

PLANNING COMMISSION AGENDA

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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, February 12, 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: Chad Skola
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

3. Swearing in of Chad Skola to the Planning Commission 2026-2029
 - a. Administered by Deputy City Recorder Raelyn Boman

ACTION ITEMS

4. Consent Agenda
 - a. December 11, 2025, Minutes
 - b. January 15, 2026, Minutes
5. Appointment of Chair and Vice Chair to the Planning Commission
6. QuikTrip CUP and Commercial Site Plan Approval at approximately 7716 S 2700 East, Applicant: Galloway and Company, QuikTrip Corporation
7. **Public Hearing for Peek Rezone**
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 (R-M (Residential Moderate density Zone) Applicant: Korey Kap

REPORTS

9. Commission
10. 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/mailed/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: 2/6/2026

DEPUTY RECORDER: 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

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.

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

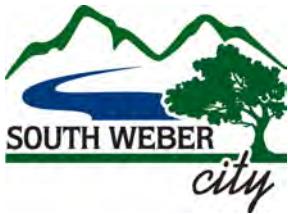
Planning Commission Meeting move from April 9, 2026 to April 16, 2026 due to city court.

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: _____ **Date** _____
Co-Chairperson: Julie Losee

Transcriber: Michelle Clark

Attest: _____ **Deputy Recorder: Raelyn Boman**



PLANNING COMMISSION MEETING

STAFF REPORT

MEETING DATE

February 12, 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.

PLANNING COMMISSION – January 15, 2026

The Planning Commission reviewed the CUP and Site Plan application on January 15th. They heard several concerns from the public regarding light pollution, noise, large truck traffic, pedestrians accessing the site, and the proposed medians in 2700 East limiting access to existing businesses.

The commission had concerns with 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. They continued the application to



the February 12, Planning Commission meeting to allow the applicant time to address the concerns raised and revise their plans.

STAFF 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 applicants have revised their application to address the city's concerns from the January 15th meeting. The City Engineering Review Memo addresses each of the items and is attached.

Pole Sign Location and Fencing Material

There are two items that require the Planning Commission's direction. First is the pole sign location. A concern was raised by the adjacent property owner that the sign would be very close to their property. An Alternate High Rise Pole Sign Exhibit has been provided showing 3 different possible 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. Staff has reviewed the elements and believes that the CUP follows the standards

RECOMMENDATION

Staff reviewed the applicants' revised responses and believe 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 QuikTrip Service Station CUP and Site Plan with direction to the City Council regarding the pole sign location and wood fence.



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

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 matches 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.

ATTACHMENTS

1. Engineering Review
2. CUP and Site Plan Application and narrative
3. Building Elevations
4. Revised site, sign and lighting plans

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 & PRELIMINARY SITE PLAN REVIEW**

Date: February 4, 2026

--- APPROVAL RECOMMENDED ---

Our office has completed a review of the Conditional Use Permit (CUP) and Preliminary Site Plan application for the QuikTrip Retail Gas and Convenience Store Development, with plans dated January 27, 2026. We recommend approval from the Planning Commission.

The following information is provided as additional explanation for our recommendation.

GENERAL

E1. Studies

A. Traffic Impact Study (TIS)

- i. The initial TIS was provided by Galloway, dated August 10, 2025. Comments from Methods Consulting (the city's 3rd party reviewer) 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. A final update to the TIS, dated January 22, 2026, was provided and reviewed. All previous comments have been addressed.
- ii. The City's adopted Transportation Master Plan (TMP) identifies a long-range plan 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 all vehicles.

The city does not currently have the funding available to participate with this development to construct the full long-range plan. Therefore, city staff have worked with the QT development team to implement a "first phase" of the long-range plan. Due to the inadequate spacing of the access locations for Maverik and Morty's Car Wash, left-hand movements out of these locations will be restricted by the implementation of the raised median proposed in the long-

range plan. The left-hand turn movement out of the north QT access will also be restricted. This is consistent with the long-range plan. If Morty's Car Wash access can be relocated to line up with the middle QT access in the future when the property south of Morty's is developed, then the left turn access could then be reinstated. We feel strongly that the raised median is required now to provide the safest interim plan.

E2. Approvals / Permits

- A. The following approvals and/or permits will be required before the plat can be recorded:
 - i. UDOT Conditional Access Permit (CAP) and Encroachment Permit (EP)
 - ii. Petroleum Pipelines company approval
 - 1. Holly Energy (Rocky Mountain Pipeline)
 - 2. Phillips 66 (Pioneer Pipeline)

E3. Amended Plat

- A. The existing "Crosswind Subdivision" plat will be amended to consolidate the two existing lots into one lot and revise existing easements as necessary.

E4. Sidewalk / Crosswalk

- A. The required sidewalk along the east side of 2700 East is being provided.
- B. A crosswalk across 2700 East at the signal is being provided.

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

- E5. 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.
- E6. Architectural Site Plan. See CC 10-12 and "Site Plan" below.
- E7. 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.
- E8. Permitted Signs and Lighting. See CC 10-9
 - A. Class 5 signs are allowed on the site.
 - B. The maximum size allowed for the Highway 89 oriented pole sign is 450 sf. The proposed pole sign is now 386.9 sf (previously proposed as 684.3 sf). This is acceptable.
 - C. The maximum size allowed for the ground sign is 272 sf. The proposed ground signs are 66.9 sf. This is acceptable.
 - D. The maximum height allowed for the Highway 89 oriented sign is 100 ft. The proposed sign height is now 60 ft (previously proposed at 100 ft). This is acceptable.
 - E. An Alternate High Rise Pole Sign Exhibit has been provided showing 3 different possible locations. The Planning Commission should determine which location they would recommend to the City Council.
- E9. Landscaping Requirements. See CC 10-5H-12 and 10-15
 - A. 50% of the site is proposed to be landscaped. Only 15% is required. A rendering of the proposed landscaping has been provided by QT.
 - B. 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.

CONDITIONAL USE City Code Title 10, Chapter 7

E10. Traffic Circulation.

- A. Acceptable.

E11. Landscaping. See Item #E9 above.

E12. Lighting.

- A. All proposed site lighting is dark-sky compliant.
- B. All lighting has been adjusted to have near-zero light past their property lines.

SITE PLAN

E13. 2700 East Improvements.

- A. The road is being widened to provide the additional lanes necessary to meet the TIS requirements (see Item #E1 above), along with the required raised median.
- B. Curb and gutter and sidewalk are being provided.
- C. Additional storm drainage facilities are being provided for the widened road.

E14. Fire Protection.

- A. A new fire hydrant has been added as required.
- B. If fire sprinklers are required, a separate fire line will be required. This will be determined through the Building Permit approval process.

E15. Water Meters. Since culinary water will be used for outdoor use, the City Standards require two meters (one for indoor use and one for the outdoor use). The plans show both.

E16. Final Design. A final detailed design will be provided, reviewed and approved. Some elements are required prior to City Council approval, some prior to the Recording of the Plat, and some prior to the issuance of the Building Permit. These will be addressed as required.



To: Brandon Jones, PE
 South Weber

CC: Jeremy Searle, PE, PTOE
 Methods Consulting

From: Brian Horan PE, PTOE
 Daniela Gonzalez
 Galloway

Date: January 22, 2026

Re: Comment Response to “QuikTrip 7489”

This memorandum serves as a comment response to comments provided by the Town regarding the QuikTrip 7489 South Weber, UT (TIS) dated October 6, 2025. Comments on the TIS are included below in *italics*. Our **response** is provided below each comment.

City of South Weber Comments:

Comment #1.

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.

- *Representatives from South Weber met with UDOT Region 1 Director Rob Wright, Traffic Operations Engineer Carrie Jacobson, and Traffic Engineer Todd Finlinson on Novemenber 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 affectiong overall intersection operations. With theis 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-tosouthbound leftu-turn configureation.*
- *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).*

Response: Noted. TIS updated to clarify that westbound dual lefts at the South Weber (SR-60)/2700 E intersection are not the responsibility of the developer and will not be



required with the construction of the proposed development. TIS also updated to clarify that the developer will be required to construct a dedicated northbound right turn lane at the South Weber/2700 E intersection.

Comment #2.

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 developments impacts, the resulting recommendations will form the basis for any required roadway improvements beyond or different than those already proposed.

Response: TIS updated to state specific development impacts and recommendations/road improvements to mitigate those impacts. The median is being provided consistent with, and to further, the TMP and not as a mitigation to any development impacts. This has been coordinated with the City and Method Consulting as the safest long term configuration for the corridor.

Comment #3.

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 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.

Response: A raised median adheres to the City's TMP and provides needed safety improvements for accesses along 2700 E. The Maverik and Car Wash have access to South Weber. Additionally, follow up conversations with the City have stated that a development south of the Car Wash may provide shared access which will align with the QT development's full access at a future date.

Methods Consulting Comments:

Comment #1.

It was previously suggested that SimTraffic be used to simulate the interaction between intersections to more accurately model the delay and queues at the study intersections. With this change, it appears that in all scenarios queues generally increased as compared to the original TIS, but the delay per vehicle decreased. The reduction in delay is unexpected. It is recommended that a few assumptions in the model be double checked to ensure accuracy. A few key inputs that should be verified include heavy vehicle percentage, peak hour factor, and the signal timing assumptions. Was the signal timing information obtained from UDOT and input into the model or was the signal timing just optimized in Synchro? That can make a significant difference in the results as compared to actual operations.

