

PLANNING COMMISSION AGENDA

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<https://www.youtube.com/c/southwebercityut>

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Thursday, January 15, 2026, in the Council Chambers at 1600 E. South Weber Dr.

OPEN (Agenda items may be moved to meet the needs of the Commission.)

1. Pledge of Allegiance: Marty McFadden
2. Public Comment: Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Commission (They will not respond).

PRESENTATION

Swearing in

ACTION ITEMS

3. Consent Agenda
 - a. December 11, 2025, Minutes
4. Public Hearing for Fence Code Amendment
5. Fence Code Amendment Title 10, Chapter 11 Supplementary and Qualifying Regulations. Amendment to regulate the fencing height and location in front yards.
6. QuikTrip CUP and Commercial Site Plan Approval at approximately 7716 S 2700 East, Applicant: Galloway and Company, QuikTrip Corporation

REPORTS

7. Commission
8. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned Deputy Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 1/8/2026

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 December 2025

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT
Meeting streamed on YouTube on 11 December 2025 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

Julie Losee
Marty McFadden
Chris Roberts (excused)
Chad Skola

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

CITY ENGINEER:

Brandon Jones

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Layne Kap, Rod Westbroek, Paul Sturm, Ricky Smith, Larry Williams, and Michael Grant.

Commissioner Skola called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Commissioner Losee

2. Public Comment: Commissioner Boatright opened the floor for public comment and reminded those in attendance of the following guidelines:

- Each speaker must go to the podium to comment.
- State your name and city of residence.
- Please address your comments to the entire Planning Commission.
- Each speaker will have 3 minutes or less to speak.
- Note the Planning Commission will not be entering into a dialogue during this portion of the meeting.
- Individuals not at the podium should refrain from speaking.

(No Public Comment Received)

Commissioner Skola closed the floor for public comment.

ACTION ITEMS:

3. Approval of Consent Agenda

- 13 November 2025 Minutes

Commissioner McFadden moved to approve the consent agenda as amended to include in the motion for item #6 “with the condition that the items listed in the City Engineer report dated 5 November 2025 be resolved and addressed satisfactorily.” Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.

4. Williams Preliminary Subdivision Plat at approximately 1161 E South Weber Drive, Applicant Layne Kap, Zoning: This parcel is zoned R-M (Residential Moderate Density). The proposed subdivision would divide the 4.16-acre property into ten single-family residential lots. This proposal complies with the R-M zone standards, as ten lots fall within the maximum allowed density of 2.8 dwelling units per acre.

This parcel is zoned R-M (Residential Moderate Density). The proposed subdivision would divide the 4.16-acre property into ten single-family residential lots. This proposal complies with the R-M zone standards, as ten lots fall within the maximum allowed density of 2.8 dwelling units per acre.

Commissioner Losee moved to approve City Council the Williams Preliminary Subdivision Plat located at approximately 1161 E South Weber Drive, 4.16 acres property into ten single-family residential lots for applicant Layne Kap. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.

5. Smith Cove Preliminary Subdivision Plat at approximately 7998 South 2800 East, Applicant Ricky Smith, Zoning: This parcel is zoned R-L (Residential Low Density). The proposed subdivision would divide the 2.8- acre property into a single single-family residential lot. The lot complies with the R-L zone standards, including the maximum allowed density of 1.45 dwelling units per acre and the permitted land uses.

Commissioner Skola explained this parcel is zoned R-L (Residential Low Density). The proposed subdivision would divide the 2.8-acre property into a single single-family residential lot. The lot complies with the R-L zone standards, including the maximum allowed density of 1.45 dwelling units per acre and the permitted land uses.

Commissioner Losee moved to approve Smith Cove Preliminary Subdivision Plat located at approximately 7998 South 2800 East, 2.8 acre property into a single single-family residential lot for applicant Ricky Smith. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.

REPORTS:

6. Commission

Community Development Manager Lance Evans: introduced Brad Dopp as the new Planning Commission member. Mr. Dopp introduced himself to those in attendance.

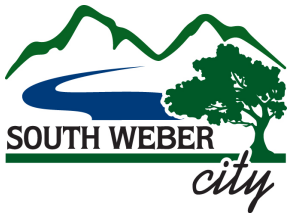
10. ADJOURN: Commissioner McFadden moved to adjourn the Planning Commission meeting at 6:16 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED: _____ Date _____
Chairperson: Chad Skola

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Raelyn Boman

DRAFT



CITY COUNCIL STAFF REPORT

MEETING DATE

January 15, 2026

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Legislative

AGENDA ITEM

Legislative Action: Code Amendment – Title 10, Chapter 11 Supplementary and Qualifying Regulations. Amendment to regulate the fencing height and location in front yards.

REQUEST - LEGISLATIVE ACTION

Amend the South Weber Land Use Code Title 10, Chapter 11 Supplementary and Qualifying Regulations of the South Weber City Land Use Code to establish standards for residential fence height, design and location within the City.

BACKGROUND

South Weber City has not regulated the height and location of fences in front yards. The City's current code does not specifically address these containers, leading to uncertainty about where and how they may be used.

The proposed amendment provides standards to regulate shipping and storage containers to protect neighborhood character, ensure safety, preserve property values, and maintain consistency with the City's zoning, building, and land-use objectives.

