

## Meeting Procedures

### Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

### Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

### Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

### Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

### Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

### Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

## Commenting at Public Meetings and Public Hearings

### Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

### Speak to the Point:

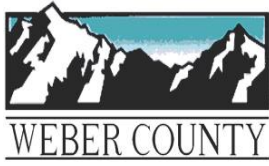
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

### Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

### Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



## WESTERN WEBER PLANNING COMMISSION

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### AMENDED MEETING AGENDA

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**November 10, 2020**

**5:00 p.m**

Join Zoom Meeting

<https://us02web.zoom.us/j/84659212154>

Meeting ID: 846 5921 2154

One tap mobile

+13462487799,,84659212154# US (Houston)

+16699006833,,84659212154# US (San Jose)

- ***Pledge of Allegiance***
- ***Roll Call:***

**1. Minutes:** November 12, 2019 and October 13, 2020

**2. Consent Items.**

**2.1 CUP 2020-17:** A request for approval of a Conditional Use Permit to remove an old water tank and build two new 375,000-gallon water tanks that serve Uintah City.

**Staff Presenter: Felix Lleverino**

**3. Petitions, Applications, and Public Hearings:**  
**Administrative items**

**3.1 LVH 091820:** Consideration and action on a request for preliminary approval of Highlands Bluff Estates Phase 1, 1st Amendment, a subdivision proposal to create a 12 lot residential development.

**Staff Presenter: Felix Lleverino**

**3.2 LVT031120:** Request for final approval of Taylor Landing Cluster Subdivision Phase 1A, consisting of 28 lots in the A-1 Zone, located at approximately 4000 W 2200 S, Ogden UT.

**Staff Presenter: Scott Perkes**

**3.3 LVT031120:** Request for final approval of Taylor Landing Cluster Subdivision Phase 2, consisting of 20 lots in the A-1 Zone, located at approximately 4000 W 2200 S, Ogden UT.

**Staff Presenter: Scott Perkes**

**4. Petitions, Applications, and Public Hearings:**  
**Legislative items**

**4.1 ZTA 2020-05:** Public hearing to discuss and take comment on potential scenarios to amend § 108-7-25 of the Weber County Code regarding short-term rentals.

**Staff Presenter: Scott Perkes**

**4.2 ZTA- 2020-03:** Public Hearing to discuss and take action on a proposal to amend the zoning code to allow for accessory dwelling units in all single-family dwellings as a permitted use.

**Staff Presenter: Tammy Aydelotte**

**4.3 ZTA 2019-06:** A public hearing to consider and take action on ZTA 2019-06, a request to amend the Weber County Land Use Code to create standards for storage units in the commercial zones.

**Presenter: Charlie Ewert**

**4.4 ZTA 2020-07:** A public hearing to consider and take action on ZTA 2020-07, a request to amend the Weber County Land Use Code to add a height limit for weeds and turf grasses.

**Presenter: Charlie Ewert**

**4.5 ZTA 2020-04:** Consideration and action on a request to amend Weber County Code to enable development along substandard streets under specific conditions.

**Presenter: Charlie Ewert**

**5. Public Comment for Items not on the Agenda:**

**6. Remarks from Planning Commissioners:**

**7. Planning Director Report:**

**8. Remarks from Legal Counsel:**

**Adjourn**

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1<sup>st</sup> Floor,  
2380 Washington Blvd., Ogden, Utah.*

*&*

*Via Zoom Video Conferencing at the link listed above.*

**A Pre-Meeting will be held at 4:30 p.m.** The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open, public meeting.

***In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791***