



Agenda -Development Review Committee

DATE: Wednesday June 28, 2023

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

- Approval of the June 14, 2023, DRC Minutes
- Lot Line Adjustment – Aspen Grove Plat B (Approximately 80 S Shady Lane)
- Capital Improvement – 460 West Improvements (Olson’s Greenhouse)
- Capital Improvement – Viridian Farm MPD Offsite Sewer Improvements
- Capital Improvement – Viridian Farm MPD Primary Culinary Source
- Capital Improvement – Viridian Farm MPD Backup Culinary Source
- Capital Improvement – Salem Fields MPD 1M Gallon Culinary Tank (Cemmentary #2)

DRC Member Attendance: Chief Brad James, Walter Bird, Steve Cox, Bruce Ward, John Bowcut

City Staff Attendance: Bradey Wilde

Public Attendance: Ladonna Davis

DRC – Agenda

Approval of the June 14, 2023, DRC Minutes

Steve Cox made a motion to approve the June 14, 2023, DRC minutes. Chief Brad James seconded the motion. All members of the committee voted in favor. 5-0

Lot Line Adjustment – Aspen Grove Plat B (Approximately 80 S Shady Lane)

Bruce Ward mentioned that the proposed lot line adjustment is between lots 13 and 14 in the Aspen Grove Plat B Subdivision. The lot line adjustment is in the R-15 zone. The two lots are in accordance with the sizing for the R-15 zone. The existing shed on the property appears to meet current setback requirements.

Chief Brad James made a motion to approve the Aspen Grove Plat B lot line adjustment with the following condition.

- The existing shed needs to meet the 5 foot setback requirement on the north and east side of the property line while keeping lots 13 and 14 in accordance with the R-15 zone.

Walter Bird seconded the motion. All members of the committee voted in favor. 5-0

Capital Improvement – 460 West Improvements (Olson’s Greenhouse)

Bruce Ward stated that there are a few capital improvement projects happening soon. The engineering department wanted to make the DRC aware of these improvements. Bradey Wilde stated that the improvement plans for the 460 West project meets the city code. Bruce Ward stated that 460 West will not be closed while the improvements are being constructed. Bradey Wilde mentioned that one power pole will need to be moved. Chief Brad James asked if there

would be landscaping requirements. Bruce Ward stated that there is not a requirement for landscaping behind the sidewalk. Bruce Ward expects the owners to landscape the property.

Capital Improvement – Viridian Farm MPD Offsite Sewer Improvements

Bradey Wilde stated that the Viridian Farm MPD is required to construct an offsite sewer. The developer is working on easements for this offsite project. The sewer is planned to be constructed from the Viridian Farms MPD property to approximately 750 North and SR-198. Bruce Ward stated that there will be two big road closures that will happen with this offsite project. Chief Brad James stated that it would be best if the highway was closed when schools are not in session. Bruce Ward mentioned that they could talk to the developer about boring the sewer line under SR-198. Bradey Wilde stated that they have put a condition on the developer to receive approval from the gas company to construct the sewer line past the high pressure gas line. The city's biggest concerns about this project is timing of construction and traffic control.

Capital Improvement – Viridian Farm MPD Primary Culinary Source/ Capital Improvement – Viridian Farm MPD Backup Culinary Source

Bradey Wilde stated that this improvement project is for the Viridian Farm MPD's water source. Bruce Ward stated that they are requiring the developer to drill a well and connect to the city's water source for the Viridian Farm MPD. Bradey Wilde showed the group where the connections to the city's water will occur. The DRC is concerned that the developer may have a hard time getting easements for the water line in the county area. Bruce Ward mentioned that they need to tell the developer that getting easements for the water line in the county will be their responsibility and not the city's. The DRC is concerned that the residents in the county may show resistance to the developers constructing the water line. Chief Brad James wanted to know a time line for when Viridian Farms MPD will start construction on the offsite infrastructure. Bradey Wilde stated that the developer is wanting to bond for the improvement project as soon as possible.

Capital Improvement – Salem Fields MPD 1M Gallon Culinary Tank (Commentary #2)

Bradey Wilde stated they had a construction kickoff meeting for the cemetery tank number 2 recently. This tank will be a 1-million-gallon tank. The tank is being constructed by Flagship Homes for the Salem Fields MPD. Bruce Ward stated that the city shouldn't have any disruptions during the construction of the tank.

79 Steve Cox made a motion to adjourn. Chief Brad James seconded the motion. All members of
80 the committee voted in favor. 5-0