

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:

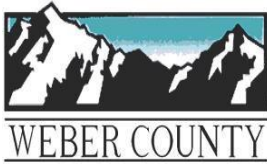