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Agenda -Development Review Committee

DATE: Wednesday February 8, 2023

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 February 1, 2023, DRC Minutes
- 3 • Final Plat – Carson Ridge Plat B (1550 S 140 W)
- 4 • Site Plan – Tagg N Go Carwash (1009 N SR-198)

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

City Staff Attendance: Bradey Wilde, Cody Young

Public Attendance: Mayor Christensen, Gavin West, Park McGarvey, Conner Atkin

DRC – Agenda

Approval of the February 1, 2023, DRC Minutes

Walter Bird made a motion to approve the February 1, 2023, DRC minutes. Steve Cox seconded the motion. All members of the committee voted in favor. 8-0

Final Plat – Carson Ridge Plat B (1550 S 140 W)

Bradey Wilde stated that the Carson Ridge Plat B subdivision contains 35 lots. The owner of the subdivision is Visionary Homes. Atlas Engineering engineered the subdivision. There will be two storm drain basins constructed within the subdivision. The storm drain basins will be dedicated to Salem City. There will be an offsite sewer constructed for the subdivision. Rocky Mountain Power has a power line/easement through the subdivision's property. Bradey Wilde mentioned that Rocky Mountain Power has reviewed the subdivision. Rocky Mountain Power issued an approval with a few requirements. The developer will need to follow all requirements from the Rocky Mountain Power approval. Steve Cox asked which lots are affected by the Rocky Mountain Power easement/power line. Parker McGarvey mentioned that lots 14 and 18 are affected by the Rocky Mountain Power easement/powerline. Parker McGarvey stated that lot 14's and 18's setbacks will not be affected by the Rocky Mountain Power easement/powerline. Steve Cox stated that the Rocky Mountain Power approval will need to be submitted with the building permit application for lots 14 and 18.

Councilperson Snyder made a motion to approve the Final Plat for the Carson Ridge Plat B 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 basins 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 M.U.E (municipal utility easement) around the storm drain basins is required to be constructed at a +/- 2% grade.
- All retaining walls 4 feet or taller in the storm drain basins or within the subdivision are required to obtain a building permit before construction of the retaining wall commences.
- The current plan set shows the use of storm brixs. Salem City will not allow the use of storm brixs. The developer will need to come up with an alternative solution prior to construction. The alternative solution will need to have jet truck cleaning capabilities.
- The plan set will need to show a drain on the low point of the pressurized irrigation system.
- All requirements from the Rocky Mountain Power approval will need to be followed and added to the construction drawings.
- The developer will need to participate in the Loafer Canyon Bridge connectors agreement.

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

Site Plan – Tagg N Go Carwash (1009 N SR-198)

Bradey Wilde introduced the Tagg N Go Carwash site plan. The site plan needed approval from UDOT to create an access onto SR-198. UDOT has approved the access but has required an encroachment permit to be obtained before construction of the site plan. The overflow storm drain will be piped through an M.U.E into the Northfield Crossing Subdivision's storm drain system. The location and construction of the overflow storm drain will need to be documented and communicated for current and future adjacent property owners. The site plan meets all requirements of the C-1 zoning code. Bruce Ward mentioned that there is possibility of future subdivision on the south side of the property. Bruce Ward wants to make sure the landscaping does not get overgrown with weeds on the south side of the site plan before improvements occur on the south side of the property. The DRC and developer decided to install a gravel base on the south side of the site plan to prevent overgrowth of weeds. Bruce Ward talked about the water service into the property. The existing water service is an old water line. Bruce Ward believes that the existing water service is not sufficient for a car wash use. Bruce Ward suggested that the main culinary water line in SR-198 is hot tapped and a new culinary water service is constructed into the site plan driveway approach. This would allow the culinary water capacity to be sufficient for the car wash and future development on the property. Steve

Cox asked if the entire property would be cleaned up during the construction of the site plan. The developer (Conner Atkin) stated that the entire site will be cleaned up during construction. It was mentioned that the streetlights would match the streetlights that were installed with the Dollar Tree and O'Reilly's Auto Parts buildings. The signage for the carwash will need to be approved through a separate building permit. The elevations shown in the civil drawing packet will be the constructed building elevations.

Bruce Ward made a motion to recommend approval of the Tagg N Go Site Plan subject to compliance with all Salem City Standards and Ordinances with the following conditions.

- The light poles to match the Dollar Tree and O'Reilly Auto Parts light poles.
- Meet all UDOT requirements.
- Meet all requirements of the C-1 zoning code.
- Gravel base to be installed on the south side of the site plan.
- The culinary water main line to be hot tapped and a new service constructed into the drive approach of the site plan.
- The overflow storm drain going through the M.U.E to be coordinated and documented for current and future property owners. The developer will be required to restore all adjacent property owner's disturbed land.
- The design percolation rate that was used to size the storm drain basins 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).

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

Steve Cox made a motion to adjourn. Councilperson Snyder seconded the motion. All members of the committee voted in favor. 8-0