



Agenda -Development Review Committee

DATE: Wednesday, June 30, 2021

3:00 p.m. WORK SESSION

1. Review of DRC agenda items

3:30 p.m.

AGENDA – DRC

1. DRC minutes from June 9, 2021

2. Preliminary Plat – Loafer Mountain View Plat “H” **PZ2020-115**

3. Preliminary Plat – Wasatch Landing **PZ2021-13**

4. Ordinance amending title 14 related to detached accessory dwelling

units

5. Adjourn meeting

DRC STAFF MEETING

1. Salem Fields Master Planned Development

22 **3:00 p.m. Work Session**

23
24 **Preliminary Plat – Loafer Mountain View Plat “H” PZ2020-115**

25 The Loafer Mountain View Plat H subdivision is located at 1280 south 370 east. Loafer
26 Mountain View Plat H is the last phase of the Loafer Mountain View subdivisions. Loafer
27 Mountain View Plat H is composed of four lots. Bruce Ward mentioned that the easement that
28 contains the 12-inch culinary water line and the road access will need to be abandoned when
29 the Loafer Mountain View Plat H subdivision is built. Vaughn Pickell stated that it would be an
30 easier process to abandon the easement through a release document prior to the recording of
31 the Loafer Mountain View Plat H subdivision. Bruce Ward mentioned that on Loafer Mountain
32 View Plat E there was a mix up on the boundary and there is a tiny strip of property to the
33 south of Loafer Mountain View Plat E that needs to be corrected. Robert Nelson said it was a
34 mistake by the title company that caused the tiny strip of land to the south to be created. Bruce
35 Ward stated that he told Robert Nelson that Loafer Mountain View Plat H could not be
36 recorded until the strip of land to the south of Loafer Mountain View Plat E is fixed. Bruce Ward
37 mentioned that there is a power line that goes through the back of the lots. Bruce Ward
38 mentioned that the city will be abandoning the twelve inch culinary water line and the power
39 line which is currently owned by SESD on the North end of Loafer Mountain View Plat H. Bruce
40 Ward stated that on previous Loafer Mountain View phases the city has asked Robert Nelson to
41 bury the SESD powerline. Bruce Ward stated that the city may not have Robert Nelson bury this
42 portion of the power line on the North end Loafer Mountain View Plat H. John Bowcut and Ted
43 Barnett will need to coordinate with each other for the appropriate electrical layout for Loafer
44 Mountain View Plat H.

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46 **Preliminary Plat – Wasatch Landing PZ2021-13**

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48 Wasatch landing is located south of the highline canal and on loafer canyon road. The
49 subdivision is zoned R-12. Bruce Ward mentioned that the proposed trail for Wasatch Landing is
50 located on the west side of the subdivision. Bruce Ward also mentioned that there are a few

51 edits that need to be made on the Wasatch Landing plan set. Chief Brad James is concerned
52 that Wasatch Landing will cause an influx of cars driving on 50 east. Chief Brad James also
53 mentioned that he already receives a lot of complaints from people living on 50 east about the
54 amount of traffic on 50 east. Bruce Ward mentioned that he called a few traffic study engineers
55 to ask them about this issue. Bruce Ward mentioned that on average there are 700 cars a day
56 driving on 50 east. Bruce Ward mentioned that the traffic study engineers will not consider
57 making a road a collector road until there is an average of 1500 cars on a road per day. Chief
58 Brad James stated that the city staff needs to inform the City Council about the status of traffic
59 safety for 50 east.

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61 **Ordinance amending title 14 related to detached accessory dwelling units**

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63 No comments made during work session.

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65 **3:30 p.m. Agenda**

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67 **DRC minutes from June 9, 2021**

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69 Vaughn Pickell made a motion to approve the minutes from the June 9, 2021 DRC. Ted Barnett
70 seconded the motion. All members of the committee voted in favor.

