



## Agenda -Development Review Committee

DATE: Wednesday, January 12, 2022

TIME: 3:30 P.M.

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

**3:30 p.m.** DRC – Agenda

- Approval of the January 5, 2022 DRC Minutes
- Final Plat – Selman Ridge Phase 2 (50 east 1400 south) PZ2021-110

16 **DRC Voting Member Attendance:** Steve Cox, Chief Brad James, Bruce Ward, Walter Bird, Ted Barnett,  
17 Matt Marziale

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19 **City Staff Attendance:** Cody Young, John Bowcut

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21 **Public Attendance:** Delys Snyder, Dean Ingram

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23 **DRC – Agenda**

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25 **Approval of the January 5, 2022 DRC Minutes**

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27 Bruce Ward made a motion to approve the January 5, 2022 DRC minutes with condition to  
28 change the following. Line 41, ~~R-12~~ R-10. Chief Brad James seconded the motion. All members of the  
29 Committee voted in favor. 6-0

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31 **Final Plat – Selman Ridge Phase 2 (50 east 1400 south**

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33 Selman Ridge Phase Two is located in the R-15 zone at 50 east 1400 south. Dean Ingram stated  
34 that lot 8 in Selman Ridge Phase One changed its shape because of the revised storm drain plan. Bruce  
35 Ward stated that the revised storm drain plan for the Selman Ridge Phase Two Subdivision has been  
36 reviewed by the Engineering Department. Bruce Ward asked Ted Barnett if the SESD power line in  
37 Selman Ridge Phase Two is going to be relocated. Dean Ingram stated that he plans to leave the SESD  
38 power line where it is currently located. Ted Barnett mentioned that Robert Nelson told him that he  
39 plans to leave the SESD power line where it is currently located in the future Loafer Mountain View Plat  
40 H Subdivision. Steve Cox requested that a site plan showing easements is submitted with each house  
41 plan in the Selman Ridge Phase Two Subdivision. The DRC wanted to discuss the improvements of the  
42 entrance (located between lots 32, 33 and 34) to the City Well. Dean Ingram stated that the back  
43 property line improvements (fencing) of lots 32, 33, and 34 will be the home owner's responsibility.  
44 Matt Marziale stated that he would prefer a road that has road base and asphalt for the entrance to

45 the City Well. Bruce Ward stated that he would like to see a twelve foot wide asphalt road with road  
46 base and landscape rock on each side of the road. Ted Barnett mentioned that he needs electrical  
47 conduit in the City Well access road. Ted Barnett stated that he needs a four inch electrical conduit and  
48 John Bowcut needs a two inch fiber conduit in the access road as well. The DRC stated that Salem City  
49 will keep the existing fence around the City Well. Ted Barnett stated that he has a preliminary power  
50 plan for the Selman Ridge Phase Two Subdivision currently. John Bowcut stated that he wants a three  
51 inch conduit placed in the Selman Ridge Drive in addition to the two inch conduit. The DRC mentioned  
52 that there will need to be a second access provided to the Selman Ridge Phase Two Subdivision no  
53 matter what the status is of the future Loafer Mountain View Plat H Subdivision. Chief Brad James  
54 asked if the city has any authority to require construction trucks to take specific routes. Chief Brad  
55 James stated that he would request that construction traffic uses 11200 south and not the Loafer  
56 Canyon Bridge when the bridge is constructed. Bruce Ward stated that the developer can have a lot of  
57 control with the route of the construction traffic. The DRC stated that they will do their best to work  
58 with the developer to keep the construction off of 50 east as much as possible.

59  
60 Bruce Ward made a motion to approve the Selman Ridge Phase Two Final Plat Subdivision subject  
61 to compliance of all Salem City standards and ordinances with the following conditions.

- 62
- 63 1. The 25 foot easement access to the City Well will be a 12 foot asphalted road with  
64 landscape rock on each side of the asphalt.
  - 65 2. A 4 inch electrical conduit and a 2 inch fiber conduit placed in the access road to the City  
66 Well.
  - 67 3. 3 inch fiber conduit constructed in Selman Ridge Drive.
  - 68 4. Make appropriate changes to the Selman Ridge Phase 1 construction drawings (changes due  
69 to revised storm drain plan).
  - 70 5. Complete final redlines made by the Salem City Engineering Department on the Selman  
71 Ridge Phase Two Subdivision plan set.

- 72 6. Access road per Salem City standard through the future Loafer Mountain View Plat H  
73 Subdivision providing a second access to the Selman Ridge Phase Two Subdivision (if  
74 applicable).

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76 Steve Cox Seconded the motion. All members of the Committee voted in favor. 6-0

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78 Steve Cox made a motion to adjourn. Bruce Ward seconded the motion. All members of the  
79 Committee voted in favor. 6-0