This amendment also distinguishes between **permanent and temporary** container use, outlines allowable zoning districts, and specifies placement, screening, and duration requirements.

PROPOSED CODE AMENDMENT

10-11-5: GENERAL AND MISCELLANEOUS PROVISIONS:

A. Water And Sewer Facilities: No building permit shall be issued for main buildings or other buildings which require culinary water and sanitary sewer facilities, unless it has been shown feasible and is proposed to connect the building plumbing system to the city water and sewer systems.

B. Fences

1. Fence Height: Except as otherwise required in subsection C of this section, no fence or wall or similar device in any residential zone may be constructed or placed in any required yard in excess of six feet (6') in height. Where a retaining wall is reasonable and necessary and is located on a line separating lots, such retaining wall may be topped by a fence, wall or hedge of a maximum of six feet (6'). Fences, walls or

similar devices in any zone other than a residential zone which exceed six feet (6') in height shall be considered conditional uses and must obtain conditional use approval, either as part of an overall site approval or as a separate matter, prior to erection.

2. Fences in front yards shall be permitted with the following restrictions: (a) no front-yard fence shall exceed four feet in height; and (b) no solid fence (more than 75% opaque to air and light when viewed from a 90-degree angle) shall exceed three feet in height.
3. Barbed wire and razor ribbon (a) are prohibited in residential zones (except for when replacing existing agricultural fences); (b) may be used in commercial zones if limited to three strands placed at least six feet off the ground with no slant over public property; and (c) are prohibited in front yards or setbacks.

C. Clear View Across Corner Of Property Required: In all zones which require a front yard, no obstruction to view in excess of two feet (2') in height above the level of the curb or road side, where no such curb exists, shall be permitted on any corner lot within a triangle, formed by the street, property lines and line connecting the between points forty feet (40') from the intersection of the streets and property lines, except for the following:

1. Permitted signs where only the minimum necessary supports are visible to a height of ten feet (10') above the level of the curb or road side.

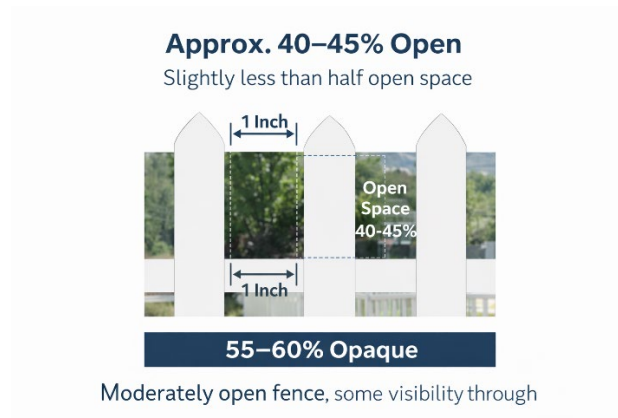
2. A reasonable number of trees pruned or maintained in such a way as to provide reasonably unobstructed vision to the driver of automobiles through such area. (1989 Code § 12-17-005)

ANALYSIS

The proposed amendment:

- Clarifies where fences may be located on a lot and the height of the fence in different locations in the yard.
- Establishes requirements to minimize aesthetic and safety concerns.
- Creates a consistent standard for residents in the city.

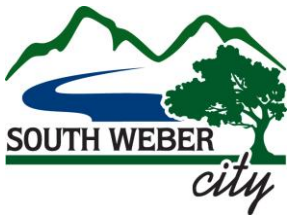
Fence Examples



50% opacity



Approximately 70% Opaque



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

January 15, 2026

PREPARED BY

Lance Evans, AICP

Community
Development Manager

ITEM TYPE

Staff Report

ATTACHMENTS

CUP and Site Plan
application and plans

PRIOR DISCUSSION DATES

N/A

AGENDA ITEMS

Conditional Use Permit and Commercial Site Plan for a Service Station on 4.9 acres at 7716 S 2700 East. The proposal is for one 2,023 square foot building and 13 gas pumps on 4.9 acres.

PURPOSE

Review and approval of QuikTrip Service Station Conditional Use Permit and Site Plan and make a recommendation to the City Council.

BACKGROUND

QuikTrip Corporation is proposing to develop a 4.9-acre site located at the southeast corner of 2700 East and South Weber Drive for a new retail convenience store and gasoline service station.

The property is zoned C-H: (Highway-Commercial Zone) and allows a Service Station uses as per the Land Use Matrix. Any commercial development over one acre in size requires a Conditional Use Permit in addition to the commercial Site Plan Permit.

A CUP and Site Plan were approved in 2024 for an automotive service station on the northern 2.9 acre parcel and medical offices on the southern parcel. The approval of these applications would replace those previous plans.

RECOMMENDATION

Staff has reviewed the city code and applicants' responses and believes the application meets the city code requirements and standards as stated in Chapter 10 and Chapter 12 of the City Code the application for the Conditional Use Permit and commercial Site Plan and recommends approval with the following conditions.

1. Update site plan and documents to reflect required changes listed in the Engineering review dated December 29, 2025, by Jones and Associates prior to the City Council meeting on February 7, 2026.

