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Agenda -Development Review Committee

DATE: Wednesday July 20, 2022

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

- 2 • Approval of the July 13, 2022 DRC Minutes
- 3 • Final Plat – Salem Village (1875 N 770 W) PZ2022-39
- 4 • Industrial/Warehouse Parking Ordinance
- 5 • Ordinance Amending Roof Top Pitches
- 6 • Ordinance Amending Metal Buildings in the C-1 Zone

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

City Staff Attendance: Cody Young

Public Attendance: Sid Allsop, Camilla Simonson, London Simonson, Brent Bluth

DRC – Agenda

Approval of the July 13, 2022 DRC Minutes

Chief Brad James made a motion to approve the July 13, 2022 DRC minutes. Steve Cox seconded the motion. All members of the committee voted in favor. 7-0

Final Plat – Salem Village (1875 N 770 W)

Bruce Ward stated that the Salem Village Subdivision is located at approximately 1875 N 770 W. The subdivision is located in the R-5 zone. The developer will be building single family homes. Brent Bluth stated that the homes will be built slab on grade. Bruce Ward stated that a development agreement is included with this subdivision. The requirements of the development agreement will be met by the developer. Bruce Ward stated that a few minor edits to the final plat plan set will need to be made before the drawings are approved for construction. The DRC stated that the subdivision is compliant with the New Salem Area Plan. Bruce Ward stated that the development agreement requires cash-in-lieu for amenities. This cash-in-lieu will be used for the future Arrowhead Park.

Bruce Ward made a motion to approve the Salem Village Final Plat subject to compliance with all Salem City Standards and Ordinances with the following conditions.

1. Follow the requirements of the development agreement.
2. Revise plan set per Engineering Department edits.

39 Matt Marziale seconded the motion. All members of the committee voted in favor. 7-0

41 **Industrial/Warehouse Parking Ordinance**

43 Sid Allsop representing Arive Homes presented new parking requirements for the I-1
44 (light industrial) zone. Sid Allsop is working on planning an industrial use along 460 W for the
45 Moonlight Village Master Planned Development. Sid Allsop stated that the current I-1 parking
46 requirements would require 144 parking stalls for 12 industrial buildings. Steve Cox asked Sid
47 Allsop what the square footage of the buildings would be. Sid stated that they plan to build
48 3,000 sqft buildings. Sid Allsop showed a chart of surrounding City's parking requirements. The
49 surrounding Cities require less parking for industrial areas than Salem. Sid Allsop believes that
50 144 parking stalls for 12 buildings is way too much parking for an industrial area. The DRC
51 doesn't want to adjust the parking requirements because use is not guaranteed. For example, if
52 a gym comes into one of the buildings, there needs to be adequate parking for the other
53 businesses in the area. Chief Brad James stated that adequate parking has always been a
54 struggle in the City. Chief Brad James believes that the parking requirements for the I-1 zone
55 should not be adjusted (lowered). Matt Marziale agreed that the parking requirements should
56 not be adjusted (lowered). Steve Cox mentioned that the parking requirements should not be
57 adjusted (lowered) because there is no use guarantee. There was conversation about allowing
58 timed and/or dedicated parking stalls. The DRC determined that Salem City does not want
59 timed and/or dedicated parking stalls. Chief Brad James believes that timed and/or dedicated
60 parking stalls would create an unwanted policing effort. The DRC agreed that the I-1 (light
61 industrial) zone's parking requirements should not be adjusted (lowered).

63 **Ordinance Amending Roof Top Pitches**

65 Steve Cox stated that the ordinance amending roof top pitches will allow modern style
66 homes to be built in Salem. London Simonson asked if rooftops can be completely flat with this
67 amendment. Steve Cox stated that rooftops can be flat with this proposed ordinance. Steve Cox
68 mentioned that a flat roof will need to be engineered for snow load and drainage.

70 Steve Cox made a motion to recommend approval of the ordinance amending roof top
71 pitches. Adam Clements seconded the motion. All members of the committee voted in favor. 7-0

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73 **Ordinance Amending Metal Buildings in the C-1 Zone**

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75 Walter Bird stated that metal buildings are currently not permitted in the C-1 zone. This
76 ordinance amendment would allow metal buildings in the C-1 zone. Walter Bird stated that the
77 ordinance gives the DRC authority to determine if a metal building is permitted in the C-1 zone.

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79 Walter Bird recommended approval of the ordinance amending metal buildings in the C-1
80 zone. John Bowcut seconded the motion. All members of the committee voted in favor. 7-0

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82 Matt Marziale made a motion to adjourn. John Bowcut seconded the motion. All
83 members of the committee voted in favor.

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