- *The TIS also refers to Synchro as the Source of queues and delay, but could be updated to refer to the SimTraffic output found in the appendix.*

Response: Noted. TIS updated to include signal timing information obtained from UDOT. A review of the timings suggests that the intersection operates under free control. A cycle length of 70 seconds was derived from the obtained timings. Splits were then optimized for every scenario to account for the free control. Other SimTraffic inputs were verified.

Comment #2.

One of the previous comments on the TIS was to provide a safety analysis of the study area. However, the study did not look at the crash history, or identify if there were any crash trends near the accesses on 2700 East. It is recommended that safety, including crash history, be looked at more closely.

- *The study does note that a raised median is recommended to control turning movements at the accesses on 2700 E near the signal.*

Response: TIS updated to include crash history of the study area. There have been no crashes reported along 2700 E in the vicinity of the study area over the last 5 years. All reported incidents in the study area occurred at the intersection of South Weber (SR-60)/2700 E. (20 crashes over the last 5 years)

Comment #3.

The study notes that without the proposed project, the LOS through 2032 at the South Weber Drive/2700 East signal is anticipated to be LOS C or better. However, with project traffic added, the study notes that there is a need for dual left-turn lanes in the westbound direction. Using UDOT dual left-turn lane criteria, they are not warranted without the project, but are well above the threshold with the addition of the project. If UDOT were involved in the access permit process, the project would be required to construct the dual left-turn lanes and associated improvements.

- *While the TIS acknowledges that they are needed, there is not a recommendation that they be provided by the project. However, the study does assume that they built in the plus project scenarios, and only reports LOS, delay, and queueing assuming that they are built. If they aren't constructed, it is anticipated that the intersection would fail and/or experience significant queuing.*
- *The TIS also assumes a northbound right-turn lane is added in all plus project scenarios. It is unclear whether this will be built by the project either.*
- *If WB dual left-turn lanes and a NB right-turn lane are not going to be constructed by the project, it is recommended that the plus project scenarios be modeled without these improvements to provide an accurate estimate of the future traffic operations at the study intersection with the project.*

Response: TIS updated to clarify this project will construct the northbound right turn lane at the South Weber Drive/2700 E intersection. Per the City's first comment, coordination with UDOT is ongoing and is recommended by UDOT to not construct westbound dual lefts at this time.

If you have any questions or would like additional information, please contact me at DanielaGonzalez@gallowayus.com or 303-770-8884.



To: Brandon Jones, PE
 South Weber

CC: Jeremy Searle, PE, PTOE
 Methods Consulting

From: Brian Horan PE, PTOE
 Daniela Gonzalez
 Galloway

Date: January 22, 2026

Re: **Comment Response to “QuikTrip 7489”**

This memorandum serves as a comment response to comments provided by the Town regarding the QuikTrip 7489 South Weber, UT Civil Set dated October 6, 2025. Comments are included below in *italics*. Our **response** is provided below each *comment*.

City of South Weber Comments:
General

Comment E1:

E1. Studies

A. Geotechnical and Geologic Report

The most recent study provided to the city was conducted by AGEC, 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).*

Response: For TIS response, please see the TIS Comment Response document. Storm drainage calculations and full design will be completed in the next phase of design per discussions with the city.

Comment E2:

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).

Response: Noted. The approvals and permits are currently in process.

Comment E3:

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.

Response: The amended plat is in progress.

Comment E4:

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.

Response: Sidewalks, ADA-compliant ramps, and pedestrian crossings have been provided with this submittal in accordance with City requirements, including pedestrian crossings at the middle and northern access points and a crosswalk at the South Weber Drive and 2700 East intersection.

Comment E5:

E5. Utility Ownership C 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.

Response: The proposed public sewer main relocation and associated easement are shown with this submittal. Utility ownership and maintenance responsibilities will be clearly identified, and an Ownership and Maintenance Agreement will be finalized and included with the Final submittal phase in coordination with the City.

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

Comment E6:

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.

Response: Noted.

Comment E7:

E7. Architectural Site Plan. See CC 10-12 and "Site Plan" below.

Response: Noted.

Comment E8:

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.

Response: Noted.

Comment E9:

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.

Response: An alternative sign design complying with City sign size requirements has been included with this submittal. An exhibit showing alternative locations for the high rise sign has been included as Exhibit 1: Signage Exhibit. Final sign permitting will be addressed through the Building Permit process.

Comment E11:

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.

Response: Use table has been added to the plans.

B. *The entire site must be addressed, including the pipeline easement area. It cannot be left vacant / open.*

Response: Plans updated to address easement area.

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.*

Response: Native seed replaced with rock mulch.

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.*

Response: Revised plans to remove buffer yard trees. A 6' fence has been added along the Highway property line. A wooden fence is recommended, as this is QuikTrip's standard and aligns with what they are familiar with maintaining and repairing.

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.*

Response: Park strip requirements being met with plans.

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.*

Response: An Irrigation Plan will be included with the next phase of submittals.

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).*

Response: Noted.

Comment E11:

E11. Traffic Circulation.

A. *A raised island “porkchop” should be placed at the northern most access allowing only right-in-right-out turning movements.*

Response: A raised median has been coordinated and approved in lieu of a porkchop island at the northern access. The site plan has been updated accordingly to reflect this agreed-upon configuration.

Comment E12:

E12. Landscaping. See Item #E10 above.

Response: Noted. See response for item #E10 above.

Comment E13:**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.

Response: Moved the 'H' fixtures along the east side 5' away from the property line. Added the IL option to each of these fixtures which is internal louver shielding creatin sharp cutoff to the rear of the fixture. Also added the IL option to all of the 'S' single head fixtures.

Comment E14:**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.

Response: Northbound lane widths, shoulders, and turn lanes along 2700 East have been updated to comply with City standards consistent with South Weber Drive details. The striping in the site plan with applicable dimensions is included with this submittal. Roadway cross slopes have been designed to meet City standards. Storm drain catch basins and mainline extensions within the South Weber Drive right-of-way have been added to collect roadway drainage independently of site drainage.

Comment E15:**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).

Response: A demolition plan has been included identifying existing improvements to be removed. Notes have been added to indicate removal and disconnection of the existing 8-inch water service line at the main unless otherwise approved for reuse.

Comment E16:**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.

Response: Internal site circulation and truck turning movements have been reviewed and revised to provide adequate clearance for fuel delivery vehicles without impacting parking stalls or curbing. Updated vehicle tracking is included with this submittal.

Comment E17:

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.*

Response: An additional fire hydrant has been added south of the trash enclosure to meet spacing and access requirements. Fire sprinkler service will be provided from the building's internal water system in accordance with applicable fire code requirements.

Comment E18:

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

Response: City Standard Sheet CW4 has been reviewed for water meter station requirements. The required meter station detail will be included with the next stage of submittal.

Comment E19:

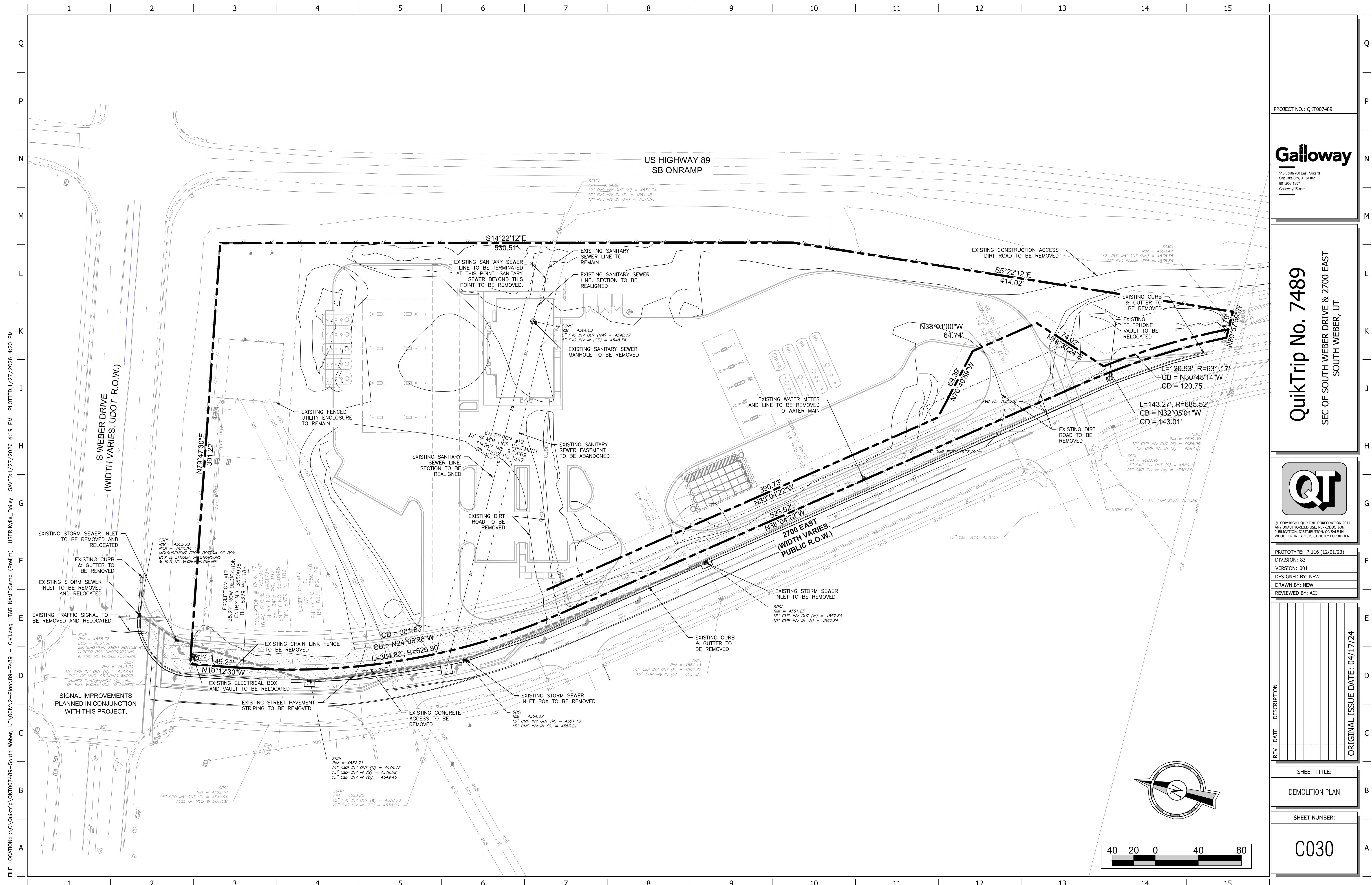
E19. Sewer Relocation. A plan and profile for the relocated sewer main must be provided.

