


**MEMORANDUM**

TO: Young Automotive – Developer  
Reeve & Associates – Developer’s Engineer

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

CC: Lance Evans – South Weber Community Development Manager

RE: **YOUNG QUICK LUBE – CONDITIONAL USE  
Engineering Review**

Date: September 6, 2024

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Our office has completed a review of the requested Conditional Use for the Young Quick Lube, located at 7716 South 2700 East (across the street from Maverik). We offer the following comments:

**10-7-4 STANDARDS**

- A. Compatibility with or impact to neighboring properties:
1. Location Within the Zone: The location is compatible with the C-H Zone and neighboring properties.
  2. Site Configuration: The site configuration is compatible with the C-H Zone and neighboring properties.
  3. Screening: The only items that would need to be screened are the dumpster and tire storage areas. Both are located in a screened enclosure. No additional fencing is required or needed for the proposed use.
  4. Height: The building height is single story and well-within the C-H Zone requirements.
  5. Setbacks: The building meets the setbacks of the C-H Zone. The setback is taken from the new widened ROW line. So, the building location will remain compliant with code after the road is widened in the future.
  6. Density/Intensity/Livability: NA (mainly applies to residential uses) – The site is open and provides more parking than required, with a path that allows patrons of their establishment to cross the road to any of the other neighboring commercial uses.
- B. Safety of Persons and Property:
1. Flooding: This property has a very low risk of flooding.
  2. Attractive Nuisances: The only potential attractive nuisance on the property is the petroleum valve station. However, this is already fenced. No additional mitigation is necessary.

3. Setbacks: The building is located at the proper setbacks. No additional mitigation is necessary.
  4. Fault Lines: There are no fault lines on the property. No other known hazards are on the property. No additional mitigation is necessary.
  5. Signs and Similar Structures: All signs will comply with city code requirements. No additional mitigation is necessary.
  6. Loading Zones: No loading zones are proposed.
  7. Street Features: The construction of curb & gutter, drainage swales and piping, sidewalks, parking lots, fire hydrants, parking lot lighting, and street lighting are all being proposed. No additional mitigation is necessary.
- C. Health and Sanitation:
1. Water: Sufficient water supply, flow, and pressure are available to this property.
  2. Wastewater: The building will be connected to the sewer system. The sewer system is adequately sized to handle proposed wastewater discharges.
  3. Utilities: The proposed water lines, sewer lines, and storm drain lines are all sufficiently sized to serve the proposed use.
  4. Trash Collection: A dumpster is proposed and is in a location where it can be easily emptied on a regular basis.
  5. Snow Removal: There are multiple locations where snow may be safely stored.
- D. Environment:
1. Sensitive Areas: The ground where the petroleum lines are located could be considered sensitive. However, protection measures are already in place with the current fencing enclosure of the above ground piping/valves, and with a minimum of 4' of cover over the pipelines. All proposed improvements to the site will leave these protection measures in place.
  2. Pollution: All city, state, and building code requirements will be followed. No additional mitigation is necessary.
  3. Erosion: The entire site will either be covered by pavement or landscaping, which will protect against erosion.
  4. Odors: Proper ventilation required by the Building Code will control objectionable odors (most likely the exhaust from idling vehicles).
  5. Noise: There will be noise from typical equipment used in the service of the vehicle, but nothing outside of the ordinary operation of a service station such as is being proposed. In addition, the operating hours will likely be typical business hours which will not run late into the evening or open excessively early.
  6. Dust: The entire site will either be covered by pavement or landscaping, which will protect against dust and debris.
  7. Light: The proposed lighting includes three parking lot lights, a street light by the entrance on 2700 East, and the lights on the building itself. A photometric plan should still be provided, but nothing proposed appears to be excessive.
  8. Nuisance: The design of the building will minimize or eliminate any of the potential nuisance factors listed. No additional mitigation measures are necessary.

9. Natural Conditions: This site does not have any natural occurring features that need additional design measures to protect.
- E. Traffic, Circulation, and Parking:
1. Traffic: The city hired WCG back in 2022 to provide the city’s Transportation Master Plan with a Sub-area Plan specifically conducted for 2700 East between South Weber Drive and 7800 South. More intense uses were assumed in the study. Therefore, no additional study is needed for the proposed use.
  2. Circulation: The proposed circulation allows vehicles to circumnavigate the entire building. Access to the road is well-designed with ample queuing length.
  3. Parking: The number of parking stalls proposed exceeds the minimum required. Also, the location and arrangement of the stalls works well with the proposed use.

**10-7-6: CONDITIONAL USE APPLICATION REQUIREMENTS:**

The following is a list of the required items listed in this section:

- Application
- Title Report and Survey of the property
- Site Plan (including all elements such as boundaries, setbacks, heights, lot coverage areas to meet zoning requirements, fencing, walls, landscaping, parking, loading, traffic circulation plan, snow removal, connection to public roads and ROW’s, easements, natural property features, existing topography, proposed grading, trails, sidewalks, biking facilities, existing and proposed utilities, building plans, lighting plan, and screening required, erosion control plans, permits, etc.)
- Narrative of the proposed use (including calculations of pervious and impervious areas, description of use, projected increase in traffic trips, projected water and sewer demand, and how the proposed use complies with the General Plan)
- Proposed materials and colors for the building, signs, and fencing
- Traffic Study, if required

The items listed above have been provided and reviewed. There are some items that still need to be addressed on the site plan, but these can be a condition of approval.

**10-7-7: APPROVAL STANDARDS FOR A CONDITIONAL USE APPLICATION:**

Upon review of the materials provided, we have concluded that the conditional use complies with: the General Plan, the requirements of the C-H Zone, site plan (pending final comments being addressed), dedication requirements, infrastructure requirements, all applicable land use ordinances, all local, state and federal requirements, the property size is sufficient for the conditional use, and the conditional use will not be detrimental to adjoining and surrounding properties.

**10-7-8: REASONABLE CONDITIONS FOR A CONDITIONAL USE AUTHORIZED:**

All proposed design elements, features, building, infrastructure, architectural elements, and landscaping are sufficient to approve the requested conditional use. No additional conditions are recommended.