



Planning and Zoning Commission Agenda

Wednesday, February 8, 2023

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) before 5:00 p.m. on Wednesday February 8th to request the link.

6:30 P.M. Work Session (No Official Business Conducted)

1. Agenda Items Discussion

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes from January 11, 2023
2. **Public Hearing**
 - a. Salem City Fire/EMS Building Property R-15 to P-F Zone Change
 - b. General Plan Amendment (Moderate Income Housing)
3. **Motion**
 - a. Salem City Fire/EMS Building Property R-15 to P-F Zone Change
 - b. General Plan Amendment (Moderate Income Housing)
 - c. Site Plan – Tagg N Go Carwash (1009 N SR-198)

27 **Planning and Zoning Commission Attendance:** Paul Taylor, Kevin Lyman, Kam Valguardson

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29 **City Staff Attendance:** Bradey Wilde, Walter Bird, Cody Young

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31 **Public Attendance:** Craig Sacco, Conner Atkin

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33 **6:30 P.M. Work Session (No Official Business Conducted)**

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35 **1. Agenda Items Discussion**

36 There was no discussion regarding the agenda item's during work session.

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38 **7:00 P.M. Planning and Zoning Commission**

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40 Bradey Wilde stated that Jim Simons has been released from his Planning and Zoning Commission
41 duties. Jim Simons will be recognized for his service at the next City Council meeting.

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43 **1. Planning and Zoning Commission Meeting Minutes from January 11, 2023**

44 Kevin Lyman asked for a motion for the January 11, 2023, Planning and Zoning Commission meeting
45 minutes.

46 Paul Taylor made a motion to approve the January 11, 2023, Planning and Zoning Commission meeting
47 minutes. Kam Valguardson seconded the motion. All members of the commission voted in favor. 3-0

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49 **2. Public Hearing**

50 Kevin Lyman asked for a motion to enter public hearing.

51 Paul Taylor made a motion to enter public hearing. Kam Valguardson seconded the motion. All members
52 of the commission voted in favor. 3-0

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54 **2a. Salem City Fire/EMS Building Property R-15 to P-F Zone Change**

Walter Bird stated that Salem City is wanting to rezone parcel 30:0020:086 (approx. located at 750 N 250 E) from R-15 (residential) to P-F (public facilities). The purpose for the proposed zone change is to allow a Fire/EMS Building to be constructed on parcel 30:0020:086.

2b. General Plan Amendment (Moderate Income Housing)

Walter Bird stated that the moderate income housing portion of the general plan needs to be adjusted because of recent state law requirements. Walter Bird showed the current moderate income housing portion of the general plan. The only proposed adjustment is strategy 4. The current strategy 4 reads the following, "Waive, or partially waive, impact fees for affordable housing". The proposed strategy 4 will replace the current 4 strategy in the moderate-income housing portion of the general plan. The proposed strategy 4 states the following, "Create moderate income housing for residents of the city that are disabled or 55 years of age or older". Walter Bird mentioned that the proposed master planned developments in Salem will help the City comply with the moderate-income housing regulations from the state.

Kevin Lyman asked for a motion to close public hearing.

Kam Valguardson made a motion to close public hearing. Paul Taylor seconded the motion. All members of the commission voted in favor. 3-0

3. Motion

3a. Salem City Fire/EMS Building Property R-15 to P-F Zone Change

Kevin Lyman asked for a motion for the Salem City Fire/EMS building property R-15 to P-F zone change.

Kam Valguardson made a motion to recommend approval of the Salem City Fire/EMS building property R-15 to P-F zone change. Paul Taylor seconded the motion. All members of the commission voted in favor. 3-0

3b. General Plan Amendment (Moderate Income Housing)

Kevin Lyman asked for a motion for the moderate-income housing general plan amendment.

Paul Taylor made a motion to recommend approval of the moderate-income housing general plan amendment. Kam Valguardson seconded the motion. All members of the commission voted in favor. 3-0

3c. Site Plan – Tagg N Go Carwash (1009 N SR-198)

Bradey Wilde stated that the Tagg N Go Carwash site plan is located at 1009 N SR-198. Conner Atkin is present at tonight's meeting representing the Tagg N Go Carwash Site Plan. The proposed site plan meets all requirements of the C-1 zone. Bradey Wilde mentioned that the entire property will be cleaned up during the construction of the site plan. Bradey Wilde mentioned that the proposed site plan will be constructed on the north side of the property. There is potential for a commercial subdivision on the south side of the property. Bradey Wilde read the recommended conditions from DRC for the proposed site plan (refer to the 02/08/2023 DRC minutes). The DRC recommended approval of the Tagg N Go Carwash Site Plan with the recommended conditions. Kam Valguardson wanted to know how the sound from the blowers of the tunnel carwash and site plan lighting will be mitigated. It was mentioned that the blowers from the tunnel carwash will be facing SR-198 (the location of the blowers complies with the sound mitigation requirements for the tunnel carwashes in the C-1 zoning code). The lighting of the site plan will be contained on the site plan (the site plan meets the lighting requirements in the C-1 zoning code). Paul Taylor mentioned that the detention basin on the west side of the site plan will be a great buffer for the adjacent homes. Paul Taylor asked how many cars the carwash que can stack. Conner Atkin mentioned that the carwash que can stack 30 cars. Paul Taylor wanted to know how much water the carwash would use. Conner Atkin mentioned that the carwash uses around 30 gallons of water per carwash. Paul Taylor believes that an annual evaluation of the Tagg N Go Carwash water use should be performed.

Kevin Lyman asked for a motion for the Tagg N Go Carwash Site Plan.

Paul Taylor made a motion to approve the Tagg N Go Carwash Site Plan subject to all Salem City Standards and Ordinances with the following conditions.

- Revisit the water consumption of the carwash site on an annual basis.
- Follow all DRC conditions.

Kam Valguardson seconded the motion. All members of the commission voted in favor. 3-0

Paul Taylor made a motion to adjourn. Kam Valguardson seconded the motion. All members of the commission voted in favor.