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Agenda -Development Review Committee

DATE: Wednesday August 9, 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 August 2, 2023, DRC Minutes
- Final Plat – Harvest Ridge Plat M (623 S Sunflower Ln.)
- Site Plan – Loafer Industrial Plat A (1200 N 1750 W)

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

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Joe Louder

DRC – Agenda

Approval of the August 2, 2023, DRC Minutes

Chief Brad James made a motion to approve the August 2, 2023, DRC minutes. Adam Clements seconded the motion. All members of the committee voted in favor. 6-0

Final Plat – Harvest Ridge Plat M (623 S Sunflower Ln.)

Bradey Wilde stated that Harvest Ridge Plat M is a combination of two lots. The warranty deed for the combination of lots needs to be recorded before the Harvest Ridge Plat A plat is recorded. The correct adjacent landowner information needs to be added to the plat. Joe Louder asked if they could use the set of utilities in the existing vacant lot for an accessory building. Bruce Ward stated that they could use the utilities in the existing vacant lot, but they would have to pay the impact fees.

Steve Cox made a motion to approve the Harvest Ridge Plat M Final Plat subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Warranty deed to be recorded prior to the plat being recorded.
- Correct landowner information to be included on the plat.
- Impact fees to be paid if utilities from the existing vacant lot are used.

Walter Bird seconded the motion. All members of the committee voted in favor. 6-0

Site Plan – Loafer Industrial Plat A (1200 N 1750 W)

43 Chad Campbell (owner of the project) was not present at today's meeting. The city recognizes
44 that they will pay for their portion of the improvements of 1200 North. Bradey Wilde stated
45 that the owner will need to provide a lighting plan. The lighting plan will need to be approved
46 by the public safety department. The power service will need to be transferred from Rocky
47 Mountain Power to Salem City Power. Approval from the Benjamin Drainage District is
48 required. A subdivision will need to occur if the developer sells any of the units on the site plan.

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50 Walter Bird made a motion to table the Loafer Industrial Plat A Site Plan. Adam Clements
51 seconded the motion. All members of the committee voted in favor. 6-0

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53 Steve Cox made a motion to adjourn. Matt Marziale seconded the motion. All members of the
54 committee voted in favor. 6-0