



Agenda -Development Review Committee

DATE: Wednesday, June 9, 2021

3:00p.m. WORK SESSION

1. Dollar Tree & O'Reilly Site Plan **PZ2021-48**
2. Old King Cole's Daycare Site Plan **PZ2021-7**
3. Park View Zone Change **PZ2021-62**

3:30 p.m. AGENDA – DRC

1. DRC minutes from May 26, 2021
2. Dollar Tree & O'Reilly Site Plan **PZ2021-48**
3. Old King Cole's Daycare Site Plan **PZ2021-7**
4. Park View Zone Change **PZ2021-62**
5. London Simonsen Coffee Shop Concept

21 Attendance: Bruce Ward, Gerg Gurney, John Bowcut, Ted Barnet, Cody Young (non-voting),
22 Vaughn Pickell, Matt Marziale

23 **3:00p.m. WORK SESSION**

24 **Dollar Tree & O'Reilly Site Plan PZ2021-48**

25 The Dollar Tree & O'Reilly Site Plan proposal is located at 870 North SR-198. The developer is
26 proposing two commercial buildings with a Dollar Tree and an O'Reilly Auto Parts store. Bruce
27 Ward is concerned about the utility situation on the property. Bruce Ward stated that the
28 developer is wanting to cut the newly paved 870 North to put an additional set of utilities into
29 the lot. Bruce Ward mentioned that there is one pair of utilities already stubbed into the lot
30 from 350 East. Bruce Ward also noted that the developer submitted a lighting plan with the site
31 plan. Matt Marziale asked what type of lights and light poles the developer was proposing.
32 Bruce Ward Stated that the DRC would have to ask the developer what type of lights and light
33 poles the developer is proposing during DRC. Greg Gurney asked where the semi-trucks are
34 going to deliver merchandise. Bruce Ward stated that there is not enough room in the back of
35 the commercial buildings for semi-trucks. With this in mind, the semi-trucks will probably drop
36 off merchandise in the front of the buildings. Bruce Ward finished up by stating that the trash
37 removal will be very east for the garbage truck because the dumpsters are located in between
38 the two buildings.

39 **Old King Cole's Daycare Site Plan PZ2021-7**

40 The Old King Cole's Daycare proposed Site Plan is located at Center and SR-198. The property
41 owner is proposing improvements on their property and expansion of the current building.
42 Bruce Ward mentioned that Salem City has utilities on the east and west side of the Old King
43 Cole's Daycare property. Bruce Ward stated that the pressurized irrigation line on the east side
44 of the Old King Cole's Daycare feeds the Peterson property. Bruce Ward mentioned that it is
45 Salem City's responsibility to move the pressurized irrigation line on the east side off of the old
46 king cole's daycare property. Bruce Ward also mentioned to the DRC that the retention bricks
47 along the north end of Salem pond will need to be placed by Salem City. Bruce Ward also
48 mentioned that him, James Thomas and Dale Carter went to figure out the storm drain
49 situation on the inlet located on the north east corner of Old King Cole's property and Center
50 Street. They found that a 15 inch storm drain pipe flows under Reflection Park and empties into
51 the creek on the east side of Reflection Park. Bruce Ward stated that construction drawings will
52 need to be made for the proposed Old King Cole's Daycare Site Plan if approved. The DRC asked
53 what was going to happen with the existing asphalt on the west corner of the property. Bruce

Ward stated that the owner is planning to keep the existing asphalt and turn it into an asphalt pad for the kids to play games on. The DRC stated that a utility easement will need to be created for the utilities located on the west side of the proposed Old King Cole's Daycare Site Plan. Matt Marziale asked Amanda Bradford (applicant) about fencing. Amanda Bradford stated they are planning on putting up a similar wood vision barrier fence they already have up around the property. Vaughn Pickell asked Amanda Bradford how many kids the daycare is licensed for. Amanda Bradford stated that under their current license they are permitted to have twenty four kids on the premises and after the improvements are done they hope to obtain a license that is valid for forty kids. Vaughn Pickell stated that Salem City would like to have a copy of their state daycare license. Greg Gurney asked if the roads around the proposed Old King Cole's site plan will widen. Amanda Bradford stated that they will expand the roads on both sides of the proposed Old King Cole's site plan.

Park View Zone Change PZ2021-62

The proposed Park View Zone Change is located at the corner of 1280 south and 750 east. The property is located by the deer hollow and ridge view subdivisions. The property owner is requesting a A-1 to R-15 zone change. Bruce Ward stated that the proposed zone change makes sense for the area because the surrounding properties are already zoned R-15. Bruce Ward also stated that the City will have the opportunity to review and make sure the future subdivision will match up with deer hollow and ridge view. Greg Gurney asked if there was any water shed issues for the property. Bruce Ward stated that the developer for ridge view has done a hazard study and the debris and water should all be caught before it reaches the property. Vaughn Pickell mentioned that the geo tech will provide essential information about debris control for the hill located on the property.