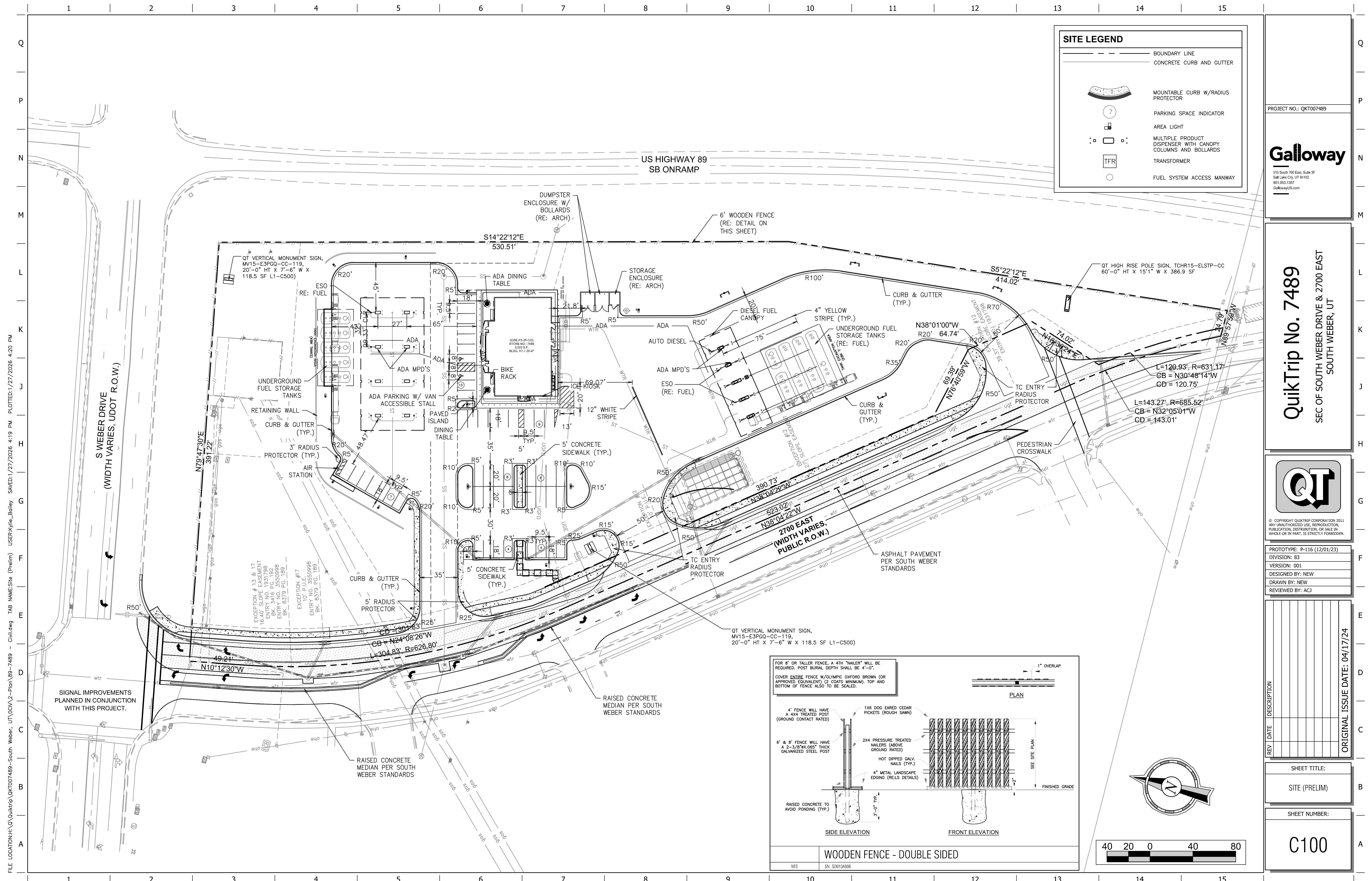
Response: Plan and profile drawings for the relocated sewer main will be provided with the Final application in accordance with the Land Use approval requirements.

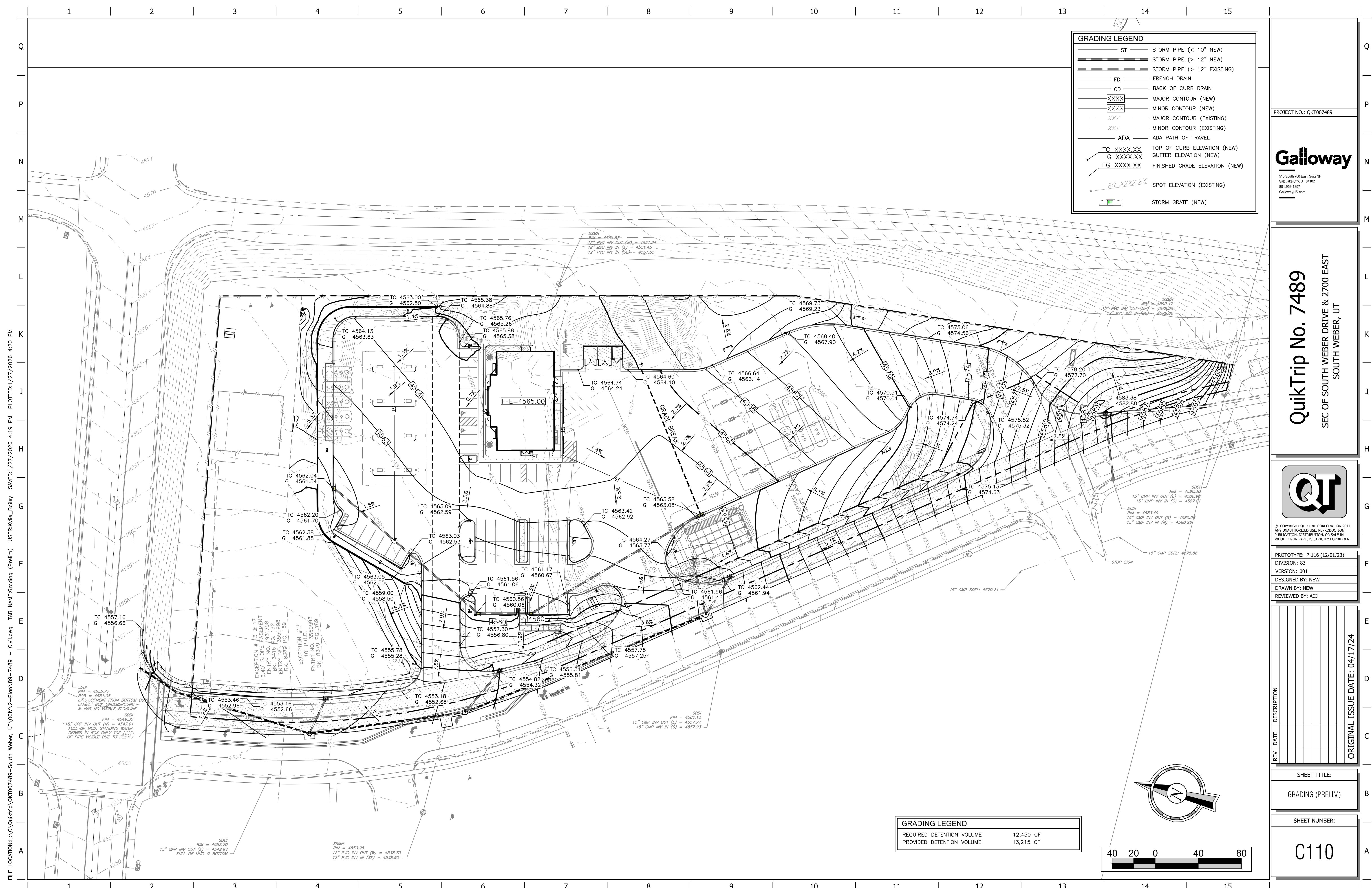
Comment E20:

