



Agenda -Development Review Committee

DATE: Wednesday September 14, 2022

TIME: 3:30 P.M.

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

3:30 p.m. DRC – Agenda

- Approval of the September 7, 2022 DRC Minutes
- Moonlight Village Development Agreement

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

City Staff Attendance: Cody Young

Public Attendance: Shanice Hone, Sid Allsop, Scott Peterson

DRC – Agenda

Approval of the September 7, 2022 DRC Minutes

Bruce Ward stated that he asked Cody Young to adjust the proposed September 7, 2022 minutes. Bruce Ward asked that the text of the tunnel car wash ordinance is added to the September 7, 2022 minutes. The proposed changes are as follows.

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.

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.

Bruce Ward made a motion to approve the September 7, 2022 DRC minutes with the proposed changes above. Steve Cox seconded the motion. All members of the committee voted in favor. 6-0

Moonlight Village Development Agreement

Shanice Hone, Sid Allsop, and Scott Peterson were at DRC today representing Arive Homes. Bruce Ward mentioned that the Moonlight Village Development Agreement will need to be tabled to a future date. The project will be tabled because the developer failed to submit the final version of the development agreement before DRC. Bruce Ward stated that city staff will need time to review the final version of the development agreement before a recommendation can be made. The DRC went through the updates that were made to the development agreement. The extension of 8800 south along the south side of the Moonlight Village Development. The lot count in the Moonlight Village Development was not affected by the addition of the future road. The open space exhibit was shown to the DRC. Sid Allsop mentioned that the wetland area of the Moonlight Village Development will be used for storm drainage. Sid Allsop mentioned that the wetland mitigation for the Ranch Meadows Subdivision will be mitigated in the Moonlight Village Development's wetland area.

Bruce Ward made a motion to table the Moonlight Village Development Agreement to a future date. Chief Brad James seconded the motion. All members of the committee voted in favor. 6-0

Steve Cox made a motion to adjourn. Bruce Ward seconded the motion. All members of the committee voted in favor. 6-0