Project Information	
Project Name	QuikTrip Retail Gas Station
Site Location	7716 S. 2700 East
Tax ID Number	133770001, 133770000
Applicant	Galloway and Company, QuikTrip Corporation
Owner	SSYA SW, LLC and Red Desert Real Estate LLC
Proposal Summary	Service Station
Current Zoning	C-H (Commercial Highway Zone)
General Plan Land Use Classification	(C-H) Commercial Highway
Gross Site	4.9 acres
Building	5,023 square feet, single story

ITEMS FOR PLANNING COMMISSION REVIEW

The proposed building is 2,023 square feet, with eight pumps stations for small vehicles and five stations for large vehicles. The application materials for the Conditional Use Permit (CUP) are shown below in Exhibit A. The applicant has responded to each of the city code requirements and standards as stated in Chapter 10 of the City Code in the application in addition to the civil plans.

CITY CODE REVIEW

The Planning Commission shall review and make a recommendation to the City Council on all conditional use applications in non-residential zones. The City Council will make the final review and render a decision for all conditional use applications in non-residential zones and for short-term rentals, in accordance with the requirements of this chapter. (SWCC 10-7-2).

The proposed use most closely matched Vehicle and Equipment Repair (Minor) meets the definition of Service Station in the Land Use Matrix and requires a Conditional Use Permit (CUP). Also, the property is over an acre in size which also triggers the CUP requirement. Additionally, a commercial Site Plan is required.

South Weber City Code

10-5H-1: PURPOSE:

To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities and other appropriate highway related activities. (1989 Code § 12-9-001; amd. Ord. 2021-06, 5-25-2021)

10-5H-2: DEVELOPMENT OVER ONE ACRE:

Development over one acre must follow the conditional use permit procedure of chapter 7 of this title. (1989 Code § 12-9-002; amd. Ord. 2021-06, 5-25-2021)

10-5H-3: ARCHITECTURAL SITE PLAN REVIEW:

All proposed C-H development shall meet the requirements of chapter 12 of this title. (1989 Code § 12-9-003; amd. Ord. 2021-06, 5-25-2021)

10-5H-4: PERMITTED USES:

Permitted uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title. (1989 Code § 12-9-004; amd. Ord. 96-7, 12-10-1996, eff. 1-10-1997; Ord. 16-21, 9-13-2016; Ord. 2021-06, 5-25-2021)

10-5H-5: CONDITIONAL USES:

Conditional uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title. Conditions for approval shall be made in accordance with the provisions of chapter 7 of this title. (Ord. 19-09, 3-12-2019; amd. Ord. 2021-06, 5-25-2021)

CHAPTER 12 - ARCHITECTURAL SITE PLAN REVIEW

10-12-1: SCOPE AND APPLICATION:

The provisions of this Chapter shall pertain to all development (new and additions) in commercial and industrial zones. Regulations of this Chapter shall be in addition to the conditional use permit procedures (if required). (1989 Code § 12-18-001)

10-12-2: PURPOSE:

A design review procedure is established in order to satisfy the recommendations of the Comprehensive Plan relating to the visual quality of the City. Such procedure is intended to assure that the general appearance of buildings and structures and the improvement of land shall contribute to an orderly and harmonious appearance and to safe, functionally efficient development and therefore, to the stability of property values and the general welfare of the community. (1989 Code § 12-18-002)

10-12-3: REVIEW PROCESS:

A. Architectural Drawings And Site Development Plans: When required by this Title, architectural drawings and/or site development plans shall be presented, drawn to scale, and shall show any and all of the following: the building lot and dimensions, building locations, landscaping, existing trees and shrubbery, off-street parking facilities, vehicular and pedestrian circulation, location and width of abutting streets, existing and proposed grades, surface drainage and a north arrow. In addition, the plans shall include scale drawings of major exterior elevations and proposed exterior color scheme.

B. Review And Approval By Planning Commission: The Planning Commission shall determine if the proposed architectural and development plans submitted are consistent with this Chapter and with the purpose and objectives of this Title.

C. Considerations In Review Of Application: The Planning Commission and the Zoning Administrator shall consider the following matters, and others when applicable, in their review of proposals, and may refer the plans to one or more expert consultants if the Planning Commission deems it necessary:

1. Traffic Safety And Congestion: Considerations relating to traffic safety and traffic congestion:
 - a. The effect of the site development plan on traffic conditions on abutting streets.
 - b. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives and walkways.
 - c. The arrangement and accuracy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 8 of this Title.
 - d. The location, arrangement and dimension of truck loading and unloading facilities.
 - e. The circulation patterns within the boundaries of the development.
 - f. The surfacing and lighting of off-street parking facilities.
2. Outdoor Advertising: Considerations relating to outdoor advertising. Compliance with the provisions of Chapter 9 of this Title.
3. Landscaping: Considerations relating to landscaping:
 - a. The location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.
 - b. The placement of ground covers, shrubs and trees.
 - c. The unnecessary destruction of existing healthy trees.
 - d. A layout plan for a sprinkling system.
4. Design Approval; Conditions: The Planning Commission or the Zoning Administrator, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of this Chapter as the Planning Commission or Zoning Administrator deem reasonable and necessary under the circumstances to carry out the intent of this Chapter.

