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Agenda -Development Review Committee

DATE: Wednesday, March 2, 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 February 23, 2022 DRC Minutes
- Zone Change – Bill Burkes Property R-12 to I-1 (SR-198 1200 N) PZ2022-15
- Final Plat – Salem Park Patio A1 Amendment PZ2022-13

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DRC Voting Member Attendance: Chief Brad James, Bruce Ward, Matt Marziale, Steve Cox, Adam Clements, Walter Bird

City Staff Attendance: John Bowcut, Ryan Selee, Cody Young

Public Attendance: Tyler Roberts, Bill Burk, Scott Peterson, Ryan Poleman, Caleb Eastman, Deyls Snyder

DRC – Agenda

Approval of the February 23, 2022 DRC Minutes

The DRC minutes from February 23, 2022 were not ready for approval this afternoon.

Zone Change – Bill Burk’s Property R-12 to I-1 (SR-198 1200 North)

Bill Burk (property owner) was asked to present the zone change request. Bill Burk stated that the zone change request is located at SR-198 and 1200 North. Bill Burk stated that he is requesting an R-12 to I-1 zone change on the North West corner of the property. The zone change request encompasses 2.5 acres of land. Bill Burk stated that the zone change application was submitted because VIKOR offered to purchase the property for industrial use. Bill Burk stated that VIKOR is wanting to build an office building for the Utah headquarters of their company. The office building will be 4,000 square feet and the rest of the property will be used for industrial storage. VIKOR will only be storing product on the property and will not be manufacturing product on the property. Bruce Ward asked Bill Burk if he had any concern with the existing homes and future homes being next to this type of commercial use. Bill Burk stated that the commercial use in the area will not bother him and doesn’t think there will be any conflicts in the future. Bruce Ward asked Bill Burk what type of fencing VIKOR was planning on constructing around their future property. Bill Burk stated that VIKOR envisions constructing chain link fencing with plastic slats weaved through the chain link. Steve Cox asked Bill Burk if they are still planning on building the accessory building (three car garage) with the Accessory Dwelling Unit. Bill Burk stated that they plan to build the accessory building. Bill Burk stated that he understands that there is a lack of fire protection in the area and the Accessory Dwelling Unit will not be installed inside of the accessory building until there is appropriate fire protection and utilities in the area. Steve Cox reminded Bill Burk that Salem City Code permits Accessory Dwelling Units on parcels that exceed two acres. Steve Cox asked if the future

accessory building will meet setbacks. Bill Burk stated that the setbacks for the future accessory building will exceed the required setback footage. Bruce Ward stated that the DRC would like to present a different zone change for the applicant to consider. The DRC would like to see an R-12 to C-2 zone change for the area. Bruce Ward stated that the DRC does not want a property zoned I-1 in that area. The DRC believes that some of the permitted uses in the I-1 zone would not match with the area. The DRC wants to avoid an unfavorable use on the property if VIKOR were to back out of building on the property. Bruce Ward stated that the C-2 zoning would be a better fit for the area and believes that the VIKOR product would fall under “5. Professional Offices” and “10. Repair Shops” permitted uses in the C-2 zone. Bruce Ward stated that the fencing around VIKOR’s property will be determined at the site plan phase of approval. Bruce Ward stated that the fence is not required to be masonry. Bill Burk is okay with proposing an R-12 to C-2 zone change for his property. Bruce Ward stated that a subdivision will need to occur if the zone change is granted and VIKOR decides to build on the property. Bruce Ward stated that the Salem City Code reads that subdivisions require all improvements along the frontage of the subdivision. Bruce Ward stated that SR-198 will require sidewalks. Bruce Ward stated that UDOT will be a part of the decision for the required improvements along SR-198.

Bruce Ward made a motion to recommend approval of the R-12 to C-2 zone change on Bill Burk’s property. With the understanding that the Vikor product fits under item number 5 & 10 in the list of permitted uses in the C-2 zone. Matt Marziale seconded the motion. All members of the committee voted in favor. 6-0

Final Plat – Salem Park Patio A1 Amendment

Bruce Ward mentioned that the plat amendment is now known as Salem Park Subdivision Patio Plat A5. Ryan Selee stated that the plat is an amendment for the existing lots 7, 8 & 9 in Salem Park Patio Homes A1 Subdivision. The wetland mitigation was completed for the area and lots 7, 8 & 9 are now buildable lots. Tyler Roberts stated that Bar Environmental preformed the wetland mitigation in the area. Bruce Ward stated that the completed wetland mitigation documents will need to be submitted to Cityworks.

Walter Bird made a motion to approve the Final Plat for Salem Park Subdivision Patio Plat A5 subject to all Salem City standards and ordinances subject to the following conditions.

1. Remove the unbuildable label and wetlands to be mitigated language on the plat.
2. Verifying the wetland study with Salem City (Upload to Cityworks).

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

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92 Steve Cox made a motion to adjourn. Adam Clements seconded the motion. All

93 members of the committee voted in favor. 6-0