



Agenda -Development Review Committee

DATE: Wednesday December 13, 2023

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

- Action: November 8, 2023, DRC Minutes
- Action: December 6, 2023, DRC Minutes
- Action: Final Plat – Viridian Farm MPD Plat 1A (Approx. 1400 E 750 N)
- Action: Capital Improvement – Viridian Farm MPD Drinking Water Tank
- Action: Final Plat – Ballard Subdivision Phase 1 Amended and Extended

DRC Member Attendance: Walter Bird, Steve Cox, Adam Clements, Mayor Christensen, John Bowcut, Chief Brad James, Bruce Ward

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Jeff Stephenson, Nate Walter

DRC – Agenda

Action: November 8, 2023, DRC Minutes

Walter Bird made a motion to approve the November 8, 2023, DRC minutes. Steve Cox seconded the motion. All members of the committee voted in favor. 7-0

Action: December 6, 2023, DRC Minutes

Walter Bird made a motion to approve the December 6, 2023, DRC minutes. Steve Cox seconded the motion. All members of the committee voted in favor. 7-0

Action: Final Plat – Viridian Farm MPD Plat 1A (Approx. 1400 E 750 N)

Jeff Stephenson was present at today's meeting representing D.R. Horton. Bradey Wilde mentioned that Viridian Farm Plat A1 is the first final plat of the Viridian Farm MPD (Master Planned Development). The proposed plat is located at approximately 1400 E 750 N. Bradey Wilde stated that the proposed plat contains 184 lots. Bradey stated that it meets standards and follows the development agreement. Bradey Wilde shared the following conditions for the proposed plat: Submit irrigation plan and final approval on landscape plan for areas within the right of way (City maintained areas only), follow all Salem City construction and development standards (including the minor modifications from the 12/13/2023 City Council approval), all off-site utilities will need to be in place prior to issuing of building permits for any approved plats, storm water facilities (permanent or temporary facilities, while park is being constructed) must be approved and constructed prior to issuing of building permits, Bureau of Reclamation approval for CUWCD pipeline/easement crossings (prior to crossing the easement), post construction verification of detention/retention basin infiltration rates using the double ring infiltrometer method is required, and add off-site improvement tables to future plats. Bradey

Wilde reminded Jeff Stephenson that Salem City's sewer treatment plant capacity is limited and may impact or stop future plat approvals until facilities or expansion for additional capacity can be put in place. It was mentioned that the second access to the subdivision will be through the park parking lot temporarily. Chief Brad James wanted to know when the offsite road improvements would occur with the development. The offsite road improvements will occur with later phases of the Viridian Farm MPD project. It was mentioned that all of the roads in the proposed final plat are public. John Bowcut is going to talk with D.R. Horton about Salem fiber options for the project.

John Bowcut made a motion to approve the Final Plat for Viridian Plat 1A subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Submit irrigation plan and final approval on landscape plan for areas within the right of way (City maintained areas only).
- Follow all Salem City construction and development standards (including the minor modifications from the 12/13/2023 City Council approval).
- All off-site utilities will need to be in place prior to issuing of building permits for any approved plats.
- Storm water facilities (permanent or temporary facilities, while park is being constructed) must be approved and constructed prior to issuing of building permits.
- Bureau of Reclamation approval for CUWCD pipeline/easement crossings (prior to crossing the easement).
- Post construction verification of detention/retention basin infiltration rates using the double ring infiltrometer method is required.
- Add off-site improvement tables to future plats.

Mayor Christensen seconded the motion. All members of the committee voted in favor. 7-0

Action: Capital Improvement – Viridian Farm MPD Drinking Water Tank

Bradey Wilde stated that the Viridian Farm MPD Drinking Water Tank has been submitted to DWQ. The tank will be completely buried into the ground. The tank will be connected to the Salem City water system.

Adam Clements made a motion to approve the Viridian Farm MPD drinking water tank subject to compliance with all Salem City Standards and Ordinances. Steve Cox seconded the motion. All members of the committee voted in favor. 7-0

Action: Final Plat – Ballard Subdivision Phase 1 Amended and Extended

Bradey Wilde stated that the Ballard Subdivision Phase 1 Amended and Extended plat is for the future Maverik site. Maverik needs to expand their lot to the south and east in order to fit their building on the site. Road dedication to Utah County and UDOT needs to be shown on the plat. The appropriate M.U.E location needs to be shown on the plat. The deeds for the expansion to the south and east need to be recorded before the recording of the plat. The DRC stated that utility relocations will need to be performed by Maverik when the site plan is constructed.

Walter Bird made a motion to approve the Final Plat for the Ballard Subdivision Phase 1 Amended and Extended subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Show future road dedication areas to Utah County and UDOT.
- Show appropriate M.U.E's.
- Record the deeds for the south and east expansion before the plat is recorded.

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

Steve Cox made a motion to adjourn. Chief Brad James seconded the motion. All members of the committee voted in favor. 7-0