5. Notification Of Approval Or Denial: Upon the granting of design approval, the secretary of the Planning Commission shall prepare and mail or deliver to the applicant a formal statement thereof, stating the fact of the grant and any conditions attached thereto, or the fact of denial and the reason therefore. (1989 Code § 12-18-003)

10-12-4: PROVISION OF CURB, GUTTER AND SIDEWALKS:

The applicant for site plan approval for multiple dwellings, commercial or industrial structures and all other business, public and semi-public buildings requiring motor vehicle access shall provide high-back curb, gutter and sidewalks along the entire street frontage of the property of any City road or street, except for entrances to the property, at which places the applicant shall provide curb cuts or private street entrances. (1989 Code § 12-18-004)

South Weber Code Section 10-7-4: STANDARDS outlines five main areas of review for a CUP each with specific elements to address as applicable.

- A. Compatibility with or impact to neighboring properties.
- B. Safety Of Persons and Property.
- C. Health And Sanitation.
- D. Environment.
- E. Traffic, Circulation, And Parking.

Each of these items and the sub-elements have been shown on the site plan and addressed in the application submittal with additional clarifications as required in the Engineering Review Memo as a condition of approval. These items of clarification will need to be addressed prior to the City Council meeting. Staff has reviewed the elements and believes that the CUP follows the standards and recommends approval QuikTrip Service Station CUP and Site Plan with the recommended conditions of approval.

ATTACHMENTS

- 1. CUP and Site Plan Application and narrative
- 2. Building Elevations
- 3. Site Plans
- 4. Engineering Review

South Weber Land Use

QuikTrip 7489 Site Plan

10/06/2025 - 10/05/2026

Land Use Permit

General

Date Submitted

10/06/2025

Application Form Data

First Name

Spencer

Last Name

Hymas

Contact Email

Spencerhymas@gallowayus.com

Contact Phone

(801) 512-1673

Mailing Address

172 N. East Promontory, Suite 274

City

Farmington

State

UT

Zip Code

84025

Owner First Name

Zach

Owner Last Name

Swenson

Owner Email

zach@stokesstevenson.com

Owner Phone

(801) 556-8440

Owner Address

1215 E Wilmington Ave, STE 120

City

salt lake city

State

UT

Zip Code

84106

Property Address

7716 S 2700 EAST

City

South Weber

State

UT

Zip Code

84405

Parcel Number(s)

133770001, 13377000

Total Acreage

4.9

Zone

C-H (Commercial Highway)

Project Name

QuikTrip 7489 Site Plan

Detail the purpose of this request

Site Plan Application for a new Retail Gas Station

How many buildings will there be in your project?

1

What is the square footage of all building(s) associated with this project?

5023

Prior to submitting this application, have you received approval for a concept plan?

Yes

Upload Owner/Agent Authorization form

(Executed)Red Desert - Signed Authorization.pdf

(Executed)QT 7489 Ownership Auth Letter - N.pdf

Upload Project Narrative

Narrative for Project.pdf

Upload any additional files or documentation

QKT7489 TIS Comment Response.pdf

QT 7489 TIS - OCT 2025.pdf

QT 7489 - South Weber - CUP.pdf

Upload Architectural Drawings and Site Development Plans

Building Elevations - 7489 G3SE-EIFS-RGC-ICE-24x36.pdf

Application Type

Site Plan

I agree that I meet all the application requirements and am ready to move forward with submitting my application

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Spencer Hymas - 10/06/2025



172 N East Promontory Suite #274
Farmington, Utah 84025
801-533-2100 • GallowayUS.com

October 6, 2025

Lance Evans
1600 E South Weber Drive
South Weber, Utah 84405

RE: Project Narrative 7772 S 2700 E

Dear Lance,

We are excited to submit our proposal for a new ground up 5,023 square foot QuikTrip, a retail gas and convenience store. This site plan proposal is located on two lots within the Crosswind Subdivision on approximately 4.9 acres of land. Our site design illustrates a concept that fits in with the adjacent development. We have worked hard with the city staff to coordinate this development proposal to effectively address traffic concerns both internal and external to the site, provide ample parking, professional landscaping, and high-quality building materials. QuikTrip's are known for providing clean stores, great food and beverage offerings, high quality gasoline and a convenient and consistent store experience.

Construction would commence as quickly as approvals and financing can be completed.

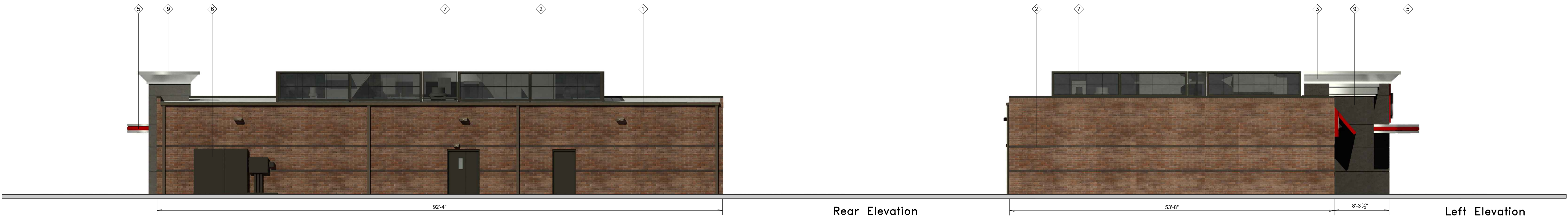
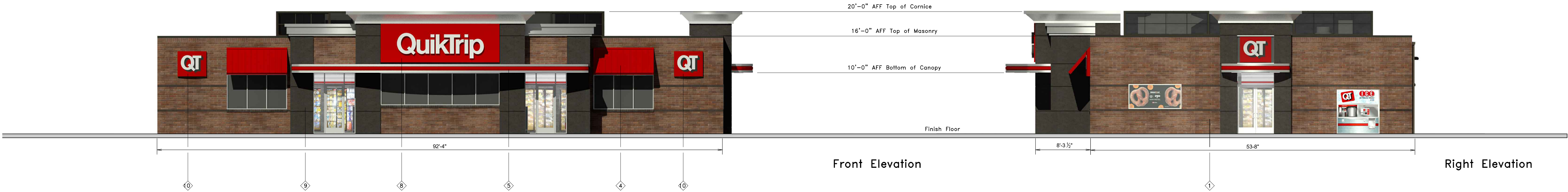
We look forward to continued engagement with city staff to bring this development to the community.