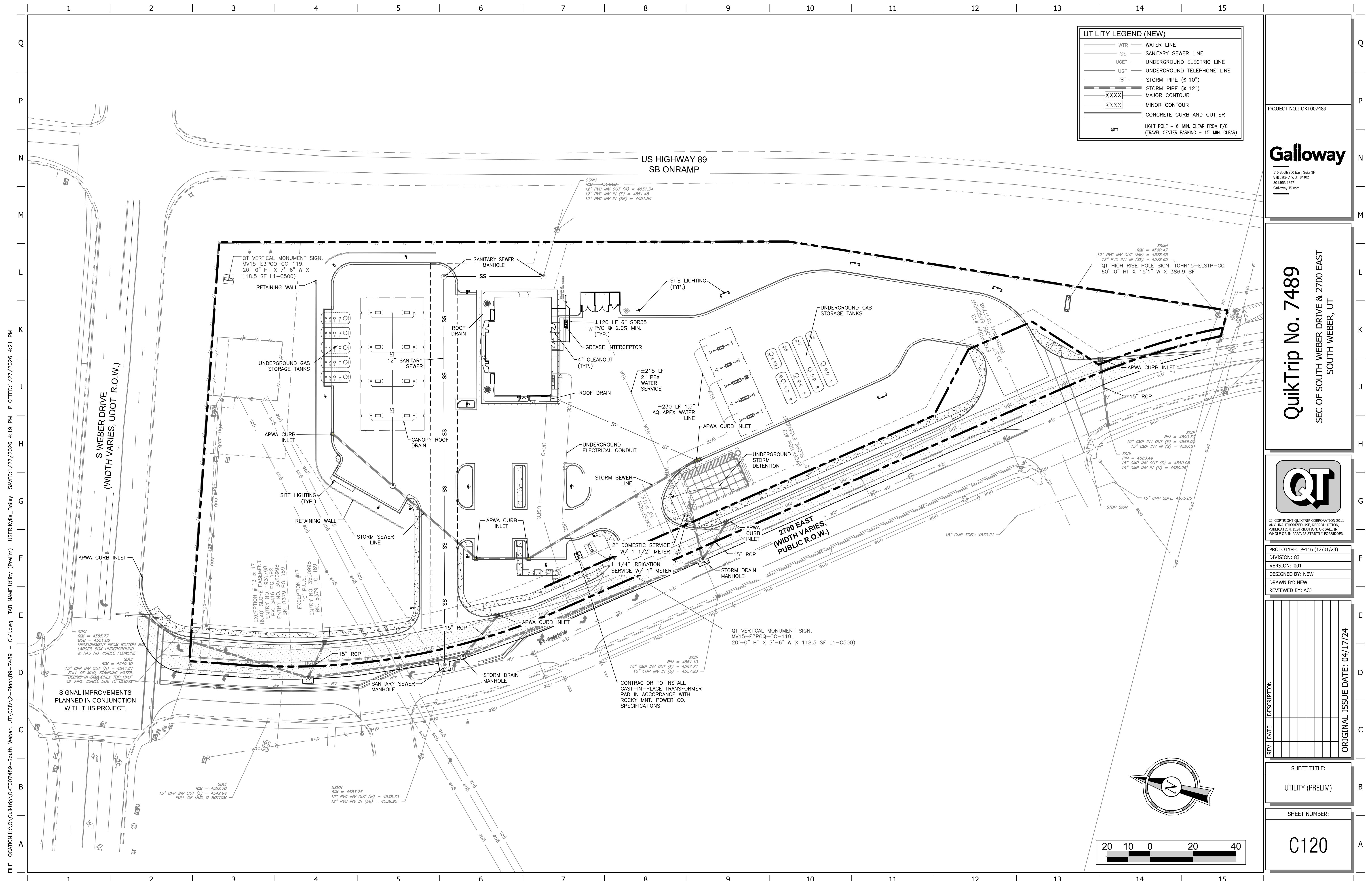
E20. Storm Drain Design. Plan and profile design sheets along with structure detail sheets need to be provided to clearly demonstrate collection, catchment areas, pipe sizing, retention and detention volumes, and discharge into the city's storm drain system.

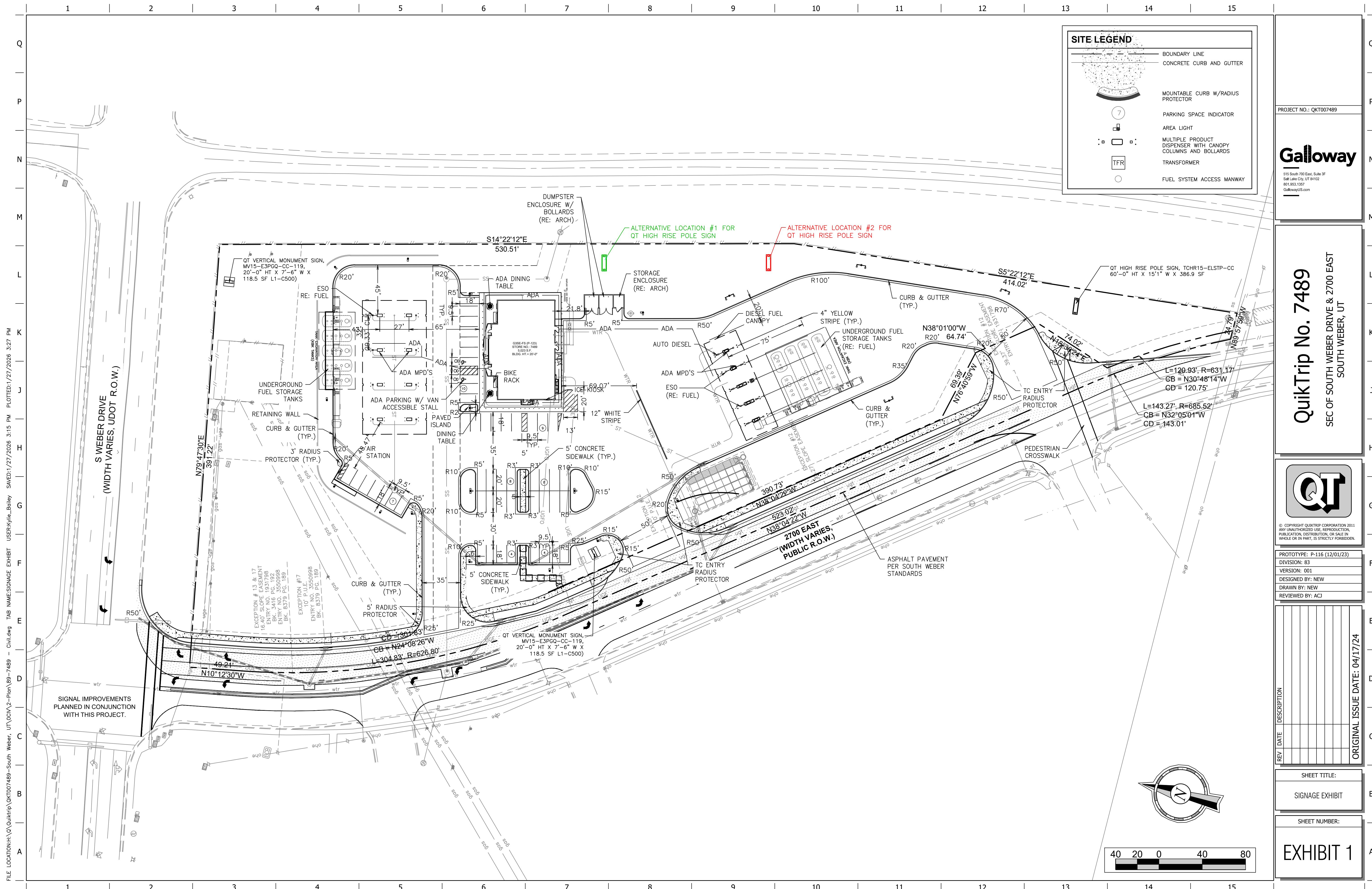
Response: Complete storm drain design documentation, including plan and profile sheets, drainage calculations, structure details, and detention analysis, will be provided following site approval and included with the Final submittal.













