



Agenda -Development Review Committee

DATE: Wednesday, December 8, 2021

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

- Approval of the December 1, 2021 DRC Minutes
- Final Plat – Rooftops Phase 2 PZ2021-37 (1830 North 460 West)
- Final Plat – Arrowhead Springs Phases 1, 2 & 3 PZ2021-53 (Arrowhead Trail 1260 West)

18 **DRC Member Attendance:** Steve Cox, Greg Gurney, Bruce Ward, Ted Barnett, Vaughn Pickell, Matt
19 Marziale

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21 **City Staff Attendance:** Walter Bird, John Bowcut, Ryan Selee, Cody Young

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23 **Public Attendance:** Greg Bird, Keaton, Brian Bird, Scott Peterson, Danny Lange

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25 **DRC – Agenda**

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27 **Approval of the December 1, 2021 DRC Minutes**

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29 Vaughn Pickell made a motion to approve the December 1, 2021 DRC minutes. Matt Marziale
30 seconded the motion. All members of the committee voted in favor. 6-0

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32 **Final Plat – Rooftops Phase 2 PZ2021-37 (1830 North 460 West)**

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34 Ryan Selee stated that Rooftops Phase Two is located at 1830 north 460 west Salem, UT.
35 Rooftop's Phase Two is the final phase of the one-hundred and-three unit Rooftops Subdivision. Ryan
36 Selee also mentioned that all major infrastructure connections are completed for the Rooftops
37 Subdivision. The developer will be improving lots and completing amenities. Bruce Ward asked if the
38 storm drain pipe on the north side of Rooftops Phase One was installed. Greg Bird stated that the storm
39 drain pipe on the north side of Rooftops Phase One is installed. Bruce Ward asked the developers about
40 the timing of the installation for the amenities in Rooftops Phase One and Two. Greg Bird mentioned
41 that they plan to install the parks for Rooftops Phase One and Two in the upcoming spring. Greg Bird
42 also mentioned that they plan to do the utility, sidewalk and curb & gutter improvements this upcoming
43 winter. The DRC is concerned that the appropriate amenities will not be completed in a timely manner
44 for the potential residents of the Rooftops Subdivision. Bruce Ward read the DRC approval motion for
45 Rooftops Phase one. "Matt to approve Rooftops Phase 1 subject to all the landscaping done for the 28
46 units in this phase completed, one playground will be completed with this phase plus all of the prep
47 work for the pavilion, 50% cash bond done for Allen Curtis improvements, curb, gutter, and sidewalk,
48 the pickleball and playgrounds must be 24" above the floor of the retention basin, the pavilion can be at

the retention basin level, and meeting all of Salem City construction and development standards. Seconded by Junior; Vote Affirmative, 8-0" (Salem DRC Minutes September 26, 2019). Bruce Ward stated that it will be easier to require the amenities to be completed in the Rooftops Subdivision if the city holds up the recording of Rooftops Phase Two. Greg Bird verbally agreed.

Vaughn Pickell made a motion to approve the Rooftops Phase Two Final Plat Subdivision subject to compliance of all Salem City standards and ordinances with the following conditions.

1. Phase 2 of Rooftops Subdivision will not be recorded until all amenities in Rooftops Phase One are completed.
2. In addition, developer shall bond for or build the amenities for Rooftops Phase Two before Phase Two will be recorded.
3. The amenities for Rooftops Phase One and Two are required to be 100% completed before the 76th living unit building permit in the Rooftops Subdivision is issued.

Steve Cox seconded the motion. All members of the committee voted in favor. 6-0

Final Plat – Arrowhead Springs Phase 1, 2 & 3 PZ2021-53 (Arrowhead Trail 1260 West)

Ryan Selee explained that the final plat for Arrowhead Springs Phases 1, 2 & 3 are the first phases of the Arrowhead Springs Master Planned Development. Arrowhead Springs Phases 1, 2 & 3 is composed of 129 single family lots, located at Arrowhead Trail (existing) 1260 west (future road). Ryan Selee stated that the developer of Arrowhead Springs Phases 1, 2 & 3 will need to improve infrastructure in order to build the subdivision. Bruce Ward asked if 1260 west improvements are going to be completed during the construction of Arrowhead Springs Phases 1, 2 & 3. Brian Bird stated that the improvements for 1260 west will occur in Arrowhead Springs Phases 4, 5 & 6. Bruce Ward stated that Salem City standard currently states that there needs to be a temporary secondary plowable and emergency vehicle accessible access to subdivisions with more than 24 lots. Brian Bird stated that they hope to build Arrowhead Springs Phases 1, 2, 3, 4, 5, 6 & 7 at the same time so the temporary secondary access shouldn't be needed. Ryan Selee stated that the final plat for Arrowhead Springs Phases 4, 5, 6 & 7 are really close to receiving final plat approval. Matt Marziale asked the developers what the plan will

