

**SOUTH WEBER CITY
PLANNING COMMISSION
SPECIAL MEETING**

DATE OF MEETING: 20 August 2015

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Rod Westbroek
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEPUTY RECORDER:

Elyse Greiner

CITY MANAGER:

Duncan Murray

Transcriber: Minutes transcribed by Michelle Clark

A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS

PLEDGE OF ALLEGIANCE: Commissioner Osborne

VISITORS: Jodi Barton, Sherri Crook, Elizabeth Hunt, Todd Meyers, Matt Wren, Doug Austin, Randy Schreifels, Erika Ahlstrom, Gary Eisert, Baylee Eisert, and Mark Fernelius.

APPROVAL OF THE AGENDA: Commissioner Westbroek moved to approve the agenda as written. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Pitts, Westbroek, and Winsor voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

Public Hearing and Action on:

Commissioner Johnson moved to open the public hearing for Preliminary plan application for a Conditional Use Permit and Site Plan for property located at approx. 2577 South Weber Drive (Parcel #'s 13-034-0051, 13-306-0201, and 13-292-0002); 2.51 acres, by applicant Todd Meyers, for Maverik, Inc. Commissioner Westbroek seconded the motion.

Commissioners Johnson, Osborne, Pitts, Westbrook, and Winsor voted yes. The motion carried.

******* PUBLIC HEARING *******

Preliminary plan application for a Conditional Use Permit and Site Plan for property located at approx. 2577 South Weber Drive (Parcel #'s 13-034-0051, 13-306-0201, and 13-292-0002); 2.51 acres, by applicant Todd Meyers, for Maverik, Inc.: Elizabeth Hunt, a representative from Maverik, thanked the City staff for all their help with this project. She said this Maverik will have five gas dispensers with room to grow. She said most their customers pull boats or R.V.'s, etc. She said there will be accommodations for this with diesel fuel availability and an R.V. dumping area. She said the only new store like this is in Kaysville City. She discussed the location of the attendant inside the store. There will be three picnic tables which will be shaded with trellis.

Commissioner Osborne asked if there was any public comment.

Doug Austin, 2550 E. 7800 S., said he is concerned about access for large trucks.

Matt Wren, 2342 E. 8240 S., said there is excitement for a Maverik convenience store in South Weber. He has been to the new Maverik in Kaysville and said it looks top notch.

Mark Fernelius, 2470 E. 7800 S., is concerned about the intersection at 2700 East and South Weber Drive and the increased traffic. He said this is a safety issue and feels there should be a light at the intersection.

Brandon Jones, City Engineer, said UDOT did a study on that intersection, at that time, it did not warrant a light, but the City does feel there needs to be a light there. He said as soon as it is warranted, it will go in. Brandon said it will require a traffic study. He suspects it will warrant itself soon.

Commissioner Westbrook moved to close the public hearing for Preliminary plan application for a Conditional Use Permit and Site Plan for property located at approx. 2577 South Weber Drive (Parcel #'s 13-034-0051, 13-306-0201, and 13-292-0002); 2.51 acres, by applicant Todd Meyers, for Maverik, Inc. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Pitts, Westbrook, and Winsor voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Commissioner Johnson asked about the location of the RV fuel island. Elizabeth said they are located on the west side. Barry Burton asked if the lighting on the site and the canopy will be the same as Kaysville. Elizabeth said, "yes" it will have the led lights that are directed downward and not out. Commissioner Westbrook discussed the request for a 90' sign height and said the City ordinance allows for up to 75'. Todd Meyers, representative from Maverik, said they will comply with the City ordinance. He said the fuel will include ethanol. Commissioner Osborne said Maverik does an excellent job with the landscape. Todd explained why Maverik is doing everything they can to get the store in by the year end. He said the City has gone above and

beyond helping them. Todd said he is anxiously awaiting the geotechnical report. He said they anticipate opening before the end of the year. He explained how they are creating a good balance of what they offer inside the store. He said a bonfire grill will be added to this store. He said there are also several options in food choices. Commissioner Osborne said the Highmark Charter School is an entrepreneurial school and he would think they would be helpful in getting involved with the store.

Barry Burton, City Planner, the proposed C-store is a conditional use in the C-H zone; only because of the value and size of the project (otherwise it would be a permitted use). Concerning the plat/layout, the proposed layout provides for adequate parking and vehicle maneuvering room. It is the consensus of the staff that the State requirements for the sale of alcohol near a school have been met. The landscaping area exceeds the 15% ordinance requirement by a small amount. Barry said it looks like sufficient easements have been provided to accommodate public utilities on the site. It should be noted that the grading plan is such that storm water would flow across the parking lot through the fuel islands. Barry said this is not really a safety issue, but may be inconvenient, if not corrected. Todd said he will make sure their engineer is aware of that.

Barry said some may question what the City should do to assure that underground fuel tanks are installed in an environmentally responsible and safe manner. He said the State of Utah has very rigorous requirements for installing buried fuel tanks and they must secure a permit from the Dept. of Environmental Quality. There must be a state approved inspector on site during the tank installation process. He would recommend that a motion to approve the request include a condition that all state and federal requirements for buried fuel tanks be met.