Sincerely,

GALLOWAY & COMPANY

Spencer Hymas
Development Services
Spencerhymas@gallowayus.com



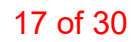




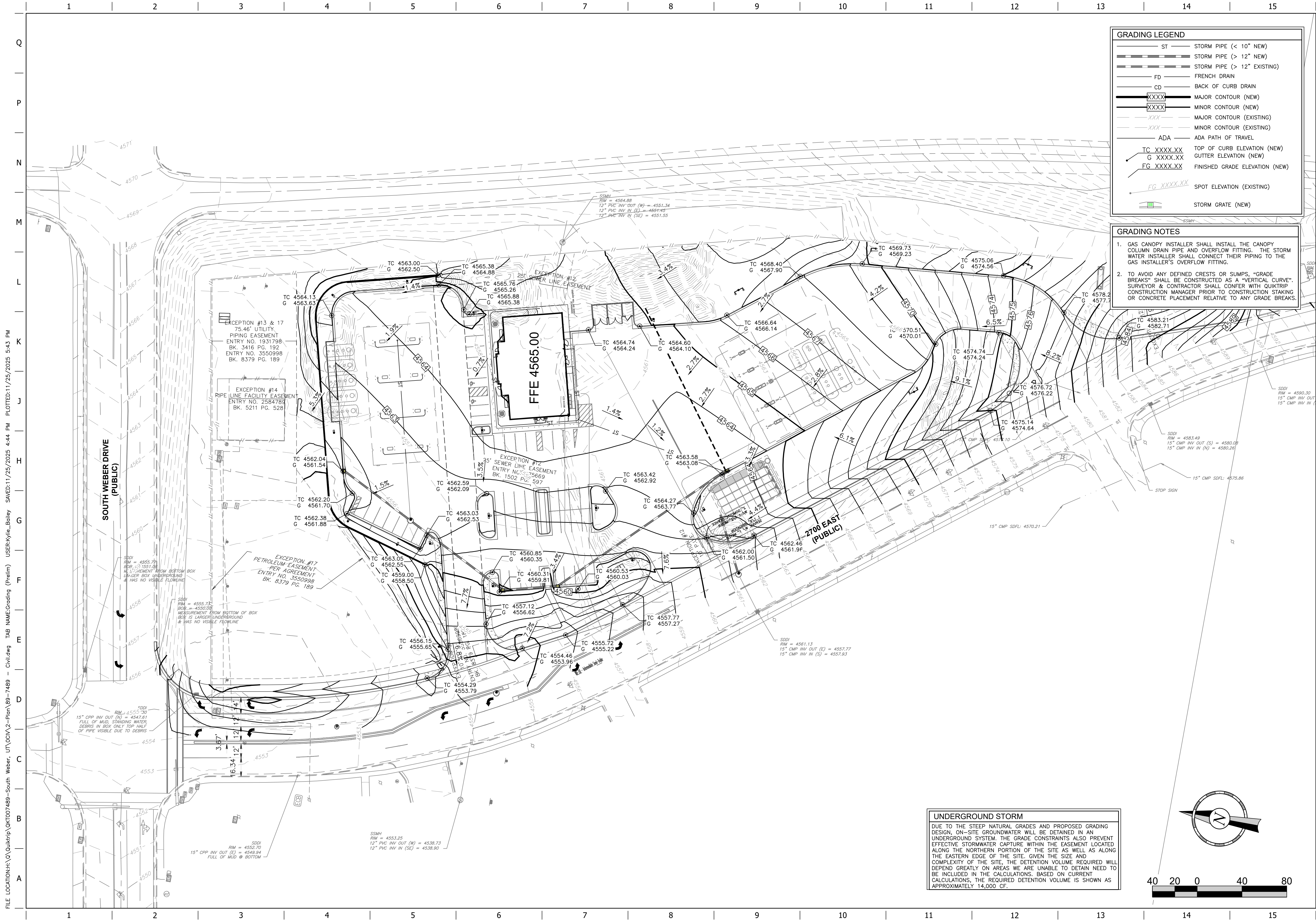
QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

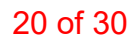
Store #		G3SE Building Elevations		Address:		City, State:	
Serial #		Scale: 1/8"=1'-0"	Issue Date:	Drawn By: JK	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.	

