

## Planning and Zoning Commission Agenda

Wednesday, August 10, 2022

Salem City Council Chambers 30 West 100 South Salem, Utah 84653

Planning and Zoning will also be held electronically, using the Zoom program. If you would like to participate, please call the city offices (801-423-2770) or email ([salemcity@salemcity.org](mailto:salemcity@salemcity.org)) before 5:00 p.m. on Wednesday August 10<sup>th</sup> to request the link.

### 6:00 P.M. Work Session (No Official Business Conducted)

1. Traffic Master Plan Presentation
2. Agenda Items Discussion

### 7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes From July 27, 2022
2. Motion
  - a. Site Plan – McDonalds
  - b. Adjourn

**Planning and Zoning Commission:** Kam Valguardson, Paul Taylor, Jim Simons, Dave Stringfellow, Kevin Lyman

**City Staff Attendance:** Bruce Ward, Walter Bird, Cody Young

**Public Attendance:** Darrin Perkes

**6:00 P.M. Work Session (No Official Business Conducted)**

**Traffic Master Plan Presentation**

Salem City has hired WCG Engineering to update the Salem City Traffic Master Plan. WCG Engineering held an open house for the public recently. This open house allowed the public to give input and learn about potential road infrastructure in Salem. Shaun Segar from WCG Engineering gave a presentation about the Salem City Traffic Master Plan to the Planning and Zoning Commission. Shaun Segar mentioned that WCG Engineering has been meeting with City Staff every two weeks to discuss the Salem City Traffic Master Plan. Shaun Segar gave a presentation of what has been discussed while updating the Salem City Traffic Master Plan. Shaun Segar presented a preliminary future roads map for Salem City. Shaun Segar mentioned that WCG Engineering is proposing to make the future road expansion in the Salem City Traffic Master Plan a grid system. Bruce Ward asked Shaun Segar to talk about MAG (Mountain Land Association of Government). Shaun Segar mentioned that MAG meets on a regular basis to plan future growth in Utah. Shaun Segar mentioned that the Mayor of Salem City is a part of MAG and represents Salem City for future planning in Utah County. MAG is planning to have the BRT system connect from Provo to Payson in the future. The front runner is also planned to be expanded along the I-15 corridor to Payson. Shaun Segar mentioned that each future road will have a cross section of what needs to be constructed. Bruce Ward stated that developers will develop their portion of the cross section when property is developed. Shaun Segar talked about the concerns that the public had from the recent open house. The public is concerned about the Woodland Hills Drive and 100 East areas. There was conversation about the 100 East area. Shaun Segar mentioned that WCG Engineering will not recommend Salem City to condemn property for road expansion. Shaun Segar mentioned that the computer model is showing low volumes of traffic in the 100 East area as future roads are constructed. Kam Valguardson wanted to know how bottle neck areas on roads are handled to mitigate congestion. Shaun Segar stated that there are many engineering practices that can prevent a bottle neck area from being congested. WCG Engineering sent out a City wide survey to understand people's concerns about the Salem City Traffic Master Plan. Shaun Segar stated that the number one concern from the survey was congestion on major roadways. Kevin Lyman mentioned that another open house to the public will need to happen in the future. Kevin Lyman wanted to know if there was a map that showed dates of when future roads are projected to be built. Shaun Segar stated that they are planning to have timeline information on the approve traffic master plan map. Paul Taylor mentioned that the residents along 100 East need to be taken care of. Paul Taylor asked that

WCG Engineering comes back with a solution to the traffic problem along 100 East. Paul Taylor believes that the Salem City Traffic Master Plan is headed in the right direction, but different options for 100 East need to be explored. Shaun Segar mentioned that WCG Engineering will explore more options for 100 East. Shaun Segar believes that 100 East will see less volume of traffic as future roads are constructed. Jim Simons wanted to know the future plans for the highway 6 area. Shaun Segar stated that the highway 6 area will eventually be constructed into a freeway. Bruce Ward mentioned that it would be a good idea to create a map showing how future County/UDOT roads will connect to the future Salem City roads. This would help the residents see the big picture of the Salem City Traffic Master Plan.

#### **7:00 P.M. Planning and Zoning Commission**

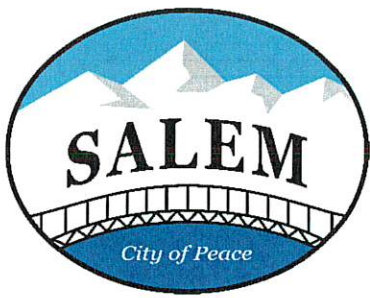
#### **Planning and Zoning Commission Meeting Minutes From July 27, 2022**

Kevin Lyman made a motion to approve the July 27, 2022 Planning and Zoning Commission meeting minutes. Jim Simons seconded the motion. All members of the commission voted in favor. 5-0

#### **Site Plan – McDonalds**

Bruce Ward stated that the proposed McDonalds Site Plan is located at SR-198 870 North. Darrin Perkes is representing the proposed McDonalds Site Plan at tonight's meeting. Bruce Ward showed the proposed rendering for the McDonalds building. Darrin Perkes stated that the rendering shown will be the actual colors and materials that will be constructed on the McDonalds building. Bruce Ward stated that there will be an access to the McDonalds site plan from the Stokes parking lot. Bruce Ward stated that the proposed McDonalds Site Plan meets the requirements of the C-1 zone. Bruce Ward stated that there was concern about parking capacity from City Staff. Bruce Ward asked Darrin Perkes to explain the parking situation to the Planning and Zoning Commission. Darrin Perkes mentioned that 80% of McDonald's customers use the drive-thru. McDonalds has been trying to perfect drive-thru efficiency. Darrin Perkes believes that the drive-thru for the Salem McDonalds will be very efficient. Darrin Perkes mentioned that the parking capacity is about medium size compared to other McDonalds throughout the Country. McDonalds has performed studies and is confident that 30 parking stalls will be sufficient for the Salem McDonalds parking. Darrin Perkes stated that the drive-thru queue can hold up to 26 vehicles. Kam Valguardson asked Darrin Perkes when McDonalds is planning to begin construction. Darrin Perkes stated that McDonalds will complete construction in 110 days after all permits are in place. Darrin Perkes stated that McDonalds would like to begin construction as soon as possible. Jim Simons believes that the drive-thru layout will be very efficient. The landscaping plan was shown to the Planning and Zoning Commission. Bruce Ward stated that McDonalds is required to keep their light on their site.

101 Kam Valguardson made a motion to approve the McDonalds Site Plan. Jim Simons seconded the  
102 motion. All members of the commission voted in favor. 5-0  
103  
104 Paul Taylor made a motion to adjourn. Kam Valguardson seconded the motion. All members of  
105 the commission voted in favor. 5-0



# Salem City Meeting Attendance Record

Date: 08/10/2022

Please Print Name and Signature

Brad + Jan Gordon Jan + Brad Gordon

Esther Felt Esther Felt

Matt Stocks Matt Stocks

Thurza Gordon Thurza Gordon

Romina Escudero Romina Escudero

Alexandro Zabalz Alexandro Zabalz

Patricia Burk Patricia Burk

William Burk William Burk

Daniel Dennen Daniel Dennen

Joshua & Kelle Christensen Joshua & Kelle Christensen

Steve Hartune Steve Hartune

Ty Black Ty Black

Vern Bengert Vern Bengert

Brenda Black Brenda Black

Lucy Black Lucy Black

Sarah Francis Sarah Francis