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## Agenda -Development Review Committee

DATE: Wednesday August 16, 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 9, 2023, DRC Minutes
- Site Plan – Loafer Industrial Plat A (1200 N 1750 W)

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

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

**Public Attendance:** Chad Campbell, Kenion Davis

## **DRC – Agenda**

### **Approval of the August 9, 2023, DRC Minutes**

Walter Bird made a motion to approve the August 9, 2023, DRC Minutes. Steve Cox seconded the motion. All members of the committee voted in favor. 7-0

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

Bradey Wilde stated that the Loafer Industrial Plat A Site Plan is located within the I-1 (light industrial) zone. The proposed site plan contains one lot with seven industrial buildings. Bradey Wilde stated that the site plan will be accessed by two roads, 1750 West and 1200 North (future). It was mentioned that a lighting plan is required to be submitted to the city for the site plan. The Benjamin Drainage District will need to approve the site plan prior to construction. The DRC was concerned that the site plan would not have enough lighting. It was determined that the developer will add wall pack lighting to the west side of each building for the purpose of lighting the back parking lots. Chad Campbell wanted to know what materials the city supplies for streetlights. Adam Clements stated that the developer will pay for the streetlight materials. The city will set the streetlight heads and energize the streetlights. John Bowcut mentioned that Salem City would like to construct fiber to the proposed site plan. The developer will not need to pay for the fiber construction. Each customer within the site plan would be able to use up to ten gigabyte of fiber speed. Bradey Wilde explained that a post construction percolation test of the storm drain basin will be performed. It was stated that there will be a transfer of power from Rocky Mountain Power to Salem City Power. There will be a transfer cost associated with the transfer. Adam Clements mentioned that Chad Campbell needs to submit an electrical system spec sheet for the site plan. Once the spec sheet is obtained by the Power Department, they will calculate how much the developer needs to pay the city to order the electrical material. The electrical material for the site plan will not be

ordered by the city until the electrical fee is paid by the developer. Bradey Wilde mentioned that the developer will have to construct an oversized sewer pipe for the city's master planned sewer system. The DRC mentioned that the sewer pipe improvements can be paid back through impact fees. Chad Campbell wanted to know if there was any way around being reimbursed for the sewer line over a long period of time through impact fees. Chad Campbell would like to see total reimbursement for the sewer line improvements in a short amount of time. Bruce Ward stated that the sewer impact fee may increase. The increase of the impact fee would allow the improvements to be reimbursed quicker. Bruce Ward stated that the rate of getting reimbursed through impact fees is all about timing. The city is going to investigate combining the reimbursement agreement and connectors agreement. The developer would like to have the HVAC systems for the buildings on the ground. Steve Cox stated that it would be okay if the HVAC systems for the buildings were on the ground. Matt Marziale liked the landscaping plan for the proposed site plan. The trees need to be planted ten feet behind the sidewalk.

Adam Clements made a motion to approve the Loafer Industrial Plat A Site Plan subject to compliance with all Salem City Standards and Ordinances with the following conditions:

- Benjamin Drainage District to approve the site plan prior to construction.
- On-site lighting and photometric plan compliant with the I-1 (light industrial) zone to be submitted and approved by the Public Safety Department.
- Wall pack lighting to be installed on the west side of industrial buildings to provide the back parking lots with light.
- Follow all Salem City Standards.
- Post construction verification of percolation rate for the storm drain basin is required.
- Power is required to be switched from Rocky Mountain Power to Salem City Power (transfer cost will be associated with this transfer).
- Commercial subdivision is required to separate the parcel or parcels.
- Sewer up-sizing will be reimbursable through impact fees over time (the merging of a reimbursement agreement and connectors agreement will be investigated by the city).
- Salem City to split the cost for the improvements of 1200 North.
- Trees to be installed 10 feet behind the back of sidewalk.

Councilperson Snyder seconded the motion. All members of the committee voted in favor. 7-0

Steve Cox made a motion to adjourn. Adam Clements seconded the motion. All member of the committee voted in favor. 7-0