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDBOND	PASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-20R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	AT100G EIFS
10	IDS-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE





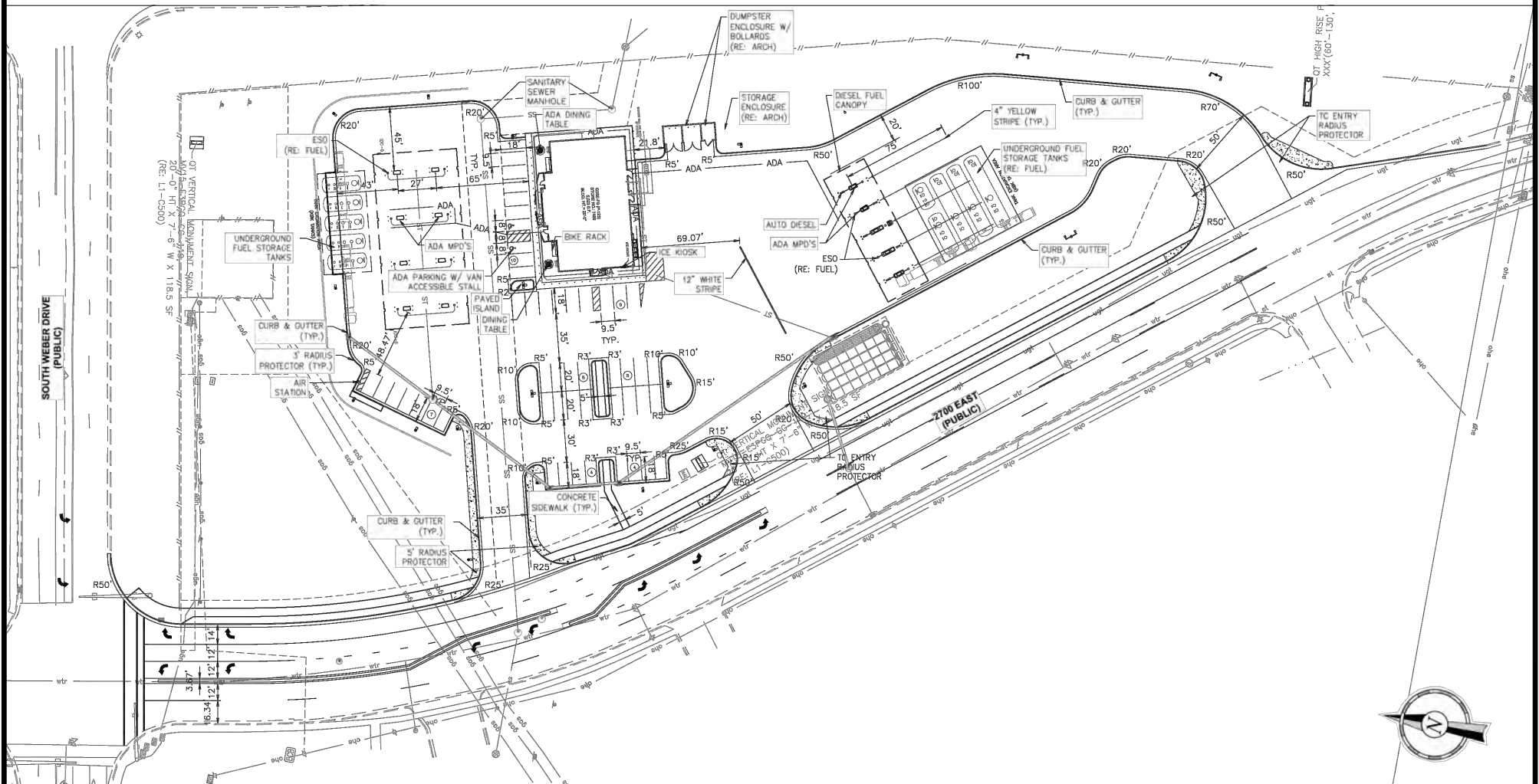













**FIGURE 1-2
SITE PLAN**





MEMORANDUM

TO: South Weber Planning Commission

FROM: Brandon K. Jones, P.E.
South Weber City Engineer 

CC: Spencer Hymas – Galloway
Jessica Glavas – QuikTrip Corporation
Lance Evans – South Weber City Community Development Manager

RE: **QUIKTRIP 7489 - CUP & SITE PLAN REVIEW**
Engineering Review #1

Date: December 30, 2025

--- CONDITIONAL APPROVAL RECOMMENDED ---

Our office has completed a review of the Conditional Use Permit (CUP) and Site Plan application for the QuikTrip Retail Gas and Convenience Store Development, with plans dated 11/25/2025. We recommend approval from the Planning Commission, on condition that the following comments are addressed prior to approval from the City Council.

