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## Agenda -Development Review Committee

DATE: Wednesday May 25, 2022

TIME: 3:30 P.M.

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

**3:30 p.m.** DRC – Agenda

- Approval of the April 20, 2022 DRC Minutes
- Final Plat – Skyhawk Knoll Phase 2 (400 N Woodland Hills Dr.) PZ2021-88

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

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9 **City Staff Attendance:** Ryan Selee

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11 **Public Attendance:** Delys Snyder, Dean Ingram, Scott Peterson

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13 **DRC – Agenda**

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15 **Approval of the April 20, 2022 Minutes**

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17 Matt Marziale made a motion to approve the April 20, 2022 DRC minutes. Chief Brad  
18 James seconded the motion. All members of the committee voted in favor. 6-0

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20 **Final Plat – Skyhawk Knoll Phase 2 (400 N Woodland Hills Dr.)**

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22 Ryan Selee mentioned that Skyhawk Knoll Phase 2 is the last phase of the Skyhawk Knoll  
23 Subdivision. The Skyhawk Knoll Subdivision will eventually connect to the future Salem  
24 Fields development (Flagship Homes). The future Salem Fields development will be located  
25 north of the Skyhawk Knoll Subdivision. There will be a paved temporary secondary access  
26 onto Woodland Hills Dr. from Skyhawk Knoll Phase 2. This temporary access will be  
27 removed when access from the north is sufficient for the Skyhawk Knoll Subdivision. Ryan  
28 Selee mentioned that the lot that the temporary access is located will be unbuildable until  
29 the temporary access is removed (no longer needed). Bruce Ward stated that a pedestrian  
30 lane will be placed on the temporary access. Dean Ingram stated that the temporary access  
31 will be 30 feet wide. They are planning on painting a strip on the pavement to indicate  
32 pedestrian travel. There was discussion about adjusting property lines to create safe site  
33 triangles on the corner of properties. Dean Ingram stated that he will need to adjust a  
34 couple properties on Skyhawk Knoll Phase 1 to create safe site triangles. Walter Bird stated  
35 that these adjustments can be made with a quick claim deed. Bruce Ward stated that when  
36 the adjusted safe site triangles are submitted to the city, the city staff and developer will  
37 determine if the temporary access will be a right in right out or a normal access with left  
38 turns. Bruce Ward stated that the Skyhawk Knoll Phase 2 plat will not record until the SESD  
39 situation for the property is resolved.

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41 Bruce Ward made a motion to approve the final plat for the Skyhawk Knoll Phase 2  
42 Subdivision subject to compliance with all Salem City Standards and Ordinances with the  
43 following conditions.

- 44 1. No fencing on the north property line.  
45 2. Adjust the fencing and property lines to create safe site triangles on 400 north  
46 and the temporary secondary access.

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

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49 Steve Cox made a motion to adjourn. Bruce Ward seconded the motion. All members of  
50 the committee voted in favor. 6-0