



1

## Agenda -Development Review Committee

DATE: Wednesday November 16, 2022

TIME: 3:30 P.M.

ADDRESS: 30 West 100 South Salem, Utah 84653 (Council Chambers)

**3:30 p.m.** DRC – Agenda

2

- Approval of the November 9, 2022 DRC Minutes

3

- Final Plat – Brent’s Place (10 East Chrisman Drive)

4

- Final Plat – Salem Valley View Plat A (340 South Woodland Hills Drive)

5

6

- Preliminary Plat – Wasatch Landing (Approx. 11200 South 50 East)

7

8

9

10

11

12

13

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

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

**Public Attendance:** Mayor Kurt Christensen, Todd Trane, Dean Ingram, Jared Christensen

**DRC – Agenda**

**Approval of the November 9, 2022 DRC Minutes**

The November 9, 2022 DRC Minutes were not ready for approval.

Steve Cox made a motion to table the approval of the November 9, 2022 DRC Minutes. Walter Bird seconded the motion. All members of the committee voted in favor. 6-0

**Final Plat – Brent’s Place (10 East Chrisman Drive)**

Bruce Ward stated that the Brent’s Place Final Plat is located at 10 East Chrisman Drive. Jared Christensen from mustang engineering was present representing the proposed project. Bruce Ward stated that the Brent’s Place Final Plat is a one lot subdivision merging two parcels. Bruce Ward mentioned that the Brent’s Place Final Plat meets the City’s final plat requirements.

Adam Clements made a motion to approve the Final Plat for the Brent’s Place Subdivision subject to compliance with all Salem City standards and ordinances. Steve Cox seconded the motion. All members of the committee voted in favor. 6-0

**Final Plat – Salem Valley View Plat A (340 South Woodland Hills Drive)**

Bruce Ward stated that the Salem Valley View Plat A Subdivision is located at 340 South Woodland Hills Drive. Bruce Ward stated that the proposed subdivision is composed of 20 lots and located in the R-15 zone. Bruce Ward stated that the proposed subdivision will operate with the old zoning code. Bruce Ward mentioned that the proposed subdivision was designed when the old zoning code was in place. Bruce Ward shared the following old zoning code requirements. "A deviation from lot size standards shall be allowed throughout a project as long as the total number of units does not exceed the base density allowed by the total project area. In this alternative arrangement, the base density for the R-15 Zone is 2.09 units per acre, which shall be calculated based upon the total area within the subdivision. The minimum lot size shall be 12,500 square feet and have a minimum 90 feet of frontage. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density shall be limited to twice the minimum lot size of the R-15 Zone (30,000 square feet)". Bruce Ward mentioned that a post construction percolation rate test will be performed on the subdivisions storm drain basins. The percolation rates will be required to be the same or better than the mentioned percolation rates in the storm drain report. Bruce Ward mentioned that the existing home will need to be removed from the property. Bruce Ward stated that the offsite sewer easements will need to be fully executed before construction of the subdivision begins.

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

- 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).
- The existing home to be removed from the property before the recording of the subdivision plat.
- The offsite sewer easements to be fully executed before construction of the subdivision begins.
- Subdivision lot layout operating within zoning code that was active when plat was submitted to the City.

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

#### **Preliminary Plat – Wasatch Landing (Approx. 11200 South 50 East)**

Bruce Ward stated that the Wasatch Landing Subdivision is located at approximately 11200 South 50 East. Bruce Ward stated that the proposed subdivision is located in the R-12 zone. Bruce Ward stated that the proposed subdivision will operate with the old zoning code. Bruce

79 Ward mentioned that the proposed subdivision was designed when the old zoning code was in  
80 place. Bruce Ward shared the following old zoning code requirements, “a deviation from lot size  
81 standards shall be allowed throughout a project as long as the total number of units does not  
82 exceed the base density allowed by the total project area. In this alternative arrangement, the  
83 base density for the R-12 Zone is 2.60 units per acre, which shall be calculated based upon the  
84 total area within the subdivision. The minimum lot size shall be 10,000 square feet and have a  
85 minimum 90 feet of frontage. Where projects include uniquely large lots, the area of the  
86 uniquely large lots that is included for purposes of calculating project density shall be limited to  
87 twice the minimum lot size of the R-12 Zone (24,00 square feet).”

88  
89 Bruce Ward a made a motion to recommend approval of the Preliminary Plat for the Wasatch  
90 Landing Subdivision subject to compliance with Salem City standards and ordinances with the  
91 following conditions.

- 92 • The current storm drain design does not meet Salem City standards. The final plat storm  
93 drain design is required to meet Salem City standard.
- 94 • Future regional retention basin providing protection for the subdivision before recording  
95 the subdivision’s plat.
- 96 • Construction of the regional retention basin will need to start before the construction of  
97 the subdivision commences.
- 98 • Location of Rocky Mountain Power Line to be reviewed by Rocky Mountain Power during  
99 final plat review.
- 100 • Subdivision lot layout operating within zoning code that was active when plat was  
101 submitted to the City.

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

103  
104 Steve Cox made a motion to adjourn. Adam Clements seconded the motion. All members of the  
105 committee voted in favor. 6-0

106