GENERAL

E1. Studies

- A. Geotechnical and Geologic Report
 - i. The most recent study provided to the city was conducted by AGECE, dated November 9, 2022. We feel the conclusions and recommendations in this report are satisfactory in meeting the minimum standards required by the city. Given the recent use of the property as a staging area for the WBWCD DAR-1 Parallel Pipeline Project over the past couple of years, the applicant may want to consider getting an updated report, but the previous report meets the city's requirements.
- B. Traffic Impact Study (TIS)
 - i. The initial TIS was provided by Galloway, dated August 10, 2025. Comments from Methods Consulting were provided in a memo dated September 23, 2025. These comments were addressed and an updated TIS was provided on October 6, 2025. Methods Consulting reviewed the updated TIS and provided comments dated November 26, 2025 (see attached memo). These comments need to be addressed. The following two comments are intended to add clarification and emphasis to comments in the Methods Consulting review.
 - 1. Representatives from South Weber met with UDOT Region 1 Director Rob Wight, Traffic Operations Engineer Carrie Jacobson, and Traffic Engineer Todd Finlinson on November 6, 2025, to discuss the South Weber Drive (SR-60) / 2700 East intersection. One of the primary topics was the potential addition of dual left-turn lanes for the westbound-to-southbound

movement. UDOT advised the City to wait until actual traffic volumes warrant dual left-turn lanes, noting that such a change would convert the movement from permissive-protected to protected-only, requiring an additional signal phase and affecting overall intersection operations. With this guidance in mind, even though the projected volumes may warrant the dual left turn lanes as pointed out in the Methods Consulting review, we believe it is best to retain the existing single-lane permissive-protected westbound-to-southbound left-turn configuration.

2. The TIS shows individual Left, Thru, and Right lanes for northbound traffic approaching the South Weber Drive (SR-60) / 2700 East intersection. However, the site plan shows a left turn lane and a shared thru and right turn lane. We feel that three lanes are needed as shown in the TIS and pointed out in the Methods Consulting review. Since we are recommending that dual left turn lanes not be implemented at this time, only one receiving lane would be needed. We therefore recommend a pavement width of 56' between South Weber Drive and the first proposed access (4' shoulders on both sides and four 12' wide lanes).
- ii. The City's adopted Transportation Master Plan (TMP) identifies a long-term need for 2700 East to be widened to a five-lane roadway between South Weber Drive and 7800 South. This concept includes a raised median that would restrict certain turning movements, along with a roundabout at the 7800 South intersection to allow vehicles to safely maneuver and reach their destinations despite those restrictions. These design elements are intended to improve overall traffic mobility and enhance safety for through traffic. The Traffic Impact Study (TIS) prepared by Galloway evaluates only the impacts of the proposed development and does not require construction of the full long-term TMP improvements at this time. Once the TIS is updated to fully address the development's impacts, the resulting recommendations will form the basis for any required roadway improvements beyond or different than those already proposed.
- iii. The current proposal shows raised medians in 2700 East, restricting left-hand movements out of the Maverik and Morty's Car Wash accesses on the west side of the road without providing any mitigation for those vehicles that are forced to make a right-hand turn. This needs to be addressed. If the raised median is removed, then the accesses need to be aligned, and the LOS and queuing reevaluated in the TIS to ensure no overlapping queues in the center median or LOS less than a LOS C from any of the access points.
- C. Storm Drainage Report
 - i. No storm drainage calculations or report were provided. These must be provided in compliance with requirements found in the City Standards (Section 3.07 and Appendix A).
- D. LID and Storm Water Quality Report
 - i. No LID BMPs or Storm Water Quality Report were provided. These must be provided in compliance with requirements found in the City Standards (Section 3.07 and Appendix A).
- E2. Approvals / Permits
 - A. UDOT Conditional Access Permit (CAP) and Encroachment Permit (EP)

- i. To conduct any construction activities within the South Weber Drive (SR-60) ROW, a CAP and EP will likely be required by UDOT. Prior to construction, the applicant will need to provide a copy of these permits or written communication from UDOT that these permits are not required.
 - B. Petroleum Pipelines
 - i. There are three petroleum pipelines that cross the north end of the site. Holly Energy (Rocky Mountain Pipeline) owns two lines, and Phillips 66 (Pioneer Pipeline) owns one. Their easements need to be clearly shown and labeled on the Site Plan, and an Approval Letter from both companies will be required prior to construction. The following are the most recent contacts that the city is aware of for these companies:
 - 1. Phillips 66, Colt Farley, 801-299-3622, Colt.D.Farley@P66.com
 - 2. Holly Energy, Tyler Rosen, 385-214-5902, tyler.rosen@hollyenergy.com
 - C. Secondary Water
 - i. When the Crosswind Subdivision was approved, it was acknowledged that secondary water was not available to serve this site. Therefore, culinary water is the only option for outdoor use. This is allowed as long as the required backflow prevention assembly is provided (see City Standards, Sheet CW7).
- E3. Amended Plat
 - A. The existing “Crosswind Subdivision” plat contains two lots. This plat must be amended to consolidate these lots into one lot.
 - i. The new address for the combined lot should be 7728 South 2700 East.
 - ii. The existing sewer easement needs to be revised to accommodate the new sewer location.
 - iii. All existing restrictions and agreements must remain in place or be revised as necessary.
- E4. Sidewalk / Crosswalk
 - A. There is no sidewalk being proposed along 2700 East. This needs to be provided between South Weber Drive and 7800 South but does not need to be extended south of the entrance aligned with 7800 South. Pedestrian crossings need to be provided across both the middle and north accesses.
 - B. A crosswalk across 2700 East from the southeast corner to the southwest corner of the South Weber Drive / 2700 East intersection needs to be provided to allow safe pedestrian access to and from the site.
- E5. Utility Ownership & Maintenance
 - A. The relocated sewer main that traverses the site will remain public and will be maintained by the city.
 - B. The on-site sewer laterals, interceptors, separators, water service lines, fire protection, storm drain system, and water quality structures will be privately owned and maintained by the proposed development.
 - C. An Ownership and Maintenance Agreement will be required to clearly establish ownership and address long-term maintenance between the City and QT. A draft of this agreement will be provided by the City to QT for their review.

