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Agenda -Development Review Committee

DATE: Wednesday March 27, 2024

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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- Decision: DRC Minutes Approval

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a. March 13, 2024

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- Decision: Capital Improvement – Salem Fields Off-Site Sewer (Approx. 750 N Main St.)

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- Discussion: Site Plan – Loafer Industrial Plat A (1179 N 1750 W)

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14 **DRC Member Attendance:** Bradey Wilde, Walter Bird, Steve Cox, Adam Clements, John Bowcut,
15 James Thomas

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17 **Public Attendance:** Corey MacMurdo, Chad Campbell, Councilperson Kelly Peterson

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19 **DRC – Agenda**

20 **Decision: DRC Minutes Approval**

21 **a. March 13, 2024**

22 Walter Bird made a motion to approve the March 13, 2024, DRC minutes. Steve Cox seconded
23 the motion. All members of the committee voted in favor. 6-0

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25 **Decision: Capital Improvement – Salem Fields Off-Site Sewer (Approx. 750 N Main St.)**

26 Bradey Wilde stated that the off-site sewer project will be constructed from 750 N to 1100 N on
27 Main St. This project is required to be constructed for the Salem Fields and Viridian Farm MPD
28 developments. Bradey Wilde stated that the plans meet the Salem City standards. It was
29 mentioned that a portion of the project is reimbursable.

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31 Steve Cox made a motion to approve the Salem Fields Off-Site Sewer Capital Improvement
32 subject to compliance with all Salem City Standards and Ordinances. Adam Clements seconded
33 the motion. All members of the committee voted in favor. 6-0

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35 **Discussion: Site Plan – Loafer Industrial Plat A (1179 N 1750 W)**

36 Chad Campbell mentioned that they have a new layout for their proposed site plan. The
37 proposed site plan was shown. The infrastructure for the project has not changed from the old
38 site plan. The proposed buildings are classic and look good. Adam Clements stated that the
39 project can have three phase power. Chad Campbell explained the sizes of the buildings. The
40 developers believe that a smaller suite in a building will sell easier. Chad Campbell believes that
41 the proposed buildings are better than the original proposal. Chad Campbell wanted to know if
42 the city was okay with the new buildings. The development will be constructed in phases. Chad
43 Campbell stated that they are planning to improve the frontage of the property in the first phase.
44 The storm drain system will be changing with the new layout. Bradey Wilde stated that the storm

45 drain system will need to meet Salem City standards. Bradey Wilde stated that the developer
46 may need to coordinate with the Benjamin drainage district. Adam Clements and Chad Campbell
47 discussed where the power connections to the new buildings will be located. The developer is
48 planning to construct block buildings Steve Cox mentioned that block buildings are structurally
49 strong and will last for a long time. Chad Campbell stated that the buildings will bring in a variety
50 of businesses. The DRC likes the layout of the new buildings proposed. Adam Clements stated
51 that the power will need to be switched from Rocky Mountain Power to Salem City Power. The
52 developer will need to pay for the changeover cost.

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54 Steve Cox made a motion to adjourn. Walter Bird seconded the motion. All members of the
55 committee voted in favor. 6-0