



Agenda -Development Review Committee

DATE: Wednesday, November 17, 2021

TIME: 3:30 P.M.

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

3:30 p.m DRC – Agenda

- Approval of the November 10, 2021 DRC Minutes
- Zone Change - Lewis Zone Change PZ2021-115 (A-1 to C-1)

16 **Staff Attendance:** Chief Brad James, John Bowcut, Matt Marziale, Ted Barnett, Cody Young, Ryan
17 Selee, Walter Bird, Steve Cox, Bruce Ward, Dale Carter

18 **Public Attendance:** Karen Lewis, Glade Lewis

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20 **Approval of the November 10, 2021 DRC Minutes**

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22 Chief Brad James made a motion to approve the DRC minutes from November 10, 2021. Ryan
23 Selee seconded the motion. All members of the committee voted in favor.

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25 **Zone Change – Lewis Zone Change (A-1 to C-1)**

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27 The Lewis zone change is located at 1509 North 1750 West Salem, Utah. The Lewis property
28 consist of 3.24 acres. The landowners of the property (Glade and Karen Lewis) are requesting an A-1 to
29 C-1 zone change. Bruce Ward stated that Sunrise Engineering recently submitted their draft of the future
30 land use plan for the “New Salem” area. Bruce Ward mentioned that the Lewis property is located in the
31 commercial area outlined on the draft Sunrise Engineering future land use plan. Bruce Ward also
32 mentioned that the draft Sunrise Engineering future land use plan is not approved. Bruce Ward finished
33 up by stating that it is likely that when the Sunrise Engineering future land use plan is approved, the
34 Lewis property will be located in a commercial zoning area of the plan. Chief Brad James stated that the
35 draft Sunrise Engineering future land use plan request the C-3 zone in the area of the Lewis property.
36 Chief Brad James asked if the Lewis property will need to be rezoned to C-3 in the future if the property
37 is zoned C-1. The DRC mentioned that the draft Sunrise Engineering land use plan suggest C-3 or I-1 in
38 the area of the Lewis property. Karen Lewis asked the DRC what the difference is between the C-1, C-2
39 and C-3 zone. Bruce Ward asked Glade and Karen Lewis what they plan on constructing on their
40 property. Karen Lewis stated that they are planning to construct a home depot, gas station or etc. The
41 DRC proceeded to show the permitted uses in the C-1, C-2 and C-3 zones. Bruce Ward mentioned that
42 the most restricted permitted uses between the C-1, C-2 and C-3 zones is the C-3 zone. Bruce Ward
43 stated that the most flexible permitted uses between C-1, C-2 and C-3 zones is the C-1 zone. Glade
44 Lewis stated that they want to request a C-1 zone change for their property. Bruce Ward asked the DRC
45 if the committee believes that the Lewis property A-1 to C-1 zone change aligns with the draft Sunrise
46 Engineering future land use plan. Chief Brad James asked Bruce Ward if he thinks the Lewis property

47 A-1 to C-1 zone change goes against the draft Sunrise Engineering future land use plan. Bruce Ward
48 stated that he believes that the Lewis property A-1 to C-1 zone change aligns with the draft Sunrise
49 Engineering future land use plan. Matt Marziale stated that the Lewis property A-1 to C-1 zone change
50 is appropriate for the area.

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52 Bruce Ward made a motion to recommend approval of the Lewis property A-1 to C-1 zone
53 change located at 1509 North 1750 West Salem, Utah. Matt Marziale seconded the motion. All member
54 of the committee voted in favor.

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56 Steve Cox made a motion to adjourn. Ted Barnett seconded the motion. All members of the
57 committee voted in favor