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Agenda -Development Review Committee

DATE: Wednesday November 30, 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 November 9, 2022 and November 16, 2022 DRC Minutes
- 3 • Final Plat – Ridge View Estates Plat F (Approx. 850 E 1710 S)
- 4 • Preliminary Plat – Salem Fields Plat 1 (Approx. SR-198 750 N)

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DRC Voting Member Attendance: Chief Brad James, John Bowcut, Bruce Ward, Steve Cox, Adam Clements, Councilperson Delys Snyder, Matt Marziale

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Mayor Christensen, Jeff Anderson, Ben Tuckett, Bronson Tatton, Michael Porter, Dan Fechner

DRC – Agenda

Approval of the November 9, 2022 DRC Minutes

Bruce Ward made a motion to approve the November 9, 2022 DRC minutes. Chief Brad James seconded the motion. All members of the committee voted in favor. 7-0

Approval of the November 16, 2022 DRC Minutes

Chief Brad James made a motion to approve the November 16, 2022 DRC minutes with the following change. Line 92: “The current storm drain design does not meet Salem City standards”. Bruce Ward seconded the motion. All members of the committee voted in favor. 7-0

Final Plat – Ridge View Estates Plat F (Approx. 850 E 1710 S)

Jeff Anderson (developer) and Ben Tuckett (LEI Engineering) were present at today’s meeting representing the Ridge View Estates Plat F Final Plat Subdivision. Bruce Ward stated that a masonry fence will be constructed along 11200 South and Woodland Hills Drive. Bruce Ward stated that a post construction percolation test will be conducted on the future constructed retention basin. The percolation rate will be required to meet or be better than the design rate. Bruce Ward stated that the offsite power along 1280 South (Reed Park Property/ future Park View Meadows Subdivision) will be required to be functioning before homes can be constructed within Ridge View Estates Plat F. The DRC asked Jeff Anderson when the power line along 1280

South will be constructed. Jeff Anderson mentioned that the location for the future power line along 1280 South has been staked. Jeff Anderson expects the construction of the power line to begin in a week. Steve Cox mentioned that residents from Ridge Vies Estates have been calling the office about fencing along 750 East and 1280 South. Steve Cox wanted to know what Jeff Anderson had planned for fencing in the Ridge View Estates Plat A area. Jeff Anderson mentioned that an agreement was made with Richmond America Homes to construct a fence where Ridge View Estates Plat A fronts 1280 South and 750 East.

Bruce Ward made a motion to approve the Ridge View Estates Plat F Final Plat Subdivision subject to compliance to all Salem City standards and ordinances with the following conditions.

- Ridge View Estates Plat F will not be allowed to record until the 600-amp powerline in 1280 South is energized.
- Construction of Ridge View Estates Plat F will not be allowed to begin until the powerline across the Reed Park (Parkview Subdivision) is started.
- Masonry fence is required along 11200 South and Woodland Hills Drive.

Steve Cox seconded the motion. All members of the committee voted in favor. 7-0

Preliminary Plat – Salem Fields Plat 1 (Approx. SR-198 750 N)

Bronson Tatton (Flagship Homes), Michael Porter (Flagship Homes), and Dan Fechner (LEI Engineering) were present at today's meeting representing the Salem Fields Plat 1 Preliminary Plat Subdivision. The DRC had a few concerns about road access throughout the proposed subdivision. Bruce Ward mentioned that 650 North is a private street. 650 North is the only access to lots 145-149. Chief Brad James mentioned that there is only one access from 750 North for the proposed subdivision. The developers will need to provide two accesses from the development to be in compliance with the Salem City code. Bronson Tatton mentioned that they plan to construct a ribbon road through the proposed Timber Ranch Subdivision in order to be in compliance with Salem City code. Bronson Tatton mentioned that a second access onto 750 North from 700 North will be provided if the ribbon road through the proposed Timber Ranch Subdivision doesn't happen. Bronson Tatton mentioned that they will remove lots 145-149 from the proposed phase. Bruce Ward stated that there will need to be access to the commercial properties along 750 North. Bruce Ward also mentioned that the sewer line for the commercial area will be upgraded to an 8 inch pipe. Bruce Ward stated that a masonry fence is required to be constructed between residential and commercial uses. The DRC stated that a masonry fence will need to be constructed along the back property lines of lots 110-117. Bruce Ward stated that the fencing requirements for 750 North will need to be met. Bruce Ward stated that the residents

74 within the existing subdivision to the west of the proposed subdivision are concerned about
75 storm drain. Bruce Ward stated that the lots that are constructed will be required to contain
76 their storm drainage.

77 Bruce Ward made a motion to recommend approval of the Salem Fields Plat 1 Preliminary Plat
78 Subdivision subject to compliance to all Salem City standards and ordinances with the following
79 conditions.

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- 81 • Must meet the current construction and development standards, and zoning ordinances.
 - 82 • Must meet all the development agreement requirements.
 - 83 • Remove lots 145 through 149 from Phase 1, we can work out what portion of the road
84 will remain in Phase 1 to provide access to the nature park in Final Plat approval.
 - 85 • Provide secondary access on 500 East through the Timber Ranch subdivision or provide
86 secondary access onto 750 North with another road coming from 700 North, 750 North
87 must be connected to Woodland Hills Drive (all utilities must be installed during road
88 construction). East dead-end of 700 North needs a temporary paved turnaround, if not
89 used for secondary access.
 - 90 • All utilities provided to commercial property with the sewer as an 8" main.
 - 91 • The ROW widths on 500 East must match between the Salem Fields subdivision and the
92 Timber Ranch subdivision.
 - 93 • Residential storm water generated by Phase 1 must be retained on Phase 1, not on the
94 commercial property.
 - 95 • The grading of the nature park is not clear and will be addressed during final plat.
 - 96 • Show commercial access conceptually on the plan set, show 750 East access as far East as
97 possible.
 - 98 • Existing irrigation ditch must be piped per the Irrigation Canal Company approval and
99 standards adjacent to lots 118 through 138. If the ditch is not on the Salem Fields
100 property, then no improvements will be required.
 - 101 • Masonry fencing is required along 750 North and the Commercial property on SR-198
102 between Lots 110 through 117. All fencing type and color must match.
 - 103 • Development is required to meet all Salem City codes parking requirements.
 - 104 • Each lot will need to retain its own storm water.
 - 105 • Water tank must be constructed and in service prior to recording of any plat in Salem
106 Fields.

107 Councilperson Delys Snyder seconded the motion. All members of the committee voted in favor.
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110 Steve Cox made a motion to adjourn. Adam Clements seconded the motion. All members of the
111 committee voted in favor. 7-0

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