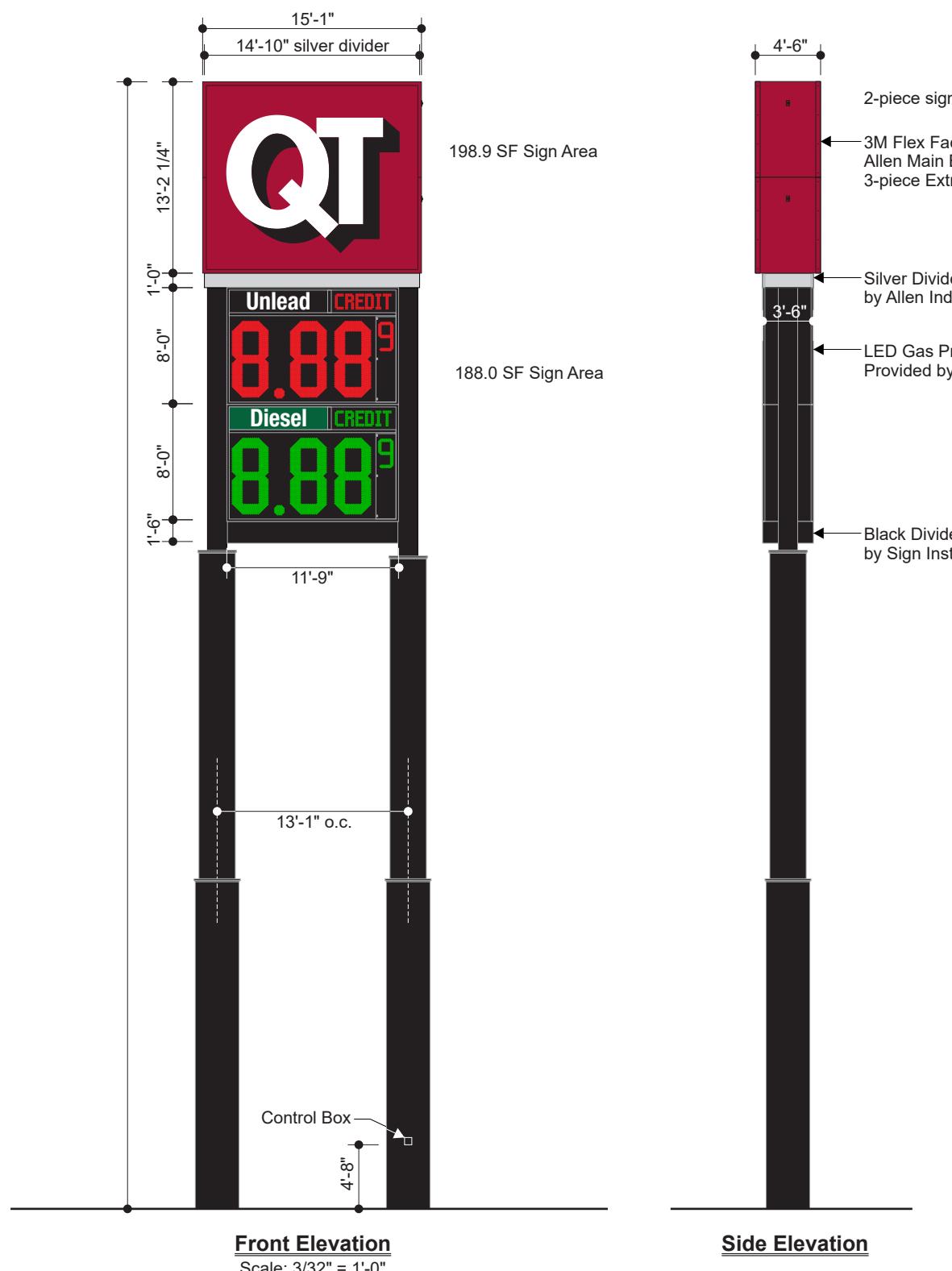
-TCHR15-ELSTP-CC

High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- Two (2) Product LED Gas Price Sign
- 386.9 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by QT.



Color Specifications

All Paint Finishes to be Akzo Nobel

	Opaque Silver
	Translucent White
	Black - Low Gloss
	Matte White (Interior of Sign)
	Match 3M Cardinal Red #3632-53
	Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



