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Agenda -Development Review Committee

DATE: Wednesday September 13, 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 August 23, 2023, DRC Minutes
- Site Plan – Salem Multitenant (Approx. 870 N SR-198)
- Preliminary Plat – Moonlight Village A (Approx. 1500 N 200 E)
- Preliminary Plat – Moonlight Village B (Approx. 1500 N 200 E)

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

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Scott Peterson, Dean Ingram, Jackie Larson, Ryan Forsyth, Alexis Riggs

DRC – Agenda

Approval of the August 23, 2023, DRC Minutes

Walter Bird made a motion to approve the August 23, 2023, DRC minutes. Steve Cox seconded the motion. All members of the committee voted in favor. 6-0

Site Plan – Salem Multitenant (Approx. 870 N SR-198)

Bradey Wilde stated that the Salem Multitenant commercial site plan is located at 870 N SR-198. The proposed site plan will be constructed south of the McDonalds. Ryan Forsyth stated that they have Little Ceasars contracted to use a portion of the future building. Bradey Wilde stated that the proposed site plan meets the C-1 (commercial) zoning requirements. Bruce Ward asked Ryan Forsyth when the repairs along 870 N in front of the McDonalds was going to be fixed. Ryan Forsyth stated that they are planning to repair 870 N next week. Steve Cox stated that the building's addresses will be determined as the building permits are submitted. Steve Cox stated that the building permit cannot be issued until approval of the site plan is obtained.

Walter Bird made a motion to recommend approval of the Salem Multitenant commercial site plan subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- The design of the underground basin which utilizes storm tech chambers has not been completed or reviewed (Storm-tech/ADS will be providing the design). The City prefers to review and approve the design prior to a pre-construction meeting being scheduled. (Flexibility with this will be based on bonding design schedule from 3rd party).

- The infiltration rate of the bottom of the underground basin must be tested prior to final installation of the chambers and must meet or exceed the designed infiltration rate.
- Must follow current Salem City Construction and Development Standards.
- Road repairs north of McDonald's needs to be completed prior to cold weather.

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

Preliminary Plat – Moonlight Village A (Approx. 1500 N 200 E)

Bradey Wilde located the proposed Moonlight Village A & B Preliminary Plats. Both proposed plats have a mixture of single family, garden home, and townhome product. Bradey Wilde shared the unit type and count for both preliminary plats. Bradey Wilde stated that Moonlight Village A & B Preliminary Plats meet the Moonlight Village MPD Development Agreement. Bruce Ward stated that utility capacity will be required at the time of final plat approval. Dean Ingram stated that they want to construct Moonlight Village A & B together so they can create connection between the north and south sides of the city. Steve Cox asked if they were planning on constructing basements and/or crawl spaces in the homes. Dean Ingram stated that they will construct basements where they can and will not construct crawl spaces. The city recommends the homes to be built slab on grade.

Steve Cox made a motion to recommend approval of the Moonlight Village A Preliminary Plat subject to compliance with all Salem City Standards and Ordinances with the following condition.

- Follow all conditions and requirements of the development agreement.

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

Preliminary Plat – Moonlight Village B (Approx. 1500 N 200 E)

Please see above for details about this project.

Adam Clements made a motion to recommend approval of the Moonlight Village B Preliminary Plat subject to compliance with all Salem City Standards and Ordinances with the following condition.

- Follow all conditions and requirements of the development agreement.

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

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79 Chief Brad James made a motion to adjourn. Steve Cox seconded the motion. All members of
80 the committee voted in favor. 6-0

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