



Minutes -Development Review Committee

DATE: Wednesday, March 31, 2021

Salem City Employees in Attendance: Ted Barnett, John Bowcut, Steve Cox, Dale Carter, Ryan Selee, Amy Shelley (will not vote), Bruce Ward, Mayor Kurt Christensen (in attendance for work session only), Cody Young (will not vote), Howard Chuntz (will not vote), Matt Marziale, Brad James and Walter Bird.

Others in Attendance: Nick Mason, William Burk, Randy Smith, Greg Hunt, Andrade Christensen, David Malone, Ben Burk

3:00 p.m. WORK SESSION

Previous DRC Minutes:

March 17:

No comments made during the work session.

March 24:

No comments made during the work session.

Fieldstone Homes (East Parkland) – Zone Change Request PZ2021-34:

The proposed zone change property is located at SR 198 1200 North. The property is composed of 30.42 acres. This property has been proposed for a zone change in the past numerous times. All of the past propositions have been denied. The council told the developer that they may consider an R-15 to R-12 zone change. The developer is now proposing an R-15 to R-12 zone change. The Burk family land has been added to this new proposal. Bruce Ward mentioned that there is a great opportunity to reserve a strip in front of the property for commercial use. The general plan favors pods of commercial buildings in various parts of the City rather than big long corridors. Chief Brad James had a concern about the state allowing a road to go into the property for commercial because of the hill. Matt Marziale mentioned that the City needs to recognize that there is a possibility of the neighboring property owners to ask for the same

zone change if the proposed zone change is approved. Matt Marziale also mentioned that he is not opposed to putting in big commercial to produce big revenue for the City. Howard Chuntz asked if the averaging lot size ordinance could apply to the project. Bruce Ward suggested that the averaging lot size ordinance would have little to no effect on the project. Mayor Kurt Christensen said that he is not against putting nice homes next to a busy highway but feels that smaller homes may be more suitable for the area. Mayor Kurt Christensen also mentioned that Rasband (land owner) owns a lot of land around the area and will be looking for a zone change as well if this proposal is accepted. Mayor Kurt Christensen is okay with the R-12 zone change. Bruce Ward stated that the City would like to see commercial go into the front piece of the zone change proposal. The committee is okay with the R-15 to R-12 zone change proposal.

LHD – Zone Change Request PZ2021-20:

The proposed zone change is located on Main St across the road from Salem Jr. High and extends to 460 west. The zone change proposal consist of 46.23 acres. This property has proposed a zone change in the past and was denied. The developer has visited with neighbors and has come back to the City to propose an A-1 to R-12 zone change. Howard Chuntz mentioned that he may dedicate 600 ft. of his property for the future road that may come into his subdivision. Chief Brad James mentioned that 750 north is planned to connect to 460 west. The developer needs to be aware of this plan because the planned road will go through the North portion of the proposed property. Bruce Ward has informed the developer of 750 north extending though the property on a future date. Howard Chuntz commented that the west side of the property will be at least three years away from development because of the army core of engineer's approval process concerning the wetlands. Matt Marziale mentioned that the City needs to work in a plan to put a trail on the future 750 north. Currently the City trail plan does not show a trail going on the future 750 north road. Bruce Ward mentioned that the road on the corner of Howard Chuntz's property and any other issues will be considered at preliminary plat. The committee is okay with the A-1 to R-12 zone change proposal.

Arrowhead Storage – Commercial Site Plan Approval PZ2020-103:

The proposed commercial site plan is located at Arrowhead Trail and 460 west. This site plan has been going back and forth between the developer and the City for a while now. There are minor details that will need to be added to the plan set concerning the storm drain ponds. Multiple people from the committee were concerned about the future road to the south of the project. Bruce Ward mentioned that the road to the south of the project will not be built in this site plan project but will be built in future development. Matt Marziale asked if the site will need two entrances. Ryan Selee responded that the site will not need two entrances and the one entrance it has now will meet standards. Bruce Ward mentioned that an emergency exit is on the plat and the exit will be completed in future phases. Multiple people from the committee had questions about the money for the future roundabout on Arrowhead Trail and 460 west. Bruce Ward mentioned that the developer will be paying a third of a third cash bond for the future roundabout to begin this project. Steve Cox mentioned that building code

requirements will be addressed at the building permit stage of the project. The committee is in favor of the commercial site plan.