-TCHR15-ELSTP-CC

Project Information

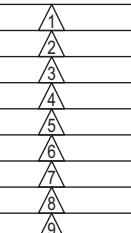
Client
QuikTrip

Location

Sales House Design Project Manager
House **CT** **James Gentry**

Date / Description

02/28/20 Issue Date



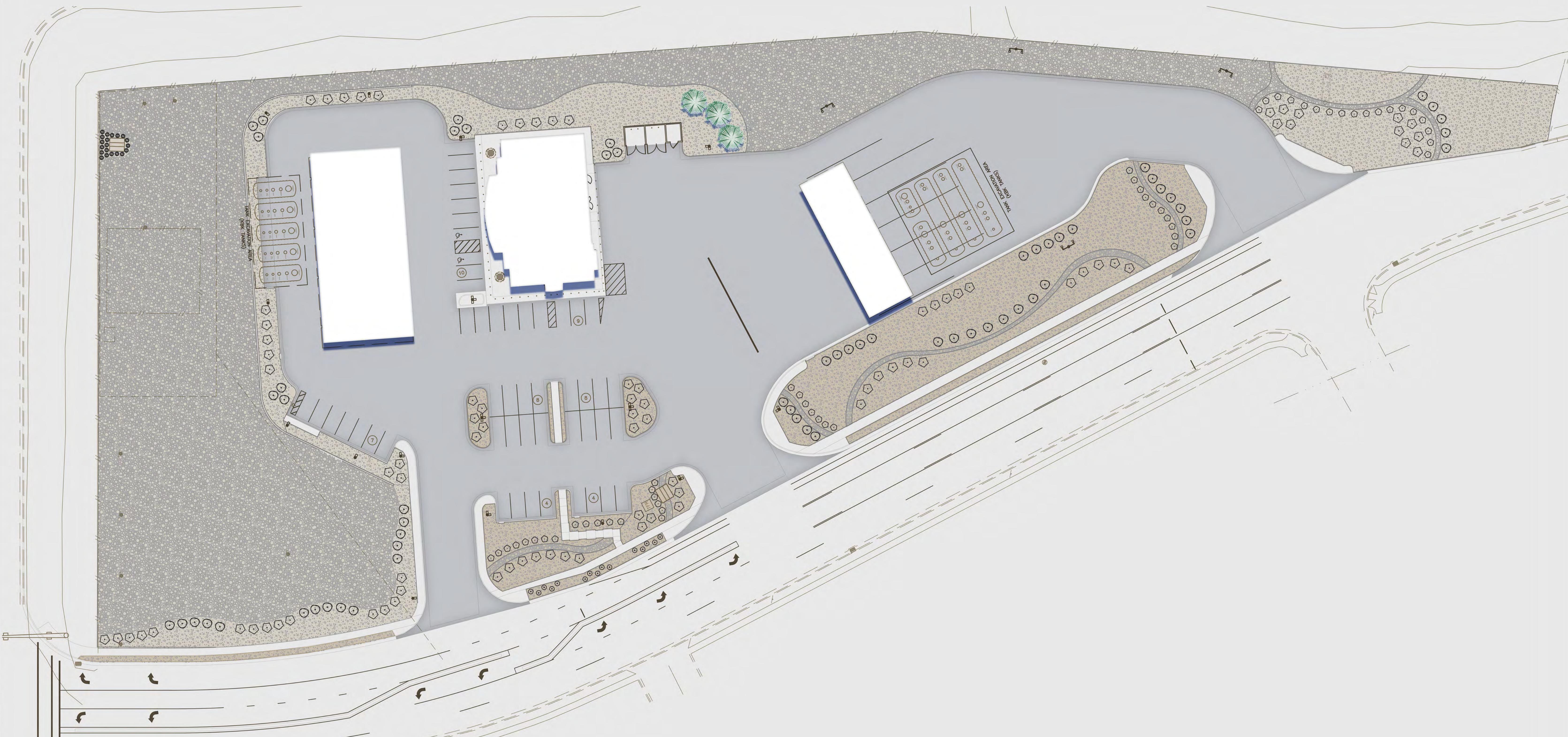
Notes

Store

Declaration

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Galloway

QUIKTRIP #7489

QuikTrip

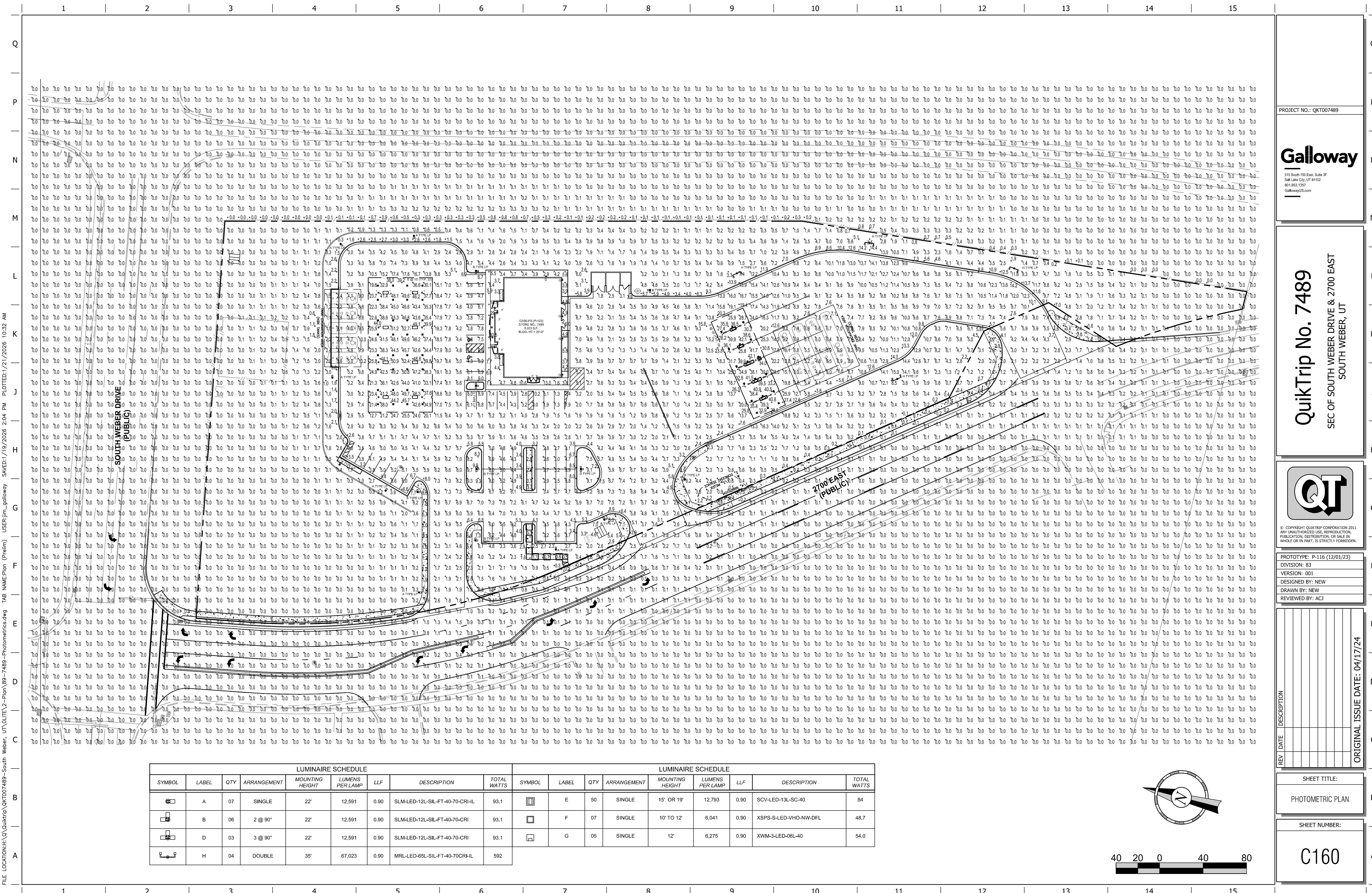
LANDSCAPE PLAN RENDERING

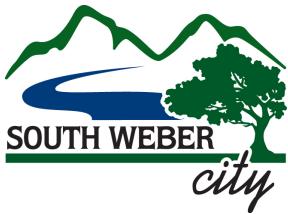
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01.23.2026

0' 40' 80' 200'
SCALE: 1" = 40'-0"







PLANNING COMMISSION STAFF REPORT

MEETING DATE

February 12, 2026

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Zone Change

ATTACHMENTS

Application

Projected Land Use Map

Zoning Map

AGENDA ITEM

Public Hearing

Proposed Zone change

Applicant: Korey Kap

Owner: Vern Peek

Location: approximately 898 E. 7240 South

Acreage: approximately 37.01 acres

REQUEST

A zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 16.4 acres) and R-M (Residential Moderate Density Zone on 20.59 acres) on 11.99 acres) on approximately 37.01 acres total.

Property Information

Site Location	Approximately 898 E. 7240 South
Tax ID Numbers	130210133, 130210118, 130210150
Applicant	Korey Kap
Owner	Vern Peek
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	A (Agricultural)
Proposed Zone Districts	RL-M (Residential Low Moderate Density Zone) R-M (Residential Moderate Density Zone)
Acreage	37.01

PROCESS

This is a request to amend the South Weber City Zoning Map. South Weber City Code Section 10-3-5 allows for the Zoning Map to be amended. The Planning Commission is required to hold a public hearing to receive public comments on the proposed amendment, then make a recommendation to the City Council for the approval or denial of the proposed amendment. The City Council will then hold a meeting to review the Planning Commission's recommendation and the application for final determination.

BACKGROUND

This application is the first step toward subdividing 37.01 acres into two zones for a subdivision with varying residential densities consistent with the South Weber General Plan. This request is to amend the A – Agricultural Zone for 37.01 acres to R-L (Residential Low Density Zone) and R-M (Residential Moderate Density Zone).

ANALYSIS

Consistence with General Plan

The General Plan Projected Land Use Map identifies approximately 12 acres at the northern portion of the property as R-P, approximately 10 acres as R-M density, and 13.63 acres as R-LM density.

The proposed zone change request is consistent with the General Plan land use designations for the property.

Surrounding uses

	CURRENT USE	ZONE	PROJECTED LAND USE	
East	Currently Agricultural, zoned for Single-Family Homes	Lot Sizes from 9,000 to 20,000 square feet.	Residential Patio and Residential Moderate Density Zoning Districts	R-P and R-M
South	Single-Family Homes	Lot Sizes from 0.4 acres to 1.07 acres.	Residential Low Density Zoning District	R-L
West	Agricultural	Approx. 32 acres	Agricultural Zoning Dist.	R-P and R-M
North	I-84		None	NA



Compatibility with Surrounding Uses

The proposed rezone is consistent with the surrounding lot sizes and densities in the Projected Land Use Map and the zoning to the east. The densities and uses are consistent and should not create significant levels of noise, light or other adverse impacts to the adjacent properties or the homes to the south. The potential development of single-family residential next to existing similar uses is a compatible land use. The additional traffic will be mitigated through the development of new roads as shown in the Vehicle Transportation Map. The site design will reduce the impact to the adjacent residences and is consistent with the surrounding building height, density, traffic impacts, and visual aesthetics though compliance with city development codes.

Environmental and Infrastructure Considerations

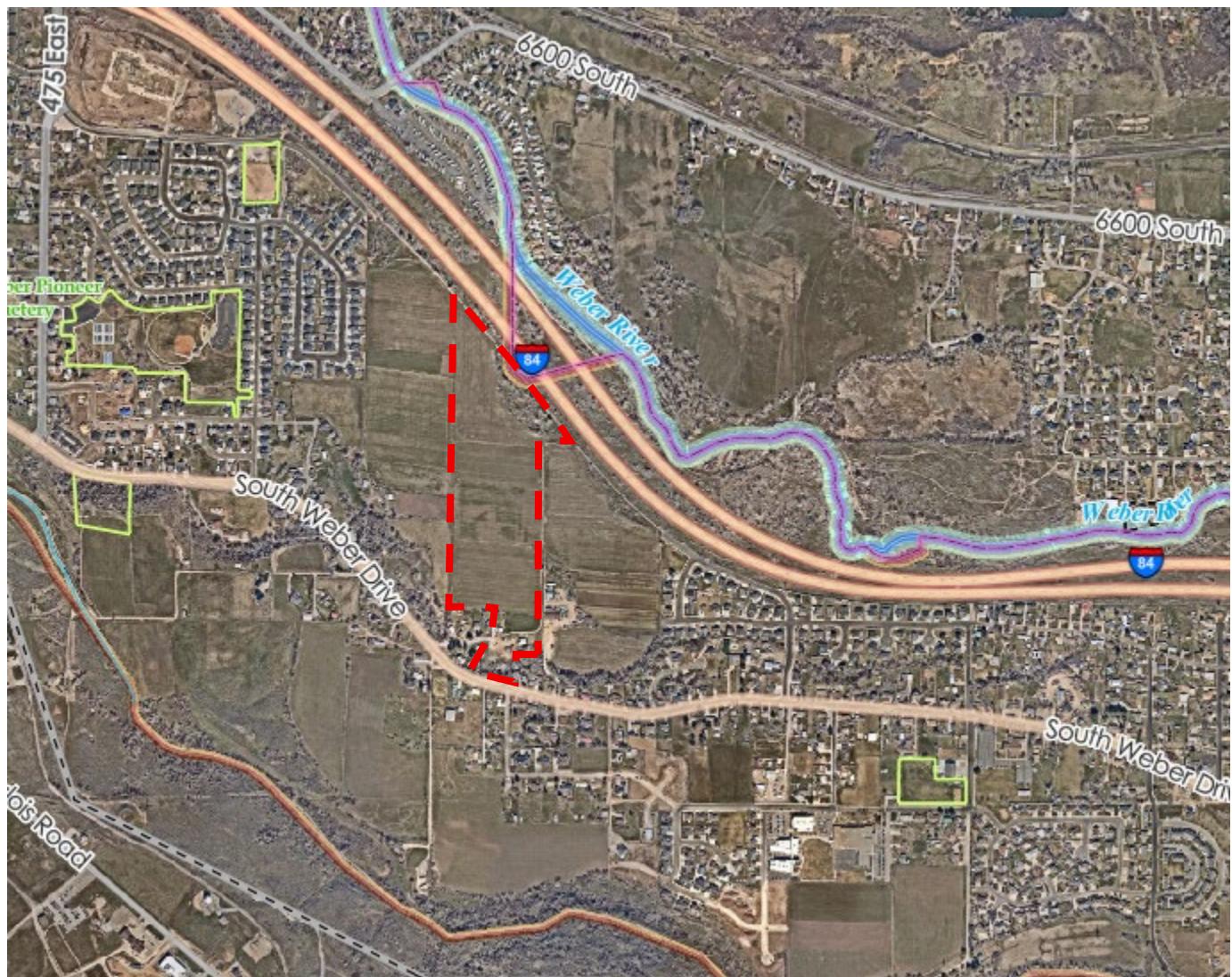
The proposed Zone change is surrounded by undeveloped property, agricultural land and an interstate highway to the east, west and north. The land use densities are factored into the infrastructure (such as roads, utilities, and public services) and the natural environment (including water resources, wildlife habitats, and air quality) and will not adversely affect the city.