3:30 p.m. AGENDA – DRC

DRC minutes from May 26, 2021

Matt Marziale Made a motion to approve the minutes from the May 26, 2021 DRC meeting. Vaughn Pickell seconded the motion. All members of the committee voted in favor.

Dollar Tree & O'Reilly Site Plan PZ2021-48

The Dollar Tree & O'Reilly Site Plan proposal is located at 870 North SR-198. The developer is proposing two commercial buildings with a Dollar Tree and an O'Reilly Auto Parts store. Bruce Ward asked the developer to explain the proposed Dollar Tree & O'Reilly Auto Parts Site Plan.

86 The developer stated that the leases for both buildings have been signed by Dollar Tree and
87 O'Reilly Auto Parts. The developer also stated that the Dollar Tree is projecting to be up and
88 running in February 2022 and the O'Reilly is a little farther out in their projection to start
89 business. The DRC asked the developer for more detail about the proposed lighting plan. The
90 developer stated that the light poles will have the cobra head with a typically six inch dark
91 bronze square pole. The developer finished up by stating that all of the proposed lighting is dark
92 sky compliant. Bruce Ward asked the developer if he had seen the new Salem City dark light
93 poles. The developer stated that he may have in the past. Ted Barnet stated that the new Salem
94 City dark light poles have an open head and a refractor or shielding on them. Bruce Ward asked
95 the developer if he would work with the power department with figuring out the appropriate
96 lighting credentials for the proposed Dollar Tree & O'Reilly Auto Parts Site Plan. The developer
97 stated that he would be willing to work with the power department to figure out the
98 appropriate lighting credentials. The DRC mentioned that they would like to see the light poles
99 be all the same around town. Bruce Ward stated that the gooseneck lights located on the
100 buildings need to match the light poles as well. The developer stated that he is willing to meet
101 the request of Salem City in regards to lighting as long as it meets code. The DRC asked the
102 developer about the colors of the proposed buildings. The developer said they are going to find
103 colors that look the best together. Matt Marziale asked the developer about the proposed
104 delivery truck route for the proposed Dollar Tree & O'Reilly Auto Parts Site Plan. The developer
105 stated that the delivery trucks are going to park in between the two buildings to drop off
106 deliveries. Matt Marziale stated that he liked the idea. Matt Marziale asked the developer
107 about his request to bring in one more set of utilities from 870 north. The developer stated that
108 he was going to talk to the developer of the Northfield Crossing subdivision to stub in utilities to
109 the property from 870 north before they paved, but his request was too late. Matt Marziale
110 stated that Salem City doesn't like to cut into roads for at least five years after they are paved,
111 870 north has been paved for thirty days. The developer said that if they need to cut into the
112 road to stub in the utilities from 870 north then they will repair the asphalt. Bruce Ward stated
113 that there is one pair of utilities stubbed into the property from 350 east. Bruce Ward
114 mentioned that it is a possibility for the two buildings to be serviced by the one set of utilities.
115 The developer asked if the City would allow that. Bruce Ward asked if the proposed Dollar Tree
116 & O'Reilly Auto Parts Site Plan will ever be subdivided creating more than one owner for the
117 two commercial buildings. The developer stated that they are looking at subdividing the
118 proposed Dollar Tree & O'Reilly Auto Parts Site Plan in the next twelve months. Bruce stated
119 that he does not want 870 north to be cut for the stubbing of new utilities into the proposed
120 Dollar Tree & O'Reilly Auto Parts Site Plan. Matt Marziale stated that the curb, gutter, sidewalk
121 and asphalt will need to be cut and replaced to create the entrance from 870 north into the
122 proposed Dollar Tree & O'Reilly Auto Parts Site Plan. Matt Marziale stated that the City could
123 require the developer to take out a fifty foot by forty foot cross section of asphalt and stub the

124 utilities in that way. Matt Marziale finished up by stating that this would be a better fix for the
125 asphalt because the developer would be repairing a swath of asphalt and not just patching the
126 asphalt. The developer stated that they would prefer to split the meters and not stub a new set
127 of utilities from 870 north. Bruce Ward stated that the City allows the sharing of utilities for
128 townhomes all the time. Vaughn Pickell asked the developer if the proposed Dollar Tree &
129 O'Reilly Auto Parts Site Plan requires a fire line. The developer stated that they meet the code
130 which requires them not to have a fire line for the proposed Dollar Tree & O'Reilly Auto Parts
131 Site Plan. The DRC stated that the developer needs to submit a geo tech for the proposed Dollar
132 Tree & O'Reilly Auto Parts Site Plan.

