



Agenda -Development Review Committee

DATE: Wednesday, May 5, 2021

City Employee Attendance: Ryan Selee, Steve Cox, John Bowcut, Walter Bird, Chief Brad James, Ted Barnet, Cody Young (non-voting), Matt Marziale, Dale Carter

Public Attendance: Dean Ingram, Scott Peterson

3:00 p.m. WORK SESSION

Culinary Water Standards Update

Ryan Selee stated that he had updated the culinary water standards. The update of the culinary water standards moves the standards more in line with the state code. Chief Brad James asked if the new version of the standards were copied from the state code. Ryan Selee stated that the updated culinary water standards were not an exact replica of the state standards. Ryan Selee followed up by stating that in the updated culinary water standards, the city is more stringent and in other portions of the standards the city was less stringent than the state code.

Preliminary Plat - Wasatch Landing Subdivision PZ2021-13

The applicant during DRC rescinded this application. The developer is planning on resubmitting the proposal.

Final Plat - Wright Phase 1 Subdivision PZ2021-33

Phase 1 of the Wright Subdivision consist of 14 lots. The Wright Subdivision is located at 50 east and 1470 south. Ted Barnet mentioned that the existing house located on lot 14 is being powered by SESD and when the subdivision is built the home will need to be put on Salem City

power. John Bowcut had a few questions regarding the placement of the power conduit. Ted Barnett stated that because of the multiple subdivision's being built in the area it is hard to know where the electrical conduit will be placed exactly right now. John Bowcut stated that he is trying to get a rough idea of where he is wanting to place the fiber in the subdivision. The DRC had concerns about the new bridge being built over the high line canal on 50 east. The developer of the Selman Ridge Subdivision (directly north from the Wright Subdivision) is required to bond for their portion of the new bridge going over the highline canal on 50 east in order to record the plat. The DRC is going to require the new bridge over the highline canal on 50 east to be built in order for the Wright Subdivision Phase 1 to record their plat. Steve Cox is concerned about the power easement going through a few of the proposed lots. Steve Cox does not want the homes to be built within the power easement. Ryan Selee stated that the developer is fully aware of the easement and the setback lines on the plat have been set to the edge of the power easement. John Bowcut asked if the developer was going to be lot averaging to determine the size of the lots in the subdivision. Ryan Selee stated that the developer will not be lot averaging.

Cityworks Master Planned Development Applications

Ryan Selee mentioned that Cityworks is a great way to view master planned development applications. Ryan Selee stated that the master planned development application is the passage to a development agreement. Ryan Selee asked the DRC what they think the most efficient way to review the master planned development applications would be. Chief Brad James stated that it is easiest for him to sit down in a group and discuss/review the master planned development applications. The rest of the DRC has similar feelings that Chief Brad James has towards the review of master planned development applications. Extra time during work session will be scheduled to go over master planned development applications in future DRC meetings.

3:30 p.m. AGENDA – DRC

DRC minutes from April 28, 2021

Chief Brad James made a motion to approve the DRC minutes from the April 28, 2021 DRC meeting. Steve Cox seconded the motion. All members of the committee voted in favor. 8-0

Culinary Water Standards Update

Ryan Selee stated that the update to the culinary water standards will bring the standard up to the level of the state standards. Ryan Selee also mentioned it will help the City review plan sets in the future. Dale Carter stated that there is some conversation that needs to take place in

68 regards to the concrete portion of the updated culinary water standards before full approval of
69 the updated culinary water standards.

70 Dale Carter made a motion to table the updated culinary water standards for the next DRC
71 which will be held on Wednesday May 12, 2021. Steve Cox seconded the motion. All members
72 of the committee voted in favor. 8-0

73 **Preliminary Plat - Wasatch Landing Subdivision PZ2021-13**

74 The developer Dean Ingram is rescinding this application. The developer has lost a portion of
75 the property due to a land owner going "rogue". A new application for a preliminary plat will be
76 submitted to the City.

77 **Final Plat - Wright Phase 1 Subdivision PZ2021-33**

78 Phase 1 of the wright subdivision consist of 14 lots. The wright subdivision is located at 50 east
79 and 1470 south. Ted Barnett stated that it is the developer's responsibility to make sure that
80 the existing home located on lot 14 will be disconnected from SESD power and be placed on
81 Salem City power. Dean Ingram (developer) said that he has not talked to the homeowner
82 about switching the power from SESD to Salem City on the home but he will reach out to them
83 in the future. The DRC mentioned that they have concerns about the timing of the new bridge
84 going over the highline canal on 50 east and the building of the subdivision. Steve Cox asked the
85 developer for an update on the new bridge's design approval. Scott Peterson (project engineer)
86 stated that the design of the bridge is at the bureau of reclamation for approval and will be
87 submitted back to atlas engineering by the end of May. Dean Ingram mentioned that once the
88 design of the new bridge over the highline canal on 50 east is approved, the bids will be sent
89 out and then it will be bonded for. Dean Ingram also mentioned that he would like to see Phase
90 1 of the Wright Subdivision to have the same condition in regards to recording as the Selman
91 Ridge subdivision. Steve Cox stated that he will require the developer to submit approval letters
92 from the power companies in regards to the setbacks of the homes built next to the power
93 easement on the plat. Chief Brad James wanted to know what the process was to switch the
94 power from SESD to Salem City on the existing home located on lot 14. Dean Ingram
95 (developer) stated that they will need to have SESD approve the abandonment of their power
96 line. If the buyout check during the time of annexation for the property was accepted by SESD
97 the line will be abandoned and the home will be hooked up to Salem City power.

98 Ryan Selee made a motion to approve the Final Plat Wright Subdivision Phase 1 on the
99 condition to connect the existing home located on lot 14 to Salem City power. The new bridge
100 going over the highline canal on 50 east to be fully constructed before the plat can be recorded.
101 The solar speed sign needs to be put on loafer canyon road with only one between the Selman

102 Ridge and Wright subdivision. Ted Barnett seconded the motion. All members of the committee
103 voted in favor. 8-0

104 Steve Cox made a motion to adjourn. Ted Barnett seconded the motion. All members of the
105 committee voted in favor. 8-0

106 Meeting Adjourned.