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Agenda -Development Review Committee

DATE: Wednesday April 13, 2022

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

- 2 • Approval of the April 6, 2022 DRC Minutes
- 3 • Preliminary Plat – Salem Valley View (Woodland Hills Dr. 340 S) PZ2022-16
- 4 • Salem City Secondary Access Standard

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

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

Public Attendance: Delys Snyder, Todd Trane

DRC – Agenda

Approval of the April 6, 2022 DRC Minutes

Chief Brad James made a motion to approve the DRC minutes from the April 6, 2022 meeting. Walter Bird seconded the motion. All members of the committee voted in favor. 6-0

Preliminary Plat – Salem Valley View (Woodland Hills Dr. 340 S)

Ryan Selee stated that the Salem Valley View Subdivision is located at Woodland Hills Dr. 340 S. The Subdivision is composed of 20 lots and is located in the R-15 zone. It was mentioned that the lot averaging ordinance was utilized in the design of the subdivision. Ryan Selee stated that the sewer will be gravity fed to the North. The sewer will go out of the subdivision from the 250 South Cul De Sac and connect to the sewer by the Salem Ridge Subdivision. The developer is planning to connect the sewer in Salem Canal Road before or during the CUWCD Salem Canal Pipeline Project. If timing does not work out to connect the sewer the developer would like to at least stub the sewer from Salem Canal Road into the properties to the south. Both of these routes would allow the developer to avoid digging into a newly paved road. Todd Trane asked the DRC if the City would be interested in acquiring the north portion of the Otteson property. Todd Trane explained that the North end of the Otteson property is too narrow to incorporate into a future subdivision. Bruce Ward stated that the City would be interested in acquiring the North portion of the Otteson property for the purpose of a public facility. Bruce Ward stated that fencing and lighting improvements are required along Woodland Hills Drive. Bruce Ward stated that a sewer stub is required to be constructed into the Ballard property. Ryan Selee requested that a signed easement for the offsite sewer is required before final plat approval of the Salem

41 Valley View Subdivision. It was mentioned that having the offsite sewer property under
42 contract is also acceptable for final plat approval of the Salem Valley View Subdivision.
43 There is a possibility that the developer will boar the sewer underneath Woodland Hills
44 Drive.

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46 Matt Marziale made a motion to recommend approval of the Preliminary Plat for the
47 Salem Valley View Subdivision subject to compliance with all Salem City standards and
48 ordinances with the following conditions.

- 49 1. Sewer lateral stubbed to the Ballard property.
- 50 2. Meet fencing and lighting requirement along Woodland Hills Drive.
- 51 3. Signed easements from property owners for the offsite sewer before final plat
52 approval.

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

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55 Secondary Access Ordinance

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57 Ryan Selee mentioned that city staff has been in the process of updating the secondary access
58 standard and creating an intersection spacing standard for new development. Ryan Selee went
59 through the credentials of the updated secondary access standard. John Bowcut was worried
60 that the 24 foot ribbon road wording in the standard is not sufficient. John Bowcut is worried
61 that the developer will use the 24 foot ribbon word for the permanent secondary access. Bruce
62 Ward stated that the text will state that the ribbon road is required to be fully improved during
63 the project. Ryan Selee went through the new intersection spacing standard. Ryan Selee
64 mentioned that the standards are from UDOT.

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66 Bruce Ward made a motion to recommend approval of the secondary access standard and
67 intersection spacing standard with the edits discussed in today's meeting. Walter Bird
68 seconded the motion. All members of the committee voted in favor. 6-0

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70 Steve Cox made a motion to adjourn. Chief Brad James seconded the motion. All members of
71 the committee voted in favor. 6-0