80 be for the existing drainage swell along Arrowhead Trail. Ryan Selee stated that the existing drainage
81 swell along Arrowhead Trail will be piped. Ryan Selee mentioned that the pipe will empty into the
82 retention basin located on the west side of Arrowhead Springs Phases 1, 2 & 3. Matt Marziale asked the
83 developer if the retention basin was going to be maintained by Salem City or the HOA. Ryan Selee
84 stated that Salem City will be maintaining the retention basin in Arrowhead Springs Phases 1, 2 & 3.
85 Matt Marziale is concerned that the slope of the retention basin is too steep for lawn mowers. Bruce
86 Ward stated that the Salem City standard requires a slope to be a 5:1 foot ratio to be classified as a
87 mowable surface. The developers stated that they are going to submit a new landscaping plan for the
88 retention basin in Arrowhead Springs Phases 1, 2, & 3 to address the concern of the retention basin's
89 slope. Bruce Ward asked the developers for an update on the construction of the west foothills
90 pressurized irrigation pump and the new substation. Brian Bird stated that he has a draft contract made
91 for the construction of the substation. Brian Bird mentioned that he needs to talk with Ted Barnett about
92 the draft substation construction contract. Brian Bird stated that they are close to hiring a contractor to
93 build the west foothills pressurized irrigation pump. Bruce Ward mentioned that a backup culinary water
94 connection to Payson City's culinary water system will need to be constructed for Arrowhead Springs
95 Phases 1, 2 & 3. Bruce Ward stated that Salem City and Payson City will reimburse the developer for
96 the construction of the backup culinary water connection. The DRC is concerned about traffic control
97 when arrowhead trail is under construction during the construction of Arrowhead Springs Phase 1, 2 &
98 3. Brian Bird stated that the contractor is requesting that Arrowhead Trail is fully closed during
99 construction. Greg Gurney stated that he is concerned about big trucks turning the corner of 1750 west
100 and 1500 north if Arrowhead Trail is a full road closure during its construction. The DRC stated that
101 mass grading of the Arrowhead Park is required to occur with the construction of Arrowhead Springs
102 Phases 1, 2 & 3. Bruce Ward asked Matt Marziale for the status of the Arrowhead Park design plans.
103 Brian Bird stated that he needs to reach out to the design engineer of Arrowhead Park for the status of
104 the plans. Brian Bird asked the DRC if the City would entertain the idea of using PID financing for the
105 construction of Arrowhead Park. The DRC stated that they would like to research PID financing before
106 any decision was made for financing the Arrowhead Park. Bruce Ward stated that Arrowhead Springs
107 Phases 1, 2 & 3 cannot record until the west foothills pressurized irrigation pump, substation and
108 emergency culinary water connection to Payson City is constructed.

110 Bruce Ward made a motion to approve the Arrowhead Spring Phases 1, 2, & 3 Final Plat
111 Subdivision subject to compliance with all Salem City standards and ordinances with the following
112 conditions.

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- 114 1. The substation, the West Foothills pressurized irrigation pump station and the backup
115 culinary water connection to Payson City are fully constructed before recording of
116 Arrowhead Springs Phases 1, 2 & 3.
 - 117 2. The developer is required to submit a detailed traffic control plan prior to beginning
118 construction of Arrowhead Springs Phases 1, 2 & 3.
 - 119 3. Work with Salem City staff to complete the design plans of the Arrowhead Park.
 - 120 4. Work with Salem City staff to revise the landscaping plan for the retention basin located
121 on the west side of Arrowhead Springs Phases 1, 2 & 3.
 - 122 5. In the event that 1260 west is not built-in time to provide a secondary access for
123 Arrowhead Springs Phases 1, 2 & 3, a temporary access compliant with Salem City code
124 will be built from Pheasant Drive to Arrowhead Trail.

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126 Matt Marziale seconded the motion. All members of the committee voted in favor. 6-0

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128 Steve Cox made a motion to adjourn. Matt Marziale seconded the motion. All members of the
129 committee voted in favor. 6-0