

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 February 2026

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 12 February 2026 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

**Brad Dopp
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola**

DEPUTY RECORDER:

Raelyn Boman

CITY ENGINEER:

Brandon Jones

FINANCE DIRECTOR:

Brett Baltazar

COMMUNITY DEVELOPMENT MANAGER:

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Leslie Clifton, Paul Sturm, Barbara Shupe, Dan Shupe, Jeffery Eddings, Stacey Eddings, Tracie Wiese, Lynn Poll, Braxton Kee, Matt Wilson, Sean Reid, Amy Mitchell, Spencer Hymas, Jessica Glavas, Tani Lynch, Marci Poll, Natalie Browning, Jason Poll, Jeni Poll, Chad Rackham, and Brandon Poll.

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

1. Pledge of Allegiance: Commissioner Skola

2. Public Comment: Commissioner Skola 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.

Commissioner Skola announced the city did receive public comments via email as well.

Paul Sturm of South Weber City commented on the QuikTrip proposal. He voiced frustration with the questions or concerns from staff and residents that have not been addressed by the

developer. He discussed the crosswalks and identified blind areas. He questioned if Davis School District has been contacted concerning the construction and how it will affect the bus stop.

Jeff Eddings of South Weber City thanked the Planning Commission for serving the citizens of South Weber. He commented on the QuikTrip development and opined this area does not need another gas station and suggested it would be better suited at the west end of the city. Since the proposed development is next to a residential area, he feels there needs to be a better suited development that is typically closed at night and weekends, and does not generate additional traffic, especially Class 8 trucks. He added that the Planning Commission, City Council, and city staff have an obligation to the tax-paying citizens of South Weber City and should do everything in their power to accommodate citizens concerns. He proposed to move the sign to the south as far as possible on the property and ensure the lighted portion of the sign faces north and south in line with the highway. He suggested the lighted portion of the sign be of a static nature, not switching colors back and forth.

Stacey Eddings of South Weber City commented on QuikTrip development stated with the diesel pumps being located the closest to the residential area there will be increased noise and light. She suggested planting trees along the east side of the frontage road and east of the new sidewalk to provide a visual barrier. She also suggested planting trees along the whole property line starting from the middle entrance of the business to the southern end of the property. She noted the monument sign located on frontage road should not be lit to decrease light pollution for existing residents. She added she does not favor a roundabout at the intersection and questioned if it is necessary as it will affect her driveway. *(See Attached Written Comments)*

Tracie Weiss of South Weber City commented on the Peek rezone and voiced concern with increased traffic along South Weber Drive and 925 East. She recommended access to the subdivision be moved up the road.

Lynn Poll of South Weber City discussed the racetrack between Peek's corner and Cook's corner. He said there is no safe crosswalk for children walking to the elementary school.

Tawni Lynch of South Weber City agreed with the safety issues on South Weber Drive. She suggested UDOT install a streetlight on South Weber Drive.

Amy Mitchell of South Weber City expressed her concerns with the QuikTrip development and the construction of a roundabout at 2700 East. She noted Maverik and Morty's Car Wash both operate safely with full left and right turn access. She is concerned that the QuikTrip's development removes that access and forces vehicles leaving Maverik and Morty's to right-turn only onto the frontage road. As a result, the city is considering a roundabout to manage traffic issues. She conveyed her concerns with how this will affect residents – light noise, traffic, property values, etc. She stated infrastructure decisions should not be an advantage for one business, while a disadvantage to others, especially residents of the city. She asked the Planning Commission to reject the roundabout concept, preserve the existing left-turn access, require a full traffic analysis of U-turns and neighborhood diversion, and protect the property rights and livability of South Weber residents. *(See Attached Written Comments)*

Commissioner Skola closed the floor for public comments.

PRESENTATION:

3. Swearing in of Chad Skola to the Planning Commission 2026-2029

- **Administered by Deputy City Recorder Raelyn Boman**

ACTION ITEMS:

4. Approval of Consent Agenda

- **11 December 2025 Minutes**
- **15 January 2025 Minutes**

Commissioner Losee moved to approve the minutes of 11 December 2025 minutes. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

Commissioner Roberts moved to approve the minutes of 15 January 2025 minutes. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, and Roberts voted aye. Commissioners McFadden and Skola abstained as they were excused from the meeting.

5. Appointment of Chair and Vice Chair to the Planning Commission

Commissioner McFadden moved to approve Chad Skola for Chairperson and Julie Losee for Vice-Chairperson. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

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

Community Development Manager Lance Evans explained the Planning Commission has reviewed the CUP and Site Plan application on January 15, 2026. They heard concerns from the public regarding light pollution, noise, oversized truck traffic, pedestrians accessing the site, and the proposed medians in 2700 East limiting access to existing businesses. The commission had concerns about the traffic impacts, access points, median design, crosswalk, lighting levels, negative impacts to existing businesses, site plan configuration for large trucks, sign location, existing bus stop location, and landscaping.

The proposed building is 5,023 square feet, with eight pumps stations for small vehicles and five stations for large vehicles. The applicants have revised their application to address the city's concerns from the January 15th meeting.

Pole Sign Location and Fencing Material

There are two items that require the Planning Commission's direction. First is the pole sign location. The adjacent property owner raised a concern that the sign would be close to their property. An Alternate High Rise Pole Sign Exhibit has been provided showing 3 separate locations. The Planning Commission should determine which location they would recommend to the City Council.