HIGHWAY COMMERCIAL ZONE City Code Title 10, Chapter 5, Article H

- E6. Conditional Use. The proposed use of “Gasoline Service Stations” or “Service Station” is listed as a Conditional Use in the C-H Zone. Therefore, the provisions listed in CC 10-7 must be complied with. See “Conditional Use” below.
- E7. Architectural Site Plan. See CC 10-12 and “Site Plan” below.
- E8. Off Street Parking. See CC 10-8
 - A. The most applicable use listed in the parking table is “Retail” for parking spaces required. Based on a building size of 5,023 sf, 26 parking spaces are required. 50 parking spaces are provided. This is acceptable.
- E9. Permitted Signs and Lighting. See CC 10-9
 - A. Class 5 signs are allowed on the site.
 - B. A Building Permit for the proposed signs is required prior to construction.
 - C. The maximum size allowed for the Highway 89 oriented pole sign is 450 sf. The proposed pole sign is 684.3 sf. This sign will need to be revised to meet the size requirements.
 - D. The maximum size allowed for the ground sign is 272 sf. The proposed ground signs are 66.9 sf. This is acceptable.
 - E. The maximum height allowed for the Highway 89 oriented sign is 100 ft. The proposed sign height is 100 ft. This is acceptable.
- E10. Landscaping Requirements. See CC 10-5H-12 and 10-15
 - A. A Use Table needs to be provided to demonstrate that a minimum of 15% of the site is thoroughly landscaped. The amount of pervious and impervious areas should also be included.
 - B. The entire site must be addressed, including the pipeline easement area. It cannot be left vacant / open.
 - C. There are large areas where “Native Seed” is being proposed. We are concerned about the long-term aesthetics of this approach and would recommend the use of the rock mulch in these areas.
 - D. A Buffer Yard is not required given that it is not adjacent to any residential zones. However, we feel that in accordance with the intent of CC Sections 10-7-8I, 11-7-4B.3 and 4D a 6’ masonry fence should be required along the Highway 89 ROW.
 - E. If a parkstrip is provided based on the location of the sidewalk mentioned above in Item #E4, then it must meet the requirements of CC Section 10-15.
 - F. An Irrigation Plan must be submitted. Please show the location of the required backflow prevention assembly (see City Standards, Sheet CW7) and how it will connect to the culinary water supply and sprinkler system.
 - G. A Landscape Plan Documentation Package will need to be provided and approved by the City prior to a building permit being issued (see CC 10-15-10).

CONDITIONAL USE City Code Title 10, Chapter 7

- E11. Traffic Circulation.
 - A. A raised island “porkchop” should be placed at the northern most access allowing only right-in-right-out turning movements.
- E12. Landscaping. See Item #E10 above.
- E13. Lighting.
 - A. Confirm that all site lighting is dark-sky compliant.
 - B. The Photometric Plan (Sheet C160) shows an “H” type light, but no “H” type light is shown on Sheet C161.

SITE PLAN

E14. 2700 East Improvements.

- A. The NB travel lane appears to only be 10' wide with no shoulder. This needs to be widened to a minimum of 12' with a 4' shoulder. This applies all the way to South Weber Drive, including the RH turn lane.
- B. A Striping Plan needs to be provided that clearly shows how the road and accesses will be striped. Please include applicable dimensions.
- C. The cross slope for the road needs to comply with City Standards (see Sheet R1).
- D. Storm Drain catch basins and extended main line need to be added to the upstream curb radii at each entrance to collect drainage from the road, independent of site drainage.

E15. Demo Plan.

- A. A Demo Plan is needed to show what existing improvements are proposed to be removed.
- B. There is an existing 8" water service line that was installed into the site as part of the WBWCD Project. This will need to be removed and disconnected at the main line in the road, unless it is proposed to be used in some other approved way (e.g. fire hydrant).

E16. Internal Site Traffic Circulation. It appears that the vehicle tracking for trucks delivering fuel to the site does not have adequate clearance to navigate the site without impacting some parking stalls and curbing. This should be reviewed and revisions made as necessary.

E17. Fire Protection.

- A. It appears that the closest existing fire hydrant exceeds 250' to the building, plus the use of that hydrant would require shutting down traffic on 2700 East. An additional fire hydrant needs to be provided in a location that allows proper access and does not exceed the maximum distance from the building.
- B. There is no fire line shown to provide fire sprinklers to the building. If fire sprinklers are required, a fire line needs to be added.

E18. Water Meter. A 2" water meter is proposed. See City Standards Sheet CW4 for meter station requirements.

E19. Sewer Relocation. A plan and profile for the relocated sewer main must be provided.

E20. Storm Drain Design. Plan and profile design sheets along with structure detail sheets need to be provided to clearly demonstrate collection, catchment areas, pipe sizing, retention and detention volumes, and discharge into the city's storm drain system.