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Agenda -Development Review Committee

DATE: Wednesday October 12, 2022

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 October 5, 2022 DRC Minutes

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- Final Plat – Ridgeview Plat E (Approx. 750 East 1600 South)

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DRC Voting Member Attendance: Matt Fischer, Chief Brad James, Councilperson Snyder, John Bowcut, Jeff Nielson, Bruce Ward, Walter Bird, Matt Marziale

City Staff Attendance: Cody Young

Public Attendance: Jeff Anderson

DRC – Agenda

Approval of the October 5, 2022 DRC Minutes

Chief Brad James made a motion to approve the October 5, 2022 DRC minutes with the following edits.

- Line 24; ~~is be~~, line 29; ~~existing~~ existing, line 38; ~~enclose~~ enclosure, line 39; ~~fitclub~~ Fitclub, line 40; ~~fitclub~~ Fitclub, line 72; ~~east 460 west~~ east of 460 west.

Walter Bird seconded the motion. All members of the committee voted in favor. 8-0

Final Plat – Ridgeview Plat E (Approx. 750 East 1600 South)

Bruce Ward stated that Ridgeview Plat E is the 5th plat of the Ridgeview Subdivision. Ridgeview Plat E is located approximately at 750 east 1500 south. Bruce Ward mentioned that the furthest north tree on 750 east will need to be removed from the retention basin landscaping plan to provide appropriate visibility for traffic.

Bruce Ward made a motion to approve the Final Plat for the Ridgeview Plat E Subdivision subject to compliance with all Salem City standards and ordinances with the following conditions.

- The Ridgeview Plat E Plat will not record until the 1280 south 600 amp power line is installed and operational.
- Remove the furthest north tree on 750 east from the retention basin landscaping plan to provide appropriate traffic visibility.

- Lots 72-80 (located along ridge) are required to strictly follow the geotechnical report recommendations during construction and landscaping (geotechnical report recommendations located on subdivision plat).
- The design percolation rate that was used to size the storm drain basin will be verified by a test after construction is complete (tested percolation rate will need to be the same or better than the design percolation rate).
- Follow the recommendations of the pressurized irrigation and culinary water model which require offsite infrastructure improvements.
- The developer will be required to obtain a Utah County excavation permit and provide a copy to Salem City of said excavation permit when the pressurized irrigation and culinary water offsite construction commences.
- The developer will provide an engineered cost estimate for the project. This cost estimate will be used for the creation of Ridgeview Plat E's bond estimate.
- Water right requirements to be satisfied prior to the recording of Ridgeview Plat E.
- The developer will be required to install an Air Vac (air release/vacuum breaking valve) at the high point of the water systems (pressurized irrigation and culinary water) in Woodland Hills Drive and 750 East.
- The Woodland Hills Drive fence required along Ridgeview Plat C & D to be installed before the recording of Ridgeview Plat E.

Matt Marziale seconded the motion. All members of the committee voted in favor. 8-0

Matt Marziale made a motion to adjourn. Walter Bird seconded the motion. All members of the committee voted in favor. 8-0