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Agenda -Development Review Committee

DATE: Wednesday March 8, 2023

TIME: 3:00 P.M.

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

3:30 p.m. DRC – Agenda

- Approval of the February 8, 2023, DRC Minutes
- Preliminary Plat – Wasatch Landing (Approx. 11200 S 50 E)

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

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Dean Ingram, Matt Loveland, Boyd Brown, Brian Gablier, Reed Scow

DRC – Agenda

Approval of the February 8, 2023, DRC Minutes

Chief Brad James made a motion to approve the February 8, 2023, DRC minutes. Adam Clements seconded the motion. All members of the committee voted in favor. 7-0

Preliminary Plat – Wasatch Landing (Approx. 11200 S 50 E)

Bruce Ward mentioned that the Wasatch Landing Subdivision is located at approximately 112000 S 50 E. Bradey Wilde presented the Wasatch Landing Subdivision. The subdivision was previously recommended for approval by the DRC on November 16, 2022. The reason for the re-recommendation for approval is because of the addition of lot 22. Bradey Wilde stated that the recommended conditions from the November 16, 2022, DRC meeting will be recommended by the DRC for the revised subdivision. Additional recommended conditions from the DRC for the subdivision is as follows: lot 22 to be incorporated into the subdivision's storm drain report during final plat design, adequate street lighting will be addressed during final plat design, 10' trail on the west side of 50 E to be installed along the frontage of the subdivision, no driveway access along 50 east.

Matt Marziale made a motion to recommend approval of the Wasatch Landing Preliminary Plat subject to compliance with all Salem City standards and ordinances with the following conditions.

- lot 22 to be incorporated into the subdivision's storm drain report during final plat design.
- Adequate street lighting will be addressed during final plat design.
- 10' trail on the west side of 50 E to be installed along the frontage of the subdivision.

- 46 • No driveway access along 50 east.
- 47 • The current storm drain design does not meet Salem City standards. The final plat storm
- 48 drain design is required to meet Salem City standard.
- 49 • Future regional debris basin providing protection for the subdivision shall be in place
- 50 prior to recording the subdivision's plat.
- 51 • Construction of the regional retention basin will need to start before the construction of
- 52 the subdivision commences.
- 53 • Location of Rocky Mountain Power Line to be reviewed by Rocky Mountain Power during
- 54 final plat review.
- 55 • Subdivision lot layout operating within zoning code that was active when plat was
- 56 submitted to the City.

57 Councilperson Snyder seconded the motion. All members of the committee voted in favor. 7-0

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59 Matt Marziale made a motion to adjourn. Adam Clements seconded the motion. All members
60 of the committee voted in favor. 7-0