71 **Preliminary Plat – Loafer Mountain View Plat “H” PZ2020-115**

72 The Loafer Mountain View Plat H subdivision is located at 1280 south 370 east. Loafer
73 Mountain View Plat H is the last phase of the Loafer Mountain View subdivisions. Bruce Ward
74 mentioned that there are some minor corrections that need to be made on the Loafer
75 Mountain View Plat H plan set. Bruce Ward mentioned that the access and water line easement
76 will need to be abandoned before the recording of Loafer Mountain View Plat H. Bruce Ward
77 stated that the situation with the SESD power line on the north end of Loafer Mountain View
78 Plat H will need to be addressed at a later date. Bruce Ward mentioned that the situation with

the SESD conduit on 375 east will need to be worked out between SESD and Robert Nelson. Bruce Ward stated that the twelve-inch water line going through Loafer Mountain View Plat H cannot be abandoned until the new water line is in service. Bruce Ward finished up by stating that the tiny strip of land that was mistakenly made by the title company on the south side of Loafer Mountain View Plat E will need to be corrected before Loafer Mountain View Plat H can be recorded.

Bruce Ward made a motion to recommend approval of the Loafer Mountain View Plat H preliminary plat. Subject to revising all city staff relines on the plan set. Coordinating with Arive homes with the temporary turn around between Loafer Mountain View Plat H and Selman Ridge subdivisions. Coordinate with Salem City power department and SESD with electrical situations. Abandon the access and twelve-inch water line easements before recording. Resolve the nuisance strip of land on the south side of Loafer Mountain View Plat E. Matt Marziale seconded the motion. All members of the committee voted in favor.

Preliminary Plat – Wasatch Landing PZ2021-13

Wasatch landing is located south of the highline canal and on loafer canyon road. The subdivision is zoned R-12. Bruce Ward mentioned that the lots on the Olsen property have been taken from the Wasatch Landing preliminary plat. Bruce Ward stated that the trail on the west side of the Wasatch Landing subdivision is a requirement. Bruce Ward also mentioned that the highline canal bridge on 50 east and the debris basin located at loafer canyon road and 1120 south will need to be constructed with the Wasatch Landing subdivision. Bruce Ward asked about the power easement in regards to where the setbacks need to be. Dean Ingram stated that as long as the setbacks are not in the power easement then it is legal. Vaughn Pickell stated that lot 1's setbacks will need to be moved to get out of the power easement.

Vaughn Pickell made a motion to recommend approval of the Wasatch Land Preliminary Plat. Subject to revising city staff comments on the plan set. Make sure that the building envelope

105 for all lots will be modified to be outside of the power easement. Steve Cox seconded the
106 motion. All members of the committee voted in favor.

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108 **Ordinance amending title 14 related to detached accessory dwelling units**

109 Vaughn Pickell went through the accessory dwelling unit ordinance edits. Vaughn explained
110 that Salem City does not allow detached accessory dwelling units currently. Vaughn Pickell is
111 proposing that lots with two acres or more will be allowed to have accessory dwelling units in
112 detached buildings. Bruce asked what the definition of detached building is in the proposed
113 ordinance. Vaughn Pickell explained that he will need to edit the proposed ordinance to define
114 that the detached building is an accessory structure. Steve Cox mentioned that there is public
115 safety access issue with the current setback ordinance. Chief Brad James stated that the
116 accessory structures will need to have good accesses. There was discussion back and forth
117 between the DRC on what the appropriate access would be for these accessory dwelling units.
118 Chief Brad James mentioned that flag lots should be avoided in the city. Vaughn Pickell also
119 mentioned that the rent time restriction restricts the accessory dwelling units from being an
120 Airbnb. The DRC mentioned that the utilities for the accessory dwelling units will need to be
121 shared with the home on the lot. Chief Brad James mentioned that he will need to dig into the
122 fire code to determine the appropriate access conditions for the accessory dwelling units.

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124 Matt Marziale made a motion to table the ordinance amending title 14 related to detached
125 accessory dwelling units until the next DRC meeting. With condition to allow the city
126 departments to gather more information to determine the appropriate route to take in regards
127 to the proposed ordinance. Vaughn seconded the motion. All members of the committee voted
128 in favor.

129 Matt Marziale made a motion to adjourn. Bruce Ward seconded the motion.