Barry explained that there are two pole signs being proposed, one taller and oriented to Hwy 89, the other shorter and oriented to local traffic. The taller highway oriented sign is proposed at 90' in height and 491 square feet. Our recently adopted sign ordinance allows only 75' height and 300 square feet. The shorter sign is 25' in height and 122 square feet. This sign would be permitted to go up to 163 square feet, so it would be in compliance. There are also some flat signs attached to the building that are in compliance with the sign ordinance.

Commissioner Johnson suggested xeroscaping for the landscape. Barry said it appears that the landscape is xeroscape.

Brandon Jones, City Engineer, memo of 18 August 2015 is as follows:

GENERAL

1. The new access being proposed on South Weber Drive needs to be approved by UDOT. It is currently being reviewed by UDOT and it is our understanding that approval will be granted. The approval letter from UDOT should be submitted to the City.
2. It is our understanding that a geotechnical study is currently being performed on the proposed site. We received and have reviewed a geotechnical study performed on the property across from the proposed site on the north side of South Weber Drive. There was nothing in this report that caused us any concern for the site being developed. We recommend that all recommendations given in the coming study be followed.
3. Sufficient water shares from the South Weber Water Improvement District are needed.

4. No storm water detention basin is needed for this site as it was previously accounted and planned for when the Highmark Charter School was approved and constructed.

SITE AND IMPROVEMENT PLANS

5. The water service to the site has not been installed yet and is proposed to connect to the waterline in 2700 East. It will be 2” and require the City Standard meter vault (which is slightly larger than a residential meter vault).

6. The storm drain line and inlet boxes (including the snout in the inlet box connecting to the 24” main line) should be privately owned and maintained by the owner. He would recommend that a storm water maintenance agreement be signed certifying this responsibility (a sample agreement from Kaysville City is attached to this memo).

7. The drainage in front of the building appears to drain more North-South (through the fuel island) rather than East-West (around the fuel island). He would recommend that the fuel island elevation be raised and the grading be adjusted, if possible, to slope away from the fuel island rather than across it. This will help to keep contaminants out of the storm water and keep the island dry during a rain event.

Commissioner Westbrook moved to approve the Preliminary plan application for a Conditional Use Permit and Site Plan for property located at approx. 2577 South Weber Drive (Parcel #'s 13-034-0051, 13-306-0201, and 13-292-0002); 2.51 acres, by applicant Todd Meyers, for Maverik, Inc. subject to the following:

- 1. Complete items listed in Barry Burton’s memo of 19 August 2015.**
- 2. Complete items listed in Brandon Jones memo of 18 August 2015.**
- 3. Complete a Storm Water Maintenance Agreement**

Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Pitts, Westbrook, and Winsor voted yes. The motion carried.

This item will be on the City Council agenda on 25 August 2015. There is a bus tour leaving at 4:00 p.m. on that day from the City office for those who are interested.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:01 p.m. Commissioner Westbrook seconded the motion. Commissioners Johnson, Osborne, Pitts, Westbrook, and Winsor voted yes. The motion carried.

APPROVED: _____ **Date**
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest:

Deputy Recorder: Elyse Greiner

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

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TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

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Wes Johnson
Rod Westbroek
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

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VISITORS:

Public Hearing and Action on: a preliminary plan application for a Conditional Use Permit and Site Plan for property located at approx. 2577 South Weber Drive (Parcel #'s 13-034-0051, 13-306-0201, and 13-292-0002); 2.51 acres, by applicant Todd Meyers, for Maverik, Inc.: Barry Burton, City Planner, presented plans for the applicant's signs for the development. Elyse stated she has not received a copy of those plans. The Planning Commission reviewed the sign plans. Commissioner Osborne asked if anyone has seen a lighting schematic? Barry hasn't received one, but said that would be a good idea. Commissioner Osborne said this is a gateway location and would like everyone to remember that. Barry said as far as lighting, we need to make sure it is all down. He then discussed the landscaping with grass and shrub beds. Commissioner Osborne asked if they have UDOT approval. Duncan said they don't have UDOT's approval, but UDOT has agreed to an expedited process. Commissioner Osborne discussed the charter school sharing the east entrance access from South Weber Drive with Lot #2 of Highmark Subdivision. Brandon said if access onto South Weber Drive is granted by UDOT, it is not an issue. If UDOT doesn't grant access, then there is an option to get a second access across the back of Lot 2 to the charter school parking lot.

Elyse reviewed the agenda items for the Planning Commission meeting on 27 August 2015. She said there will be a Conditional Use for a preschool and a rezone for Canyon Vista. She said Valley Flats will be coming in for final approval. Commissioner Osborne discussed the weeds around the Questar substation in Canyon Vista Subdivision. Duncan will report that to Mark Larsen.

The Planning Commission reviewed the plans for Bowman Old Farm Estates. Barry said there is a discrepancy along the lot line of Lot 3 that needs to be resolved. It was stated the grading plan is insufficient.

ADJOURNED: 6:30 p.m.