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## Agenda -Development Review Committee

DATE: Wednesday September 7, 2022

TIME: 3:30 P.M.

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

**3:30 p.m.** DRC – Agenda

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- Approval of the August 31, 2022 DRC Minutes

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- Ordinance Amending Title 14 of the Salem Municipal Code Related to Car Washes

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

**City Staff Attendance:** Cody Young

**Public Attendance:** Connor Atkin, Mayor Kurt Christensen

**DRC – Agenda**

**Approval of the August 31, 2022 DRC Minutes**

Steve Cox made a motion to approve the August 31, 2022 DRC minutes as written. Adam Clements seconded the motion. All members of the committee voted in favor. 7-0 (Matt Marziale abstained from voting because of absence from the August 31, 2022 DRC meeting)

**Ordinance Amending Title 14 of the Salem Municipal Code Related to Car Washes**

Bruce Ward presented the amendment to allow tunnel car washes in the C-1, C-2, C-3, B-P, and I-1 zones. The following is the proposed conditions to allow tunnel car washes in the C-1, C-2, C-3, B-P, and I-1 zones.

**1. Tunnel Car Washes**

a. Openings of car wash tunnels facing a residential use shall be located a minimum of 50 feet from adjoining residences taking into account overall design, layout, and predominant traffic patterns of the area. A minimum 7 foot tall, solid wall is required adjacent to residential areas. The tunnel opening where the blowers/dryers reside shall face away from the residences.

b. Vacuum stations and related equipment shall comply with the setbacks for the principal structure and are prohibited along any side of a building facing a residential use or residential zoning district.

c. Lighting of the vacuum areas shall meet all city code standards. No lighting shall be permitted to shine directly into any adjoining residential property. If necessary, vacuum lights shall be turned off between the hours of 11 pm and 6 am.

d. The site shall provide space sufficient to allow two lanes of entry with a minimum of five vehicles to stack in each lane while waiting to access the car wash prior to reaching the payment area. All stacking shall be maintained on site and shall not back onto any public right-of-way.

e. The site shall have a DRC approved a landscaping plan suitable to minimize water use and sound emanating from the property.

f. Recycling of water used for vehicle washing is required to be installed and used in perpetuity. The use of recycling water systems and the disposal of water fluids and solids shall comply with applicable state and federal laws, guidelines and/or standards.

Connor Atkin representing Tagg N' Go Car Wash was present at today's meeting. Chief Brad James stated that the biggest concern from having tunnel car washes is the noise that will be produced for adjacent residential property owners. Connor Atkin mentioned that it will be required under the amendment to face blowers away from residential property. Members of the DRC mentioned that there are multiple requirements inside of the amendment that will mitigate sound for adjacent property owners. The DRC believed that the wall requirements should require certain materials for construction of the wall. The following was added into the amendment, "a. The wall shall be CMU, concrete, or approved equal". The DRC added the following into the amendment, "g. Other reasonable conditions to meet site specific operations". The DRC believed that a lighting study should be submitted to the City before approval of tunnel car washes. The following was added into the amendment, "c. A lighting study will be submitted to ensure lighting will not leave the site".

The following is the updated conditions to allow tunnel car washes in the C-1, C-2, C-3, B-P, and I-1 zones per the DRC's request.

#### 7. Tunnel Car Washes

a. Openings of car wash tunnels facing a residential use shall be located a minimum of 50 feet from adjoining residences taking into account overall design, layout, and predominant traffic patterns of the area. A minimum 7 foot tall, solid wall is required adjacent to residential areas. The wall shall be CMU, concrete, or approved equal. The tunnel opening where the blowers/dryers reside shall face away from the residences.

b. Vacuum stations and related equipment shall comply with the setbacks for the principal structure and are prohibited along any side of a building facing a residential use or residential zoning district.

c. Lighting of the vacuum areas shall meet all city code standards. No lighting shall be permitted to shine directly into any adjoining residential property. If necessary, vacuum lights shall be turned off between the hours of 11 pm and 6 am. A lighting study will be submitted to ensure lighting will not leave the site.

d. The site shall provide space sufficient to allow two lanes of entry with a minimum of five vehicles to stack in each lane while waiting to access the car wash prior to reaching the payment area. All stacking shall be maintained on site and shall not back onto any public right-of-way.

e. The site shall have a DRC approved a landscaping plan suitable to minimize water use and sound emanating from the property.

f. Recycling of water used for vehicle washing is required to be installed and used in perpetuity. The use of recycling water systems and the disposal of water fluids and solids shall comply with applicable state and federal laws, guidelines and/or standards.

g. Other reasonable conditions to meet site specific operations.

Walter Bird made a motion to recommend approval of the ordinance amending title fourteen of the Salem City Municipal Code related to car washes with the additional wording regarding the wall, lighting study, and other reasonable conditions. The additional wording is as follows.

- a. The wall shall be CMU, concrete, or approved equal.
- c. A lighting study will be submitted to ensure lighting will not leave the site.
- g. Other reasonable conditions to meet site specific operations.

Councilperson Delys Snyder seconded the motion. All members of the committee voted in favor. 8-0

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