Summer Spring Phase 1 – Final Plat Approval PZ2020-81:

No comment was made about this development during work session.

3:30 p.m. AGENDA – DRC

Previous DRC Minutes:

March 17:

Chief Brad James made a motion to approve the March 17, 2021 DRC minutes with the following edits. Grammatical errors adjusted, line 11 page 1 (~~Ben~~ Tuckett), line 18 page 1 (~~This road 400 North~~), line 22 page 1 (~~tapering asphalt taper~~), line 25 page 1 (~~He Scott~~), line 36 page 1 (~~some and a flood~~), line 37 page 1 (~~side lot swales in~~), line 1 and 2 page 2 (~~designed in the development~~ built with the subdivision improvements), line 2 page 2 (~~draining flooding~~), line 13 page 2 (~~located at~~), line 13 and 14 page 2 (~~power line easements~~ powerlines in the area), line 15 and 16 page 2 (~~those the powerline running through it and the associated~~), line 16 and 17 page 2 (~~Essentially they are~~ The Developer, as part of the subdivision will be), line 17 page 2 (~~working on also replacing~~), line 21 page 2 (~~they the future home buyers~~), line 21 page 2 (~~s 11 and 12~~), line 21 and 22 page 2 (~~has that have a powerline~~), line 22 and 23 page 2 (~~It could be SVPS transmission line or old The powerline is an~~), line 23 and 24 page 2 (~~There is confusion on who owns the line. If it isn't the transmission line,~~ The staff discussed that), line 6 and 7 page 3 (~~adhering to our subdivision and construction standards.~~) line 11 page 3 (~~easement property~~), line 17 18 19 20 page 3 (~~used the City's GIS map to identify that the existing powerline running through lots 11 and 12 is an overhead SESD distribution line that goes underground in the next subdivision to the east of the project. were trying to remember if the power line is in the ground or overhead and who owns the line~~), line 21 page 3 (~~, once he finds out who owns the line~~), line 22 page 3 (~~easement powerline proceed however he sees fit~~ Salem City) line 25 page 3 (prior to recording). Steve Cox seconded the motion. All members of the committee voted in favor. 9-0

March 24:

Ryan Selee made a motion to approve the March 24, 2021 DRC minutes with the following edit. Line 7 page 1 (~~Brad James~~). Steve Cox seconded the motion. All members of the committee voted in favor. 9-0

Fieldstone Homes (East Parkland) – Zone Change Request PZ2021-34:

The proposed zone change property is located at SR 198 and 1200 north. The property is composed of 30.42 acres. The developer is requesting an R-15 to R-12 zone change. Randy

Smith mentioned that the Burk property has been added to this new zone change proposal. The property was added to the zone change to provide more area to develop. Bruce Ward asked Randy Smith and Bill Burk about the potential use of commercial on the front side of the property. Bill Burk commented that the developer who has been talking to him about using his land for commercial use is still wary, and believes that the property is a long ways away from developing into commercial. Bill Burk mentioned that he would like to sell his property as commercial because of the price. Bruce Ward said that Salem City will readily consider commercial use along the highway in the proposed zone change area. Randy Smith commented that the current plan for development is no different than what has been proposed. They plan to develop around the Burk's property with the potential of a future phase going into the Burk's property. Bruce Ward told Randy Smith that they will need to stub in roads and utilities to the Burk's property. Bruce Ward also mentioned that the developer will be required to bring all utilities including power, recognizing the current lawsuit the City is in with SESD. Randy Smith said that he is aware of the SESD lawsuit and plans to bring all utilities to the subdivision. Randy Smith also mentioned that he will stub roads and utilities into the Burk's property in anticipation of future development. Ted Barnett mentioned that Salem City power ends north of stokes and across the street.

