

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 15 January 2026

TIME COMMENCED: 6:01 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT
Meeting streamed on YouTube on 15 January 2026 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

Brad Dopp
Julie Losee
Marty McFadden (excused)
Chris Roberts
Chad Skola (excused)

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Rob Lambar, Stacey Eddings, Brad McDougal, Amy Mitchell, Jeremy Davis, Michael Grant, Randy & Nancy Hilton, Braxton Kee, Brian Horan, and Spencer Hymas.

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

1. Pledge of Allegiance: Commissioner Roberts

2. Public Comment: Commissioner Losee 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.

Stacey Eddings, of South Weber City, does not favor the proposed QuikTrip on the corner of South Weber Drive and 2700 East and voiced frustration from the existing commercial developments noise, trash, and light pollution. She is also concerned about how this development will affect her home value.

Amy Mitchell of South Weber City, addressed the proposed development on South Weber Drive and 2700 East and queried on the plans for increased traffic on 2700 East. She added that this development will affect students drop off and pick up at nearby Highmark School. She conveyed the need for extra police patrol.

Brad McDougal, of South Weber City, director of Real Estate at Maverik, addressed his concerns as a resident of South Weber City and the effects this development will have on 2700 East. He noted if 2700 East is widened it will affect South Weber Drive and will also affect semi-trucks and traffic flow.

Commissioner Losee closed the floor for public comments.

PRESENTATION: Swearing-In of Brad Dopp to the Planning Commission.

ACTION ITEMS:

3. Approval of Consent Agenda

- 11 December 2025 Minutes

Commissioner Roberts moved to approve the consent agenda as written. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, and Roberts voted aye. The motion carried.

Commissioner Roberts moved to open the public hearing for the Fence Code Amendment. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, and Roberts voted aye. The motion carried.

----- PUBLIC HEARING -----

4. Public Hearing for Fence Code Amendment

Amy Mitchell of South Weber City questioned the plan going forward, enforcement, options, and how to grandfather other homes. She queried on the clear view of forty feet (40') from the intersection of the streets and property lines of which she opined is excessive.

Commissioner Roberts moved to close the public hearing for the Fence Code Amendment. Commissioner Dopp seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, and Roberts voted aye. The motion carried.

----- PUBLIC HEARING CLOSED -----

5. Fence Code Amendment Title 10, Chapter 11 Supplementary and Qualifying Regulations. Amendment to regulate the fencing height and location in front yards.

Community Development Manager Lance Evans explained South Weber City has not regulated the height and location of fences in front yards. This amendment will establish standards for residential fence height, design, and location within the city.

The amendments are as follows:

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.

Mr. Evans clarified the 40' is standard city code and has not been changed by this amendment.

Commissioner Roberts moved to recommend City Council approval of the Fence Code Amendment Title 10, Chapter 11 Supplementary and Qualifying Regulations. Amendment to regulate the fencing height and location in front yards. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, and Roberts voted aye. The motion carried.

6. QuikTrip CUP and Commercial Site Plan Approval at approximately 7716 S 2700 East, Applicant: Galloway and Company, QuikTrip Corporation

Community Development Manager Lance Evans explained 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 use as per the Land Use Matrix. Any commercial development over one acre in size requires a Conditional Use Permit (CUP) 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.

Mr. Evans noted UDOT has been contacted and the traffic study does not warrant a change to South Weber Drive. In 2023 the city conducted a traffic study of 2700 East, which the developer for QuikTrip would be making those changes. The site plan, landscape, and building architecture have been reviewed and meet city code.

Braxton Kee of QuikTrip Corporation and Spencer Hymas of Galloway Company approached the Planning Commission. Mr. Kee presented the history of QuikTrip, including the purpose of the company in providing opportunities for employees to grow and succeed. He also reviewed the core values and facts about QuikTrip. He added they are involved with community outreach programs, serving fresh foods, bakery items, ice cream, and drinks. He then reviewed the store design and layout on the property. Mr. Hymas introduced himself and thanked city staff for all their time and effort on this project. Brian Horan of Galloway discussed the 2023 city traffic plan and the improvements they will provide to 2700 East regarding traffic. He confirmed this plan future proofs 2700 East for when the vacant site across the street develops and will bring cross access and traffic flow through the corridors. He noted there has been research on traffic counts for these types of sites and most traffic is already out there.

Commissioner Losee identified her main concern for this project is 2700 East and traffic hinge points. Brian explained the three different access points to QuikTrip including the median which allows the best balance between separation of accesses. He noted this plan complies with the city's master traffic plan. Discussion took place regarding the future for a roundabout on 7800 South. Mr. Evans clarified that the right of way will be preserved for an eventual roundabout which will warrant construction when the property to the west of this project is developed. Commissioner Dopp is concerned about semi-trucks leaving Maverik and turning right onto 2700 East because of the median. Lance explained semi-trucks leaving Maverik have access onto South Weber Drive versus 2700 East. Commissioner Losee voiced concern with four semi-truck fueling pumps. She also discussed signage and expressed she does not favor the location of the sign on the south end because of its impact to residents.

fueling pumps. She also discussed signage and expressed she does not favor the location of the sign on the south end because of its impact to residents.

Stacey Eddings of South Weber City discussed the bus stop location at the entrance of 2700 East and 7800 South and suggested changing it because it is a safety issue.

Mr. Kee stated they are willing to work with city staff concerning the signage. Commissioner Roberts voiced concern with the north side landscape being native seed. Mr. Hymas stated they will collaborate with the owners of the easements to make sure whatever is decided does not conflict with them. Lance pointed out Brandon Jones City Engineer's memo of December 29, 2025 does reference the landscape for that area and recommended the use of rock mulch in these areas.

Commissioner Losee moved for the continuance of the QuikTrip Conditional Use Permit and Commercial Site Plan at approximately 7716 S 2700 East, Applicant: Galloway and Company, QuikTrip Corporation 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 12, 2026.
2. Address the following: traffic pattern, median detail, sign relocated, lighting levels, roundabout traffic impact, clarify plan for landscape in oil and gas easement, and crosswalk details.

Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, and Roberts voted aye. The motion carried.

REPORTS:

7. Commission

Planning Commission Meeting move from April 9, 2026 to April 16, 2026 due to city court.

8. ADJOURN: Commissioner Roberts moved to adjourn the Planning Commission meeting at 7:42 p.m. Commissioner Dopp seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, and Roberts voted aye. The motion carried.

APPROVED:

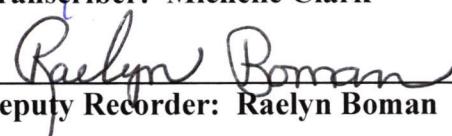


Chair: Chad Skola

Date 2-12-26


Transcriber: Michelle Clark

Attest:



Deputy Recorder: Raelyn Boman