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Agenda -Development Review Committee

DATE: Wednesday February 1, 2023

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

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- Approval of the November 30, 2022

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- Final Plat – R&G Johnson Subdivision (260 S 500 E)

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- Zone Change – Salem City Fire/EMS Building Property R-15 to P-F (750 N 200 E)

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

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Gavin West, Ginny Johnson

DRC – Agenda

Approval of the November 30, 2022, Minutes

Chief Brad James made a motion to approve the November 30, 2022, DRC minutes with the following changes. Line 61, ~~500 East~~ 750 North; Line 96, ~~plat set~~ plan set. Walter Bird seconded the motion. All members of the committee voted in favor. 8-0

Final Plat – R&G Johnson Subdivision (260 S 500 E)

Bruce Ward located the proposed subdivision's location. The R&G Johnson Subdivision is located at 260 South 500 East. Bradey Wilde presented the proposed subdivision. The R&G Johnson Subdivision is a four-lot subdivision located in the R-10 zone. Two of the four lots are twin home lots. The existing home on the property will remain on the property. The existing home will occupy lot one of the proposed subdivision. The proposed subdivision is compliant to the R-10 zoning code. Bradey Wilde stated that a written approval from the Salem Canal Company for the irrigation box details will be required prior to construction. This written approval from the Salem Canal Company will be a condition for approval from the DRC. Bradey Wilde mentioned that the existing ditches along the frontage of the subdivision's property will be piped. Bruce Ward mentioned that the easements on the plat will need to be referred as "M.U.E" and not "P.U.E". Gavin West representing Atlas Engineering understands and agrees with the condition for approval. Gavin West mentioned that the "P.U.E" will be replaced with "M.U.E" on the plat.

John Bowcut made a motion to approve the R&G Johnson Subdivision subject to compliance with all Salem City Standards and Ordinances with the following condition.

- The irrigation box details on the plan set to receive written approval from the Salem Canal Company before construction of the subdivision commences.

Councilperson Snyder seconded the motion. All members of the committee voted in favor. 8-0

Zone Change – Salem City Fire/EMS Building Property R-15 to P-F (750 N 200 E)

Salem City is proposing an R-15 (residential) to P-F (public facility) zone change on a city owned parcel. The city owned property is located at 750 N 200 E (Parcel Number: 30:002:0086). The parcel is located west of Stokes Market Place. The purpose of the zone change is to allow the construction of a city complex on the property. The first building to be built on the property will be a Fire/EMS Building.

Chief Brad James made a motion to recommend approval of the Salem City Fire/EMS Building property R-15 to P-F zone change. Walter Bird seconded the motion. All members of the committee voted in favor. 8-0

Matt Marziale made a motion to adjourn. Steve Cox seconded the motion. All members of the committee voted in favor. 8-0