Bruce Ward made a motion to recommend approval the R-15 to R-12 zone change and to recognize that commercial, professional or retail use of a portion of the property would be considered by Salem City. Ted Barnett seconded the motion. All members of the committee voted in favor. 9-0

LHD – Zone Change Request PZ2021-20:

The proposed zone change is located on Main St across the road from Salem Jr. High and extends to 460 west. The zone change proposal consist of 46.23 acres. The developer is proposing an A-1 to R12 zone change. Bruce Ward mentioned that the City is not approving the concept provided in the application just the zone change. Matt Marziale mention that when the future 750 north extends to 460 west, a trail will need to be built with the road.

Matt Marizale made a motion to recommend approval the A-1 to R-12 zone change noting concerns about the future 750 north road with trail and future roads on the south property line. Steve Cox seconded the motion. All members of the committee voted in favor. 9-0

Arrowhead Storage – Commercial Site Plan Approval PZ2020-103:

The proposed commercial site plan is located at Arrowhead Trail and 460 west. Bruce Ward mentioned that this site plan phase includes the perimeter and front end improvements. Multiple committee members have concerns about the future road going in on the south end of the project. David Malone explained that he had been in contact with Georgetown Development and they were going to submit something for the future road soon. Matt Marziale mentioned that he expects a trail to go in with the future road on the south end of the property. Bruce Ward reminded that the approved preliminary plat shows the details of the future road to the south. Bruce Ward also mentioned that minor edits will need to be made to

157 the storm drain ponds detail on the plan set. Bruce Ward also mentioned that the cash bond for
158 a third of a third of the roundabout will need to be paid to the City in order to start
159 construction. David Malone explained that he had a cost estimate for the roundabout. Bruce
160 Ward asked David Malone to upload it to cityworks for review. Ryan Selee reminded David
161 Malone that the landscape easement will need to be met on the project.

162 Ryan Selee made a motion to recommend approval of the Arrowhead Storage Commercial Site
163 Plan on condition to; Pay the third of a third cash bond for the future roundabout located at
164 Arrowhead Trail and 460 west, meeting the 25 foot landscape easement on the north side of
165 the project and updating the redlines on the plan set from the engineering department. Dale
166 Carter seconded the motion. All members of the committee voted in favor. 9-0

167 **Summer Spring Phase 1 – Final Plat Approval PZ2020-81:**

168 The proposed final plat is located at 1500 north and 770 west. Bruce Ward mentioned that the
169 final development agreement is complete. Bruce Ward also explained that the final plat
170 proposed will be the first phase of the project located at about 1590 north. Ted Barnett
171 commented that the developer has submitted an application to SUVPS to relocate the
172 transmission line out of the future roadway. Bruce Ward reminded the developer that the
173 development agreement states that the landscaping will need to be done around the homes in
174 order to issue a certificate of occupancy. Bruce Ward also said that groundwater may be an
175 issue and the storm drain plan may need to be adjusted during construction. The committee
176 also mentioned that the building department will make the final decision on the details of the
177 approved amenities.

178 Bruce Ward made a motion to approve the Summer Springs Phase 1 Final Plat on condition to;
179 Meet approved development agreement standards, the standards of the R-5 zone ordinances,
180 Salem City construction standards, the ADA and rumble strip standards and the storm drain
181 plan may be subject to change during construction depending on groundwater conditions.
182 Steve Cox seconded the motion. All members of the committee voted in favor. 9-0

183 Chief Brad James made a motion to adjourn. Steve Cox seconded the motion. All members of
184 the committee voted in favor. Meeting adjourned. 9-0