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Agenda -Development Review Committee

DATE: Wednesday July 5, 2023

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 June 28, 2023, DRC Minutes
- Site Plan – Salem Trailer Storage and Parking (Approx. 84 West Arrowhead Trail)
- Citizens Request – Wimmer Family Relocation (CUWCD)

14 **DRC Voting Member Attendance:** Chief Brad James, John Bowcut, Bruce Ward, Steve Cox,
15 Adam Clements, Walter Bird, Councilperson Snyder, Matt Marziale

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17 **City Staff Attendance:** Bradey Wilde, Cody Young

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19 **Public Attendance:** Josh Call, Kirk Beecher, Joe Santos

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21 **DRC – Agenda**

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23 **Approval of the June 28, 2023, DRC Minutes**

24 Walter Bird made a motion to approve the June 28, 2023, DRC minutes with the following
25 correction. Line 42: ~~state~~ stated. Steve Cox seconded the motion. All members of the
26 committee voted in favor. 8-0

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28 **Site Plan – Salem Trailer Storage and Parking (Approx. 84 West Arrowhead Trail)**

29 Bradey Wilde presented the proposed site plan located at approximately 84 West Arrowhead
30 Trail. The proposed site plan is located in the I-1 (light industrial) zone. Bradey Wilde stated that
31 the site plan has met the requirements of the I-1 zone. The frontage and utility improvements
32 have already been completed for the site plan.

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34 Matt Marziale made a motion to approve the Salem Trailer and Parking Site Plan subject to
35 compliance with all Salem City Standards and Ordinances. Adam Clements seconded the
36 motion. All members of the committee voted in favor. 8-0

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38 **Citizens Request – Wimmer Family Relocation (CUWCD)**

39 Kirk Beecher representing CUWCD (Central Utah Water Conservancy District) and Josh Call and
40 Joe Santos representing Rimroc Engineering addressed the DRC. Kirk Beecher mentioned that
41 Mark and Jacqueline Wimmer currently live in the middle of the property for the future water
42 treatment plant. CUCWD is looking to relocate the family to a new property. The property both
43 parties are considering is about 7 acres north of the gravel pits (Approximately 1800 East 400
44 South). The current parcel is 51.95 acres, a subdivision would need to occur for the Wimmers to

45 be relocated to the proposed property. Kirk Beecher mentioned that there are no existing
46 utilities on the property. The Wimmers property currently has Salem culinary water/power and
47 a private septic tank. Kirk Beecher stated that CUWCD's goal is to replace what the Wimmers
48 have on their current property to their new property. The current Wimmer property is in the
49 drinking water protection zone. Kirk Beecher stated that the city would benefit with the
50 removal of the existing septic tank because it would take a septic tank out of the drinking water
51 protection zone. CUWCD is proposing to install dry utilities along the frontage of the proposed
52 property for the Wimmer family. Kirk Beecher stated that the dry utilities would be connected
53 to wet utilities when available. Kirk Beecher showed the road improvements for the property.
54 CUWCD is wanting to construct a culdesac into the property for the Wimmers. Kirk Beecher
55 stated that the culdesac does not currently meet the Salem city standard for culdesacs. CUWCD
56 is seeking a variance for the frontage/utility improvements required for a subdivision. Bruce
57 Ward believes that the property would be a great location for a subdivision. Bruce Ward stated
58 that they may need to amend the code or receive a variance to allow the subdivision. Matt
59 Marziale asked Kirk Beecher how CUWCD plans to get culinary water to the property. Kirk
60 Beecher stated that CUWCD would upgrade the existing nearby culinary water line and extend
61 it to the property. Bruce Ward stated that CUWCD could construct a ribbon road across the
62 highline canal. This ribbon road would take away the requirements needed for a culdesac and
63 provide the appropriate frontage requirements for a subdivision. Adam Clements stated that
64 getting power to the proposed property wouldn't be an issue. The pressurized irrigation is
65 currently located by the Valley View Middle School. CUWCD does not want to extend the Salem
66 City pressurized irrigation line through the county. CUWCD is willing to install the dry sewer and
67 pressurized irrigation lines for the property. The dry utilities would be connected to wet utilities
68 when they become available. Walter Bird believes that the subdivision could occur if the road
69 was constructed along the frontage of the proposed Wimmer property and extended over the
70 highline canal, dry utilities for pressurized irrigation and sewer installed along the frontage of
71 the proposed Wimmer property, the installation of a private sewer, and current Salem City
72 power and culinary water to service the home. Mayor Christensen mentioned that connector
73 agreements would need to be in place for the dry utilities. The DRC believes that the removal of
74 the current septic tank in the drinking water protection zone would be a positive action.

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76 Walter Bird made a motion to adjourn. Adam Clements seconded the motion. All members of
77 the committee voted favor. 8-0