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Agenda -Development Review Committee

DATE: Wednesday October 4, 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 September 13, 2023, DRC Minutes
- Final Plat – Harvest Ridge Plat L (1265 S Harvest Ridge Dr.)
- Final Plat – Garrett’s Place Plat C (Approx. 1460 S 380 E)
- Updated Salem City Construction and Development Standards
- Discussion – Nate Heaps Rezone Request (Approx. 930 N 460 W)

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

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

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20 **Public Attendance:** Nate Heaps, Caleb Christen, Phil Snyder

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22 **DRC – Agenda**

23 **Approval of the September 13, 2023, DRC Minutes**

24 Chief Brad James made a motion to approve the September 13, 2023, DRC Minutes with the
25 following adjustments: Line 30, ~~contacted~~ contracted and Line 39: ~~City~~ City. Walter Bird
26 seconded the motion. All members of the committee voted in favor. 8-0

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28 **Final Plat – Harvest Ridge Plat L (1265 S Harvest Ridge Dr.)**

29 Bradey Wilde stated that the Harvest Ridge Plat L plat is located at the corner of 1280 S and 750
30 E. The proposed plat will be combining two improved lots. The DRC mentioned that occasional
31 access from 1280 S to the property will be allowed.

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33 Walter Bird made a motion to approve the Final Plat for Harvest Ridge Plat L subject to
34 compliance with all Salem City Standards and Ordinances with the following condition.

- 35 • Occasional access to the property from 1280 S is permitted.

36 Adam Clements seconded the motion. All members of the committee voted in favor. 8-0

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38 **Final Plat – Garrett’s Place Plat C (Approx. 1460 S 380 E)**

39 Bradey Wilde stated that the proposed Garrett’s Place Plat C Final Plat Subdivision is located at
40 approximately 1460 S 380 E. The subdivision is in the R-15 zone and composed of 22 lots.

41 Bradey Wilde stated that a ribbon road or full road cross section needs to be constructed
42 through Garretts Place Plat E for the subdivision to meet access requirements. The current
43 access standard is a maximum of 24 lots without a secondary access. The proposed subdivision
44 will not follow the access standard because of additional lots already constructed in the Selman

45 Ridge Phase 2 Subdivision. Bruce Ward mentioned that Garretts Place Plat C will not record
46 until the access requirements are met. Bradey Wilde stated that Garretts Place Plat E is
47 currently in final plat review. There is a 60-foot easement for a high-pressure gas line along the
48 east boundary of the proposed subdivision. Permanent structures cannot be constructed on
49 the existing gas easement. Bradey Wilde stated that each home site plan will be reviewed by
50 Dominion Energy before a building permit is issued. There is also a rocky mountain power line
51 easement going through the property. The developer will need to follow the conditions of all
52 utility easements on the property. There was discussion about the temporary turnaround. The
53 temporary turnaround alignment is going to be adjusted slightly. It was determined that the
54 temporary turnaround would be shifted to be on lot 56 and the right of way. Bradey Wilde
55 mentioned that the retention basin for the subdivision is extensive because of the elevation
56 change in the subdivision. Bradey Wilde stated that a post construction verification test of the
57 retention basin infiltration will be required.

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59 Steve Cox made a motion to approve the Final Plat for the Garretts Place Plat C Subdivision
60 subject to compliance with all Salem City Standards and Ordinances with the following
61 conditions.

- 62 • Temporary turnaround adjusted as shown in DRC.
- 63 • Ribbon road or full road cross section required to be built through Garretts Place Plat E
64 with the intent to create a secondary access for the subdivision.
- 65 • Follow requirements of all utility easements within the subdivision.
- 66 • Post construction verification of basin infiltration test to be complete.

67 Councilperson Snyder seconded the motion. All members of the committee voted in favor. 8-0

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69 **Updated Salem City Construction and Development Standards**

70 The Salem City Engineering Department has been working on reconstructing the Salem City
71 Construction and Development Standards. Bradey Wilde stated that the proposed standards
72 are consistent with the new legislation that will go into effect February 2024.

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74 Matt Marziale made a motion to recommend approval of the updated Salem City Construction
75 and Development Standards. Walter Bird seconded the motion. All members of the committee
76 voted in favor. 8-0

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78 **Discussion – Nate Heaps Rezone Request (Approx. 930 N 460 W)**

79 Nate Heaps addressed the DRC about a potential zone change. The property that Nate Heaps is
80 inquiring about is located at 930 N 460 W. Nate Heaps would like to construct a 27 lot R-12
81 subdivision on the property. Nate Heaps feels like the R-12 zoning matches current zoning
82 assigned to adjacent properties. Nate Heaps also believes that the proposed layout is
83 consistent with the general plan. Nate Heaps thinks that an R-12 subdivision is more cohesive
84 than an R-15 subdivision on this specific property. The DRC expressed concern about potential
85 wetlands on the property. Nate Heaps stated that they are having a wetland specialist research
86 the property for wetlands. Councilperson Snyder stated that there is always a lot of standing
87 water on the property. Councilperson Snyder does not want the standing water to be pushed
88 to surrounding residents if the subdivision is constructed. The DRC mentioned that extensive
89 storm drain infrastructure improvements may be required to be constructed with the
90 subdivision. Bruce Ward stated that 460 West will need to be widened during development.
91 The DRC asked if Nate Heaps is concerned about constructing residential right next to an
92 industrial use. Nate Heaps stated that they have no problem constructing residential adjacent
93 to the Niels Fugal property. Bruce Ward stated that the subdivision would also need to meet all
94 access requirements.

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96 Steve Cox made a motion to adjourn. Chief Brad James seconded the motion. All members of
97 the committee voted in favor. 8-0