133 Matt Marziale made a motion to recommend approval of the proposed Dollar Tree & O'Reilly
134 Auto Parts Site Plan. With condition to further discuss the sharing of utilities for the two
135 commercial buildings or stubbing in a second set of utilities from 870 north. The developer to
136 coordinate with Salem City about appropriate light pole and building coloring. Ted Barnet
137 seconded the motion. All members of the committee voted in favor.

138 **Old King Cole's Daycare Site Plan PZ2021-7**

139 The Old King Cole's Daycare proposed Site Plan is located at Center Street and SR-198. The
140 property owner is proposing improvements on their property and expansion of the current
141 building. The DRC mentioned that the DRC needs to talk to the Planning and Zoning
142 Commission and City Council about the future M.U.E for the west corner of the proposed Old
143 King Cole's Daycare Site Plan. The DRC stated that the City is required to place the retaining
144 blocks on the north end of Salem pond and move the pressurized irrigation utility on the east
145 side of the proposed Old King Cole's Daycare Site Plan to the Peterson property. Bruce Ward
146 mentioned that construction drawings will need to be submitted for the proposed Old King
147 Cole's Daycare Site Plan. Vaughn Pickell stated that he would like to have a written document
148 for the future M.U.E on the north west corner of the proposed Old King Cole's Daycare Site
149 Plan. Ted Barnet stated that the power pole located on the east side of the property will be
150 moved behind the proposed sidewalk. Matt Marziale asked Amanda Bradford what their time
151 frame is to start construction. Amanda Bradford stated that they are hoping to start
152 construction in July 2021. Bruce Ward stated that the storm drain inlet located on Center Street
153 will need to have a inlet protection.

154 Vaughn Pickell made a motion to recommend approval of the proposed Old King Cole's Daycare
155 Site Plan. With condition to conform with all Salem City standards and ordinances. Provide a
156 M.U.E for the utilities on the north east corner of the property. The owner will Provide a copy
157 of their valid state daycare license to the City. The developer will put an inlet protection in the
158 storm drain inlet on Center Street. Salem City will relocate the pressurized irrigation utilities off

of the property to the Peterson property. Salem City will relocated the existing power pole on the east side of the property behind the proposed sidewalk. Salem City will place the retaining blocks on the north end of Salem pond. Matt Marziale seconded the motion. All members of the committee voted in favor.

Park View Zone Change PZ2021-62

The proposed Park View Zone Change is located at the corner of 1280 south and 750 east. The property is located by the deer hollow and ridge view subdivisions. The property owner is requesting a A-1 to R-15 zone change. The DRC stated that the proposed Park View Zone Change from A-1 to R-15 is consistent with the general plan.

Vaughn Pickell made a motion to recommend approval of the proposed Park View Zone Change from A-1 to R-15. Ted Barnet seconded the motion. All members of the committee voted in favor.

London Simonsen Coffee Shop Concept

London Simonsen and Kylie Hill are presenting a coffee shop concept to the DRC. They are looking at doing a drive up coffee shop from a shipping container. London Simonsen and Kylie Hill want to get a mobile food vendor permit. The shipping container is shippable. Kylie Hill stated that the concept complies will all Salem City codes. London Simonsen stated that they are going to run the electricity for the container from a generator. London Simonsen said they are planning on providing a restroom for employees either by using a local business that already has a restroom or a porta potty. London Simonsen stated that they are looking at two possible locations for the coffee shop, the fit club (SR-198 and 100 west) or on the Christen property (SR-198 and 315 west). Vaughn Pickell asked if they would be a private property in those locations. London Simonsen said that they would be on private property. Bruce Ward stated that the City code for Site Plans is to provide a hard surface. John Bowcut stated that if a shipping container sits on asphalt during a hot summer day the asphalt will sink where the shipping container is. Matt Marziale stated that he is worried that the noise of the proposed generator will upset citizens surrounding the area of the proposed coffee shop. London Simonsen said the idea is to run the generator for a few hours and then use batteries to power the container when the generator is not running. Greg Gurnery stated that the police get complaints from citizens about the noise of the generator from the taco truck located by the gas station located at SR-198 and 300 south. London Simonsen stated that he would rather put the proposed shop on the Christen property because it will create a better chance to have a two way driveway for the shop. Vaughn Pickell stated that the concept does not comply with the Salem City code because the “building” is not temporary or permanent. Bruce Ward mentioned that London Simonsen and Kylie Hill should go to council and amend the text of the

194 code. The DRC advised to firm up the look of the proposed coffee shop concept, the restroom
195 situation, the power calculations and the site plan before they appear before council.

196 **Adjourn Meeting**

197 Ted Barnet made a motion to adjourn. Greg Gurney seconded the motion. All members of the
198 committee voted in favor.