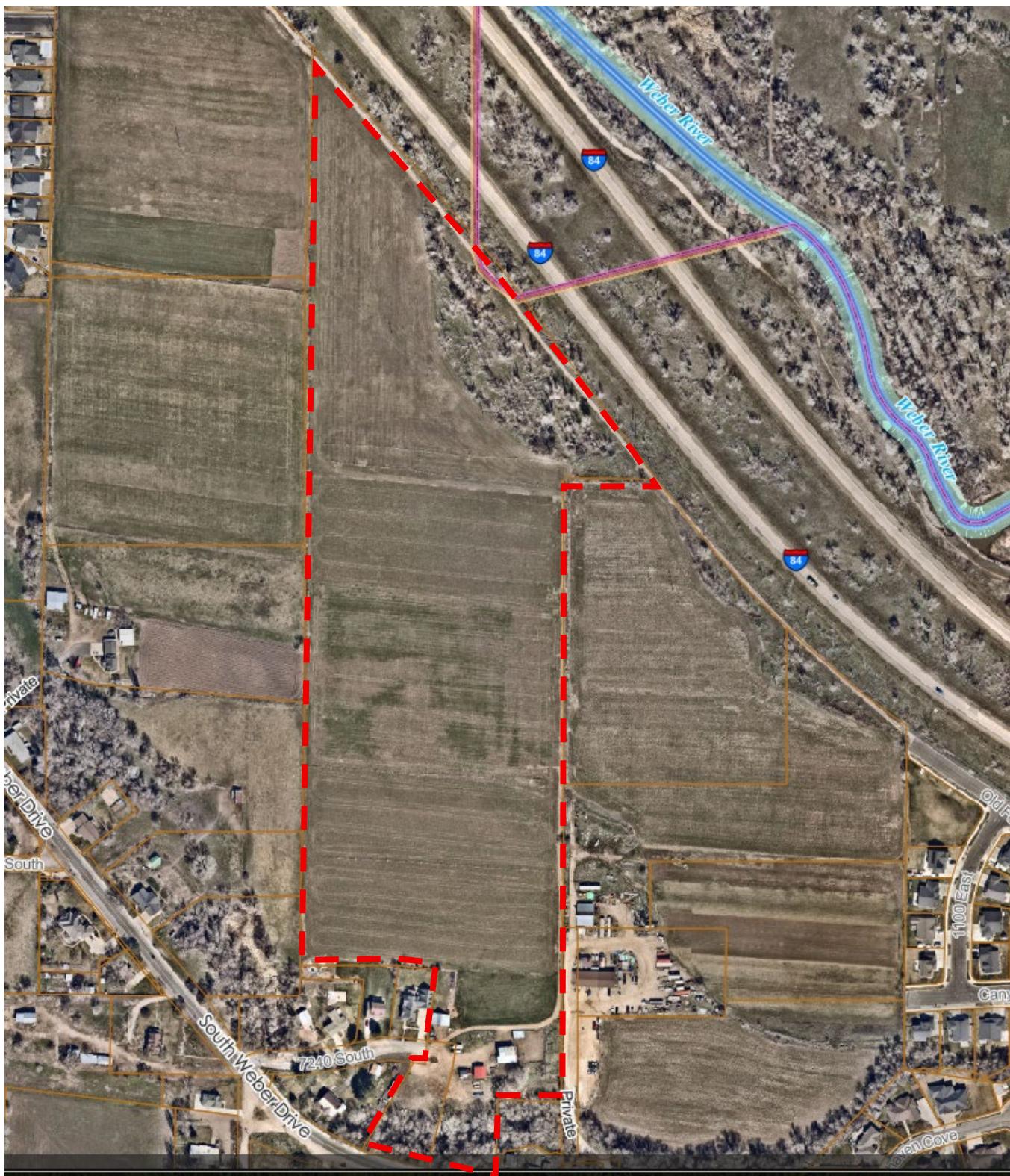
Traffic Impacts

The traffic impacts of the potential development will be analyzed in detail during the subdivision process. However, the South Weber Vehicle Transportation Map shows that two east/west roadway connections will need to be constructed to provide additional travel corridors. Old Fort Road and Canyon Drive will be extended to accommodate additional traffic for potential development. A north/south collector road is also required by the general plan, connecting the Old Fort Road on the north to South Weber Drive. UDOT requires this intersection to be located at 925 East. These travel corridors as required by the General Plan will provide additional travel routes and distribute the traffic load on to multiple roadways and lessen the overall transportation impact while providing additional routes for emergency services.

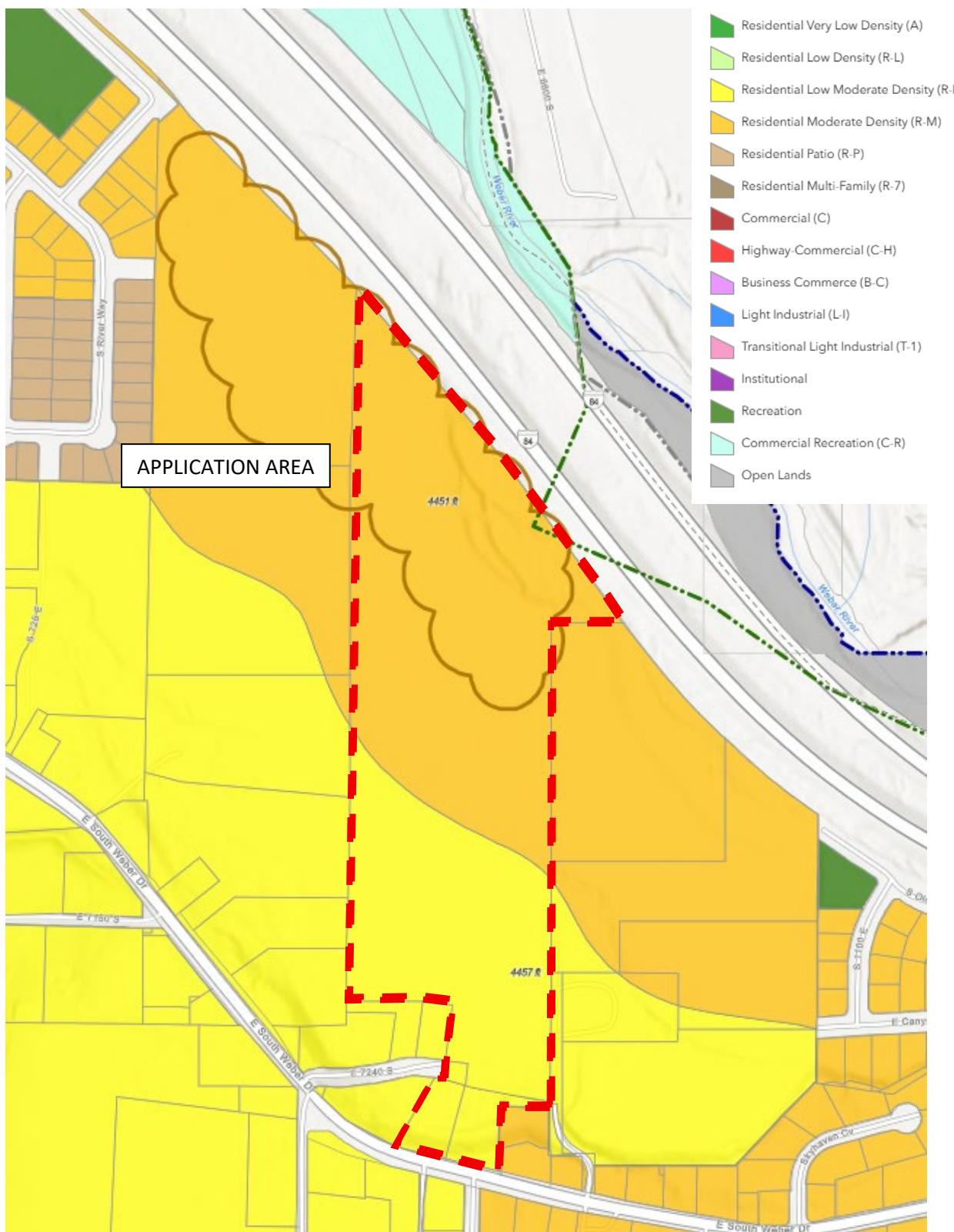
Conclusion

The proposed zone change is consistent with the goals and objectives of the General Plan as stated in the staff report. Staff recommends approval of the zone change for the 37.01 acres from A – Agricultural to R-L (Residential Low Density Zone) and R-M (Residential Moderate Density Zone).

