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## Agenda -Development Review Committee

DATE: Wednesday April 20, 2022

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 April 13, 2022 DRC Minutes

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- Final Plat – Ridgeview Estates Plat D (1520 S 920 E) PZ2020-110

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

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

10 **Public Attendance:** Jeff Anderson, Ben Tuckett

12 **DRC – Agenda**

14 **Approval of the April 13, 2022 DRC Minutes**

16 Walter Bird made a motion to table the April 13, 2022 DRC minutes. Chief Brad James  
17 seconded the motion. All members of the committee voted in favor. 6-0 Walter, Chief

19 Final Plat – Ridgeview Estates Plat D (1520 S 920 E)

21 Bruce Ward stated that Ridgeview Estates Plat D is located at 1520 S 920 E. Ryan Selee  
22 mentioned that Ridgeview Estates Plat D is the fourth phase of the Ridgeview Estates  
23 Subdivision. Ridgeview Estates Plat D is composed of 8 lots and is located in the R-15 zone. The  
24 layout of the subdivision did not use the lot averaging ordinance. Ryan Selee stated that  
25 Ridgeview Plat D is a separate phase from Ridgeview Plat C because of the lack of utility capacity.  
26 Ridgeview Plat D will be connecting to the upper division 12 inch culinary water line. It was  
27 mentioned that storm drain infrastructure was constructed during the construction of Ridgeview  
28 Plat C. Ryan Selee finished up by stating that there is a steep ridge on the back property lines of  
29 lots 67 – 69. Bruce Ward mentioned that the slope stability note on the Ridgeview Plat B Plat will  
30 need to be added to the Ridgeview Plat D Plat. Bruce Ward stated that the building department  
31 will require a geo – tech for slope stability if homeowners plan to disturb the hill. Bruce Ward  
32 stated that the homeowners will need to protect the integrity of the slope. Adam Clements  
33 talked about the future 600 amp power line spanning from the loafer canyon substation to the  
34 Ridgeview Subdivision. Adam Clements stated that Ridgeview Estates Plat D cannot record until  
35 the future 600 amp power line from the loafer canyon substation is installed and energized.  
36 Adam Clements mentioned that there is a lack of power capacity in the area of the Ridgeview  
37 Estates Subdivision. The completion of the 600 amp power line will increase the capacity in the

38 area. It was mentioned that the materials for the future 600 amp power line have been paid for  
39 and ordered. Bruce Ward stated that Jeff Anderson can lay the conduit for the 600 amp power  
40 line when the easement across Reed Park's property (Park View Subdivision) is executed. Bruce  
41 Ward stated that the signed easement should be delivered to the Salem City office today.

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43 Steve Cox made a motion to approve the Ridgeview Estates Plat D Final Plat subject to  
44 compliance with all Salem City Standards and Ordinances with the following conditions.

- 45 1. Include the geo – tech notes for slope stability from the Ridgeview Estates Plat B  
46 Plat onto the Ridgeview Estates Plat D Plat.
- 47 2. Ridgeview Estates Plat D will not record until the 600 amp power line is installed  
48 and energized.

49 Adam Clements seconded the motion. All members of the committee voted in favor. 6-0

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51 Bruce Ward stated that the fence along Woodland Hills Drive where Ridgeview Plat C is  
52 located needs to be installed this summer.

53  
54 Steve Cox made a motion to adjourn. Matt Marziale seconded the motion. All members of  
55 the committee voted in favor. 6-0