes

3

- Final Plat – Foothill Ridge Plat A (Woodland Hills Drive 820 South)

4

- Final Plat – Northfield Crossing Plat C (SR-198 870 North)

5

- Final Plat – Loafer Springs Phase 1 (Elk Ridge Drive 800 South)

6

- Final Plat – Loafer Springs Phase 2 (Elk Ridge Drive 800 South)

7

8

9

10

11 **DRC Voting Member Attendance:** Chief Brad James, John Bowcut, Bruce Ward, Steve Cox,
12 Adam Clements, Walter Bird

13

14 **City Staff Attendance:** Cody Young, Bradey Wilde

15

16 **Public Attendance:** Cliff Hales, Brad Hales, Alexis Riggs

17

18 **DRC – Agenda**

19

20 **Approval of the October 26, 2022 DRC Minutes**

21

22 Walter Bird made a motion to approve the October 26, 2022 DRC Minutes with the following
23 changes. Line 58; ~~Wimmer~~ Beecher. Line 75; ~~expanded~~ stopped. Steve Cox seconded the
24 motion. All members of the committee voted in favor. 6-0

25

26 **Final Plat – Foothill Ridge Plat A (Woodland Hills Drive 820 South)**

27

28 Bruce Ward stated that the Foothill Ridge Plat A subdivision is located at Woodland Hills Drive
29 820 South. Brad and Cliff Hales were present at today’s meeting representing the project. Bruce
30 Ward stated that the old frontage requirements are acceptable for Foothill Ridge Plat A. Chief
31 Brad James stated that the connection of 820 South to Woodland Hills Drive is an important
32 road connection. Chief Brad James mentioned that a ribbon road for the Foothill Ridge Plat B
33 portion of 820 South will need to be constructed if Plat B is not constructed around the same
34 time as Plat A. Bruce Ward stated that the ribbon road will have twenty four feet of asphalt
35 width. Cliff Hales stated that they plan to construct Plat B soon after Plat A is constructed.

36 Adam Clements talked about the electrical plan for the area. Adam Clements mentioned that a
37 power pole will need to be relocated during the construction of Foothill Ridge Plat B. Cliff Hales
38 is concerned that Utah County could hold up the project by not approving or taking a long time
39 approving the potential 820 South ribbon road. Bruce Ward mentioned that the City will help
40 the developers communicate with Utah County about the potential 820 South ribbon road if
41 needed.

42 Bruce Ward made a motion to approve the Final Plat for the Foothill Ridge Plat A Subdivision
43 subject to compliance with all Salem City standards and ordinances with the following
44 conditions.

- 45 • Recorded easement for 820 south utilities prior to construction.
- 46 • The design percolation rate that was used to size the storm drain basin will be verified by
47 a test after construction is complete (tested percolation rate will need to be the same or
48 better than the design percolation rate).
- 49 • The ten foot M.U.E (municipal utility easement) around the storm drain basin is required
50 to be constructed at a +/- 2% grade.
- 51 • Engineered construction cost estimate submitted to the City in City format.
- 52 • A 24 foot wide ribbon road connecting 820 South to Woodland Hills Drive to be
53 constructed at the completion of Plat A unless Plat B is approved and started.

54 Chief Brad James seconded the motion. All members of the committee voted in favor. 6-0

55

56 **Final Plat – Northfield Crossing Plat C (SR-198 870 North)**

57

58 Bruce Ward stated that Northfield Crossing Plat C is located at SR-198 and 870 North. Bruce
59 Ward stated that the final plat will create one new parcel. The final plat will also create the
60 cross access easement going into the Stokes grocery store parking lot.

61

62 Walter Bird made a motion to approve the Final Plat for the Northfield Crossing Plat C
63 Subdivision subject to compliance with all Salem City standards and ordinances. Adam
64 Clements seconded the motion. All members of the committee voted in favor. 6-0

65

66 **Final Plat – Loafer Springs Phase 1 (Elk Ridge Drive 800 South)**

67

68 Bruce Ward stated that the Loafer Springs Phase 1 Subdivision is located at 800 South and Elk
69 Ridge Drive. Bruce Ward stated that the proposed east retention basin is a fully enclosed
70 underground storm water chamber. Bruce Ward stated that the developer has proposed to
71 plant grass on top of the underground storm water chamber. Bruce Ward recommended that a
72 xeriscape landscape should be constructed on top of the underground storm water chamber.
73 Bruce Ward mentioned that the utilities will be required to be connected to the Tyler home.
74 Chief Brad James mentioned that a few miscellaneous items need to be removed or addressed
75 on the property.

76

77 Bruce Ward made a motion to approve the Final Plat for the Loafer Springs Phase 1 Subdivision
78 subject to compliance with all Salem City standards and ordinances with the following
79 conditions.

- 80 • A xeriscape landscaping plan for Parcel C to be submitted to the City.
- 81 • The design percolation rate that was used to size the storm drain basin will be verified by
82 a test after construction is complete (tested percolation rate will need to be the same or
83 better than the design percolation rate).
- 84 • The ten foot M.U.E (municipal utility easement) around the storm drain basin is required
85 to be constructed at a +/- 2% grade.
- 86 • Engineered construction cost estimate submitted to the City in City format.
- 87 • Clean up the site.

88 Walter Bird seconded the motion. All members of the committee voted in favor. 6-0

89

90 **Final Plat – Loafer Springs Phase 2 (Elk Ridge Drive 800 South)**

91

92 Bruce Ward made a motion to approve the Final Plat for the Loafer Springs Phase 1 Subdivision
93 subject to compliance with all Salem City standards and ordinances with the following
94 conditions.

- 95 • A xeriscape landscaping plan for Parcel C to be submitted to the City.
- 96 • The design percolation rate that was used to size the storm drain basin will be verified
97 by a test after construction is complete (tested percolation rate will need to be the
98 same or better than the design percolation rate).
- 99 • The ten foot M.U.E (municipal utility easement) around the storm drain basin is
100 required to be constructed at a +/- 2% grade.

- 101 • Engineered construction cost estimate submitted to the City in City format.
- 102 • Clean up the site.

103 Walter Bird seconded the motion. All members of the committee voted in favor. 6-0

104

105 Steve Cox made a motion to adjourn. Adam Clements seconded the motion. All member of the
106 committee voted in favor 6-0

107

108

109