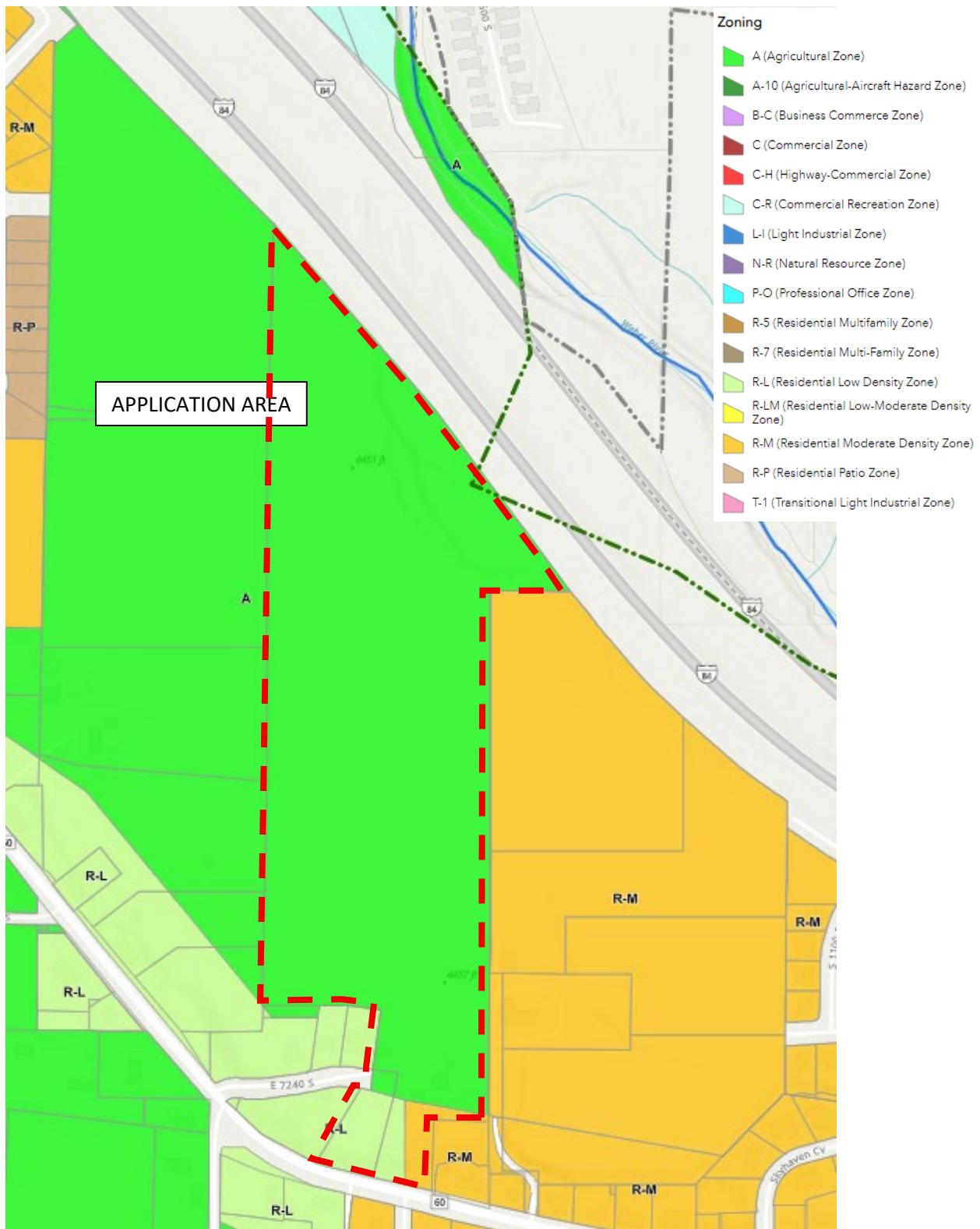
[Vicinity Map](#)

Property Map

Land Use Zones



Projected Land Use Map



Zoning Map



APPLICABLE CITY CODE

SECTION 10-2-7 C. REZONING APPLICATIONS AND CONCEPT DEVELOPMENT PLANS

A. PURPOSE

The purpose of this section is to ensure that rezoning decisions are made with a clear understanding of the intended development, to protect the community from speculative zoning changes, and to ensure consistency with the South Weber City General Plan and the orderly development of the city.

B. APPLICABILITY

This section shall apply to all applications seeking a zoning map amendment (rezoning) within the corporate limits of South Weber City.

C. CONCEPT PLAN REQUIREMENTS

1. **Application Timing:** All applications for zoning map amendments shall be accompanied by a concept development plan. Applications submitted without a concept plan shall be deemed incomplete and shall not be processed until such time as the required concept plan is submitted.
2. Application Requirements:
 - a. Proposed land uses and zoning districts.
 - b. A written narrative explaining how the proposal aligns with the South Weber General Plan.
3. **Concept Plan Content:** The concept plan shall include the following, as applicable. Items H-K will be required at the zoning administrator's discretion based on the estimated cost:
 - a. Lot layout and dimensions, including minimum lot sizes.
 - b. Location and configuration of streets, access points, and circulation systems.
 - c. Proposed residential densities and building square footage estimates.
 - d. Pedestrian and bicycle pathways.
 - e. Proposed open spaces, parks, and recreational amenities.
 - f. Phasing plans.
 - g. Conceptual utility layout, including water, sewer, and stormwater systems.
 - h. General landscape buffers, screening, and berthing.
 - i. Parking layout and ratio estimates.
 - k. Building scale and massing diagrams.



This section shall not be interpreted to require engineering or architectural drawings.

4. **Plan Review:** The concept plan shall be reviewed by city staff and forwarded to the Planning Commission and City Council as part of the rezone application.

D. BINDING NATURE OF CONCEPT PLAN

1. Upon approval of the zoning map amendment, the concept plan shall be deemed binding. Any future development on the rezoned property shall substantially conform to the approved concept plan.
2. **Significant Deviations.** Any significant deviation from the approved concept plan shall require an amendment to the zoning map amendment and shall be subject to the same review and approval procedures as the original rezone application, including public notice and hearings. Significant deviations include, but are not limited to:
 - a. **Land Use Alterations:** Introducing new land uses not identified in the approved concept plan.
 - b. **Density Modifications:** An increase or decrease in residential units or floor area by more than ten percent (10%).
 - c. **Layout Adjustments:** A reconfiguration of the site affecting more than twenty percent (20%) of the building placements, street alignments, or open space distribution.
 - d. **Changes in the phasing schedule** that materially impact infrastructure or amenity delivery.
3. **Review Process.** Amendments required under this section shall follow the same Planning Commission recommendation and City Council approval process as a new zoning map amendment.

E. ZONING REVERSION

1. **Conditions for Reversion.** The zoning of the property shall revert to its prior classification under the following conditions, unless the landowner requests and receives an extension of the zoning approval following the process outlined in subsection 2:
 - a. Failure to obtain preliminary subdivision or site plan approval within twenty-four (24) months of rezoning approval.
 - b. Abandonment of development activity for a period exceeding twelve (12) consecutive months.
 - c. Initiation of development is inconsistent with the approved concept plan without approval under Section D.



2. **Reversion Process.** The landowner shall notify the City, in writing, of its request to extend the zoning approval. Such notice shall occur at least 60 days prior to the date on which the zoning would otherwise revert to its prior classification. The request to extend it shall follow the procedures for a zoning map amendment, including Planning Commission recommendation and City Council decision following a public hearing pursuant to Utah Code §10-9a-205.

F. MINOR MODIFICATIONS

Minor modifications to an approved concept plan that do not meet the thresholds for significant deviation may be approved administratively by the Zoning Administrator. Such modifications may include minor adjustments in building placement (up to ten feet), utility realignment, or similar changes that do not materially affect the layout, density, or public infrastructure commitments of the plan.

10-3-5: POWERS AND DUTIES:

A. **Entrance Upon Land:** The Planning Commission, its members and employees, in the performance of its functions, may enter upon any land at reasonable times to make examinations and surveys, and place and maintain necessary monuments and marks thereon. The Planning Commission shall have such powers as may be necessary to enable it to perform its functions and promote Municipal planning.

B. Administrative Duties: The Planning Commission shall:

2. Recommend Land Use Ordinances and maps, and amendments to Land Use Ordinances and maps, to the City Council;

C. **Public Hearings; Reports and Recommendations:** For purposes of holding public hearings, the Planning Commission is recognized as the Land Use Authority for South Weber City, as defined by Utah Code Annotated 10-9a-103; 10-9a-404, 10-9a-502, 10-9a-503, 10-9a-602, and 10-9a-608, or as otherwise required. The Planning Commission may hold public hearings and shall do so as required by law. It may make reports and recommendations relating to the plan and development of the City to public officials and agencies, other organizations and citizens. It may recommend to executive or legislative officials, programs for public improvements. The City Council shall not hold any public hearing for any Land Use Ordinances, applications, or amendments unless specifically required by State law or a procedural motion approved by the City Council. (Ord. 19-08, 3-12-2019; amd. Ord. 2021-01, 2-23-2021)

