



Agenda -Development Review Committee

DATE: Wednesday July 13, 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 July 6, 2022 DRC Minutes
- Revised O'Reilly Auto Parts Building Exterior
- Amended Lot Averaging Ordinance

DRC Voting Member Attendance: Chief Brad James, Bruce Ward, Steve Cox, Adam Clements, Mayor Christensen, Walter Bird

City Staff Attendance: Cody Young

Public Attendance: Alexis Riggs, Ryan Forsyth, Dely Snyder

DRC – Agenda

Approval of the July 6, 2022 DRC Minutes

Mayor Christensen made a motion to approve the July 6, 2022 DRC minutes. Steve Cox seconded the motion. All members of the committee voted in favor. 6-0

Revised O'Reilly Auto Parts Building Exterior

Ryan Forsyth stated that they went back to O'Reilly's with the DRC suggestions. O'Reilly could not make the suggested concept work with their pre-fabricated building. Ryan Forsyth presented a new concept for the exterior of the future O'Reilly building. Ryan Forsyth stated that the vine racks on the back on the building can be a nice feature. Mayor Christensen would like the brick along the bottom of the building to continue on the east wall of the building (except for the false entry portion of the east wall). Mayor Christensen believes that this adjustment will make the building look nicer. The DRC agrees that the brick needs to extend along the east side of the building. It was discussed that the vine racks can be optional.

Mayor Christensen made a motion to recommend approval of the revised O'Reilly Auto Parts building exterior with the following conditions.

1. The brick along the bottom of the building to extend the full length of the east wall (not including the false entrance).
2. The vine rack on the north wall of the building is an optional feature (the developer will determine if the vine rack is needed).

Steve Cox seconded the motion. All members of the committee voted in favor. 6-0

Amended Lot Averaging Ordinance

Walter Bird presented the amendment to the lot averaging ordinance. Below is the amendment presented at today's DRC.

Lot Averaging Amendment Proposal

14-5-0303. Standards. (R8)

The minimum lot size shall be 8,000 square feet with 75 feet of frontage on a public street with access to minimum front set back line from the public street with access to the lot. ~~Alternatively, a deviation from lot size standards shall be allowed throughout a project as long as the total number of units does not exceed the base density allowed by the total project area. The base density for the R-8 Zone is 3.90 units per acre, which shall be calculated based upon the total area within the subdivision. In this alternative arrangement, the minimum lot size shall be 7,000 square feet and have a minimum 70 feet of frontage. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density shall be limited to twice the minimum lot size of the R-8 Zone (16,000 square feet).~~

14-6-030. Standards. (R10)

The minimum lot size shall be 10,000 square feet with 90 feet of frontage on a public street with access to the lot. For all lots, including cul-de-sac or other non-rectangular lots, the 90 feet must be met at the minimum front set back line from the public street with access to the lot.

Alternatively, ~~a frontage reduction of 10 feet shall be allowed on a maximum of 25 % of the lots in the subdivision. a deviation from lot size standards shall be allowed throughout a project as long as the total number of units does not exceed the base density allowed by the total project area. In this alternative arrangement, the base density for the R-10 Zone is 3.00 units per acre, which shall be calculated based upon the total area within the subdivision. The minimum lot size shall be 9,000 square feet and have a 14-23 Updated 8/27/2021 T.O.C minimum 80 feet of frontage. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density shall be limited to twice the minimum lot size of the R-10 Zone (20,000 square feet).~~

14-7-030. Standards. (R12)

Minimum lot size shall be 12,000 square feet, with a minimum of 100 feet of frontage on a public street with access to the lot. For all lots, including cul-de-sac or other non-rectangular lots, the 100 feet must be met at the minimum front set back line from the public street with access to the lot. Alternatively, ~~a frontage reduction of 10 feet shall be allowed on a maximum of 25 % of the lots in the subdivision. a deviation from lot size standards shall be allowed throughout a project as long as the total number of units does not exceed the base density allowed by the total project area. In this alternative arrangement, the base density for the R-12 Zone is 2.60~~

~~units per acre, which shall be calculated based upon the total area within the subdivision. The minimum lot size shall be 10,000 square feet and have a minimum 90 feet of frontage. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density shall be limited to twice the minimum lot size of the R-12 Zone (24,00 square feet).~~

14-8-030. Standards. (R15)

All dwellings shall meet the following minimum requirements: 1. Minimum lot size shall be 15,000 square feet, with 100 feet of frontage on a public street with access to the lot. For all lots, including cul-de-sac or other non-rectangular lots, the 100 feet must be met at the minimum front set back line from the public street with access to the lot. Alternatively, [a frontage reduction of 10 feet shall be allowed on a maximum of 25 % of the lots in the subdivision.](#) ~~a deviation from lot size standards shall be allowed throughout a project as long as the total number of units does not exceed the base density allowed by the total project area. In this alternative arrangement, the base density for the R-15 Zone is 2.09 units per acre, which shall be calculated based upon the total area within the subdivision. The minimum lot size shall be 12,500 square feet and have a minimum 90 feet of frontage. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density shall be limited to twice the minimum lot size of the R-15 Zone (30,000 square feet).~~

Mayor Christensen made a motion to recommend approval of the amended lot averaging ordinance. Adam Clements seconded the motion. All members of the committee voted in favor. 6-0

John Bowcut made a motion to adjourn. Adam Clements seconded the motion. All members of the committee voted in favor. 6-0