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Agenda -Development Review Committee

DATE: Wednesday December 6, 2023

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

- Zone Change – Lyman/Thomas R-15 to R-12 (Approx. 400 N 780 E)

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DRC Member Attendance: Bruce Ward, Chief Brad James, John Bowcut, Brian Thompson, Steve Cox, Walter Bird, Matt Marziale

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Tyler Thomas, Michael Lyman, Jeff Anderson

DRC – Agenda

Zone Change – Lyman/Thomas R-15 to R-12 (Approx. 400 N 780 E)

Tyler Thomas and Michael Lyman are proposing an R-15 to R-12 zone change on the parcel located at approximately 400 N 780 E. The proposed zone change was tabled last month because the DRC wanted to see a layout of a subdivision on the parcel before a recommendation was made. The concept subdivision for the parcel was shown to the DRC. The engineering department came up with the following conditions for approval of the proposed zone change. Right of way and edge of asphalt will line up with the east and west properties along 400 North and south of the property along 780 East, no primary accesses onto 400 North, demolition of existing house on the property, Standard 66' right of way with 36' of asphalt to be constructed on all roads, and the Salem City cul-de-sac standard to be met. Bradey Wilde stated that the zone change application does not approve the proposed layout of the subdivision that was shown at today's meeting. The DRC stated that these conditions will need to be met for them to support a R-15 to R-12 zone change.

Bruce Ward made a motion to recommend approval of the R-15 to R-12 Lyman/Thomas Zone Change subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- Right of way and edge of asphalt will line up with the east and west properties along 400 North and south of the property along 780 East.
- No primary accesses onto 400 North.
- Demolition of existing house on the property.
- Standard 66' right of way with 36' of asphalt to be constructed on all roads.
- Salem City cul-de-sac standard to be met.

46 Walter Bird seconded the motion. All members of the committee voted in favor. 7-0

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48 Steve Cox made a motion to adjourn. Chief Brad James seconded the motion. All members of the
49 committee voted in favor. 7-0