Second, a 6' high wood slat painted fence is being proposed along the east property line. The existing chain link fence along the north property line is proposed to remain as is. The Planning Commission should determine if this is acceptable or make different recommendations to the City Council. Each of these items and the sub-elements required by the city code have been shown on the site plan and addressed in the application submittal.

Mr. Evans acknowledged public comments and noted the City's master plan identifies this area for commercial and the Planning Commission and city staff are following city code.

Braxton Kee with QuikTrip addressed citizens concerns and stated (1) There are three options for the sign location., (2) From the second drive southbound they are open to discussion for landscaping., (3) Moment sign on 2700 East can be removed., and (4) The roundabout is the city's proposal. Commissioner Roberts questioned if there will be an RV dump. Mr. Kee replied there will not be an RV dump area. Mr. Kee stated they can control brightness of the signs. The size of the sign is 386.9 ft. City Engineer Brandon Jones acknowledged knowing this property is zoned commercial and knowing at one time there was interest on the property south of the carwash, the city staff was concerned about how that would affect traffic and therefore, hired a consultant to conduct a master plan traffic study. The consultant identified an option for a roundabout at 7800 South and raised medians to control movements for safety reasons. There are valid concerns that have been discussed tonight which include safety. The city has tried to plan and be proactive about the traffic concerns. QuikTrip has provided information regarding the impact their development will have on traffic. A roundabout allows for traffic to turn around and minimize vehicles wandering through neighborhoods. The traffic plan was adopted by the City Council in 2023. He discussed with the construction of QuikTrip the medians will be installed on 2700 East; however, the roundabout will be phased. Commissioner McFadden questioned the permitted use for this property and whether it is considered a truck stop. Mr. Evans replied this project is not a truck stop. Spencer Hymas of Galloway pointed out the southernly access is very wide and can accommodate a future roundabout. Mr. Kee added they are willing to install signage to help with traffic flow. Discussion took place regarding entrance only, exit only, etc. Commissioner Losee noted the square footage of the building needs to be corrected from 2,023 sq. ft. to 5,023 sq. ft. in the packet. She also noted it was discussed that fencing would be masonry. Mr. Hymas discussed landscaping and said they are willing to work with the city concerning landscape with most of the area being xeriscape. Commissioner McFadden favored more trees. Discussion took place regarding the sign and no flashing lights, flashing crosswalk signage on 7800 S. & 2700 E. and 2700 E. & South Weber Drive.

Commissioner Losee moved to approve QuikTrip CUP and Commercial Site Plan Approval at approximately 7716 S 2700 East, Applicant: Galloway and Company, QuikTrip Corporation with the following conditions:

- 1. The sign placement option #1 (as designated in the packet) and the removal of the middle entrance sign.**
- 2. Landscape buffers be improved to include as many additional trees as possible.**
- 3. South entrance designated "entrance only" signage.**
- 4. Complete items from City Engineer's memo of 15 February 2026 prior to City Council meeting in March.**

Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, and Skola voted aye. Commissioner Roberts voted nay. The motion carried 4 to 1.

Commissioner Roberts moved to open the public hearing for the Peek Rezone at approximately 898 E. 7240 S., zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone), and R-M (Residential Moderate Density Zone) Applicant: Korey Kap. Commissioner Losee seconded the motion. Commissioner Skola

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

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

7. Public Hearing for Peek Rezone

Community Development Manager Lance Evans explained this is a rezone request for RL-M and R-M Zones. Since the application, the acreage has decreased by four tenths of an acre. This is just a concept and there may be portions of the property that will not be developed. He noted there are concerns about the access point on 925 East, but UDOT is requiring this access point.

Commissioner Skola asked if there were any public comments.

Natalie Browning of South Weber City voiced safety concerns for the change in the access road to this property. She added that the site line is limited at the access point. She is also concerned that the road will be constructed up a steep hill where there are wetlands. She suggested looking for more east and west connections.

Jeni Poll of South Weber City stated she sent a letter through the city website and wanted to make sure it was received.

Barbara Shupe of South Weber City voiced her concern with the UDOT's designated location of the access road to South Weber Drive. She questioned why a road is being constructed closer to a big curve with limited site distance. She expressed concern for residents on 925 East as the new road will line up with and create more traffic on 925 East.

Commissioner McFadden moved to close the public hearing for the Peek Rezone at approximately 898 E. 7240 S., zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone), and R-M (Residential Moderate Density Zone) Applicant: Korey Kap. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

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

8. Peek Rezone request at approximately 898 E. 7240 South, zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone), and R-M (Residential Moderate Density Zone) Applicant: Korey Kap

Commissioner Losee requested UDOT give reasons why this access point.

Commissioner Roberts moved to recommend approval to the City Council for the Peek Rezone at approximately 898 E. 7240 S. from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone), and R-M (Residential Moderate Density Zone) Applicant: Korey Kap. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

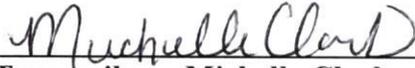
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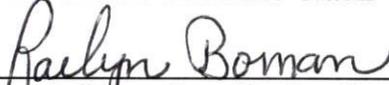
9. Commission

General Plan Update: The City Council is requesting a work session with the Planning Commission in June to discuss which sections of the City's general plan need to be amended.

10. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 8:25 p.m. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

APPROVED:  Date 2/12/2026
Acting Chairperson:


Transcriber: Michelle Clark

Attest: 
Deputy Recorder: Raelyn Boman