

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 September 2024

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

PRESENT:

COMMISSIONERS:

Gary Boatright (excused)
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola

DEPUTY RECORDER:

Raelyn Boman

CITY ENGINEER:

Brandon Jones

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm and Michael Grant

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

1. Pledge of Allegiance: Commissioner Skola

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

ACTION ITEMS:

3. Approval of Consent Agenda

- 11 July 2024 Minutes

Commissioner Skola moved to approve the consent agenda as amended. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

4. Conditional Use Permit 24-02: Young Quick Lube

Community Development Manager Lance Evans explained that the Conditional Use Permit is for Young Tire and Service Center, an automotive service center located on 2.29 acres at 7716 S 2700 East. The property is zoned C-H (Highway-Commercial Zone) and is permitted according to the Land Use Matrix. City staff has reviewed the application and provided a recommendation.

The proposed building is 5,256 square feet, with six bays for automotive services. The application materials for the Conditional Use Permit (CUP) are shown in Exhibit A. The applicant has responded to each of the city code requirements and standards as stated in Chapter 10 of the City Code in the application in addition to the civil plans.

Commissioner Skola voiced concern with vehicles sitting in the parking lot and if there is a waste oil plan. Commissioner McFadden expressed concern with the detention basin and wash water and rainwater mixing. He added this is a prominent corner located at the entrance of South Weber and favored the masonry wall along with landscape. He questioned who maintains the property up to South Weber Drive, would like to see a potential landscaping agreement. City Engineer Brandon Jones replied UDOT will need to be involved as the future plan is to widen South Weber Drive. Commissioner Skola expressed concern for high traffic and maintaining the landscape.

City Engineer Brandon Jones conveyed a traffic study was completed for 2700 East by WCG. The modeling for this area and property was a fast-food use; however, this use will be less intense. Eventually 2700 East will need to be widened as per the city's transportation master plan. He noted low impact development requires infiltration to storm water and best management processes need to take place. He acknowledged this will be reviewed further with the developer. Commissioner Roberts questioned long term vehicles in the parking lot and how it is enforced. Commissioner Losee asked about the gates identified on the site plan. Steve Peterson, Architect for the developer, replied the gas company needs access, and they will paint striping to make sure there is no parking.

Mr. Peterson explained the Young Automotive business plan does not include long term storage or servicing large heavy vehicles. In relation to site drainage, it will go through a chamber system. Commissioner Losee requested a revision to the site plan, as she feels there is more parking than needed. Mr. Peterson expressed some of the parking will be used for a power sports display. Commissioner Skola suggested building up that area for displaying the power sports vehicles. Brandon understands there is more parking than required, but he feels that is a benefit.

Mr. Evans asked Mr. Peterson if this business will have power sports rentals. Mr. Peterson replied they do want to rent power sports. Mr. Evans explained power sports rentals will need to be included in the conditional use permit application.

Commissioner Losee moved to recommend approval to the City Council for Conditional Use Permit 24-02: Young Tire and Service Center with the following conditions:

- The specified use allows for only light service and recommends naming it "Young Tire and Light Service, Display and Rental Center."
- Modify plans to meet Engineering site plan requirements.
- Move the sidewalk location, as per the City Engineer recommendations in the site plan review.
- The grey split-faced CMU walls are modified to break up the wall with marbling or vertical and or horizontal elements to enhance visual interest.
- Provide approval letters from oil and gas easement holders on the property.
- Cross access easement shall be provided to share access with the adjacent property owner to the south.
- The tire storage area chain link fence be replaced with an 8' masonry wall.
- The site lighting be modified to reduce light levels at the property lines of the project to 0.2 lumens, to minimize off-site light.
- The parking spaces in front of the natural gas sub-station access road points be removed for emergency vehicle access.
- Maintenance agreement for landscaping along South Weber Drive and 2700 East, with UDOT approval.
- Meet conditions set forth in City Engineer Brandon Jones review of 6 September 2024.
- Meet conditions set forth in Community Development Manager Lance Evans report of 12 September 2024.

Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

REPORTS:

5. Commission

Commissioner Roberts: reported the weeds need to be cut down at Old Maple Farms.

Commissioner Skola: acknowledged the lighting at the storage units is much better and weeds have been removed. He recommended reviewing and possibility updating light services in the city code. He thanked those who were involved with County Fair Days.

Commissioner McFadden: recommended the City Council review the process to expand 2700 East.

Commissioner Losee: expressed she is concerned about the height of buildings 2 and 3 at the Lofts Development on 2700 East. Brandon explained the development did go through the building permit process and the city hires a third party to make sure conditions are followed. Lance reported the buildings do meet the city height requirement.

8. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 7:35 p.m. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED: _____ Date _____
Chairperson: Julie Losee

Transcriber: Michelle Clark

Attest: _____ Deputy Recorder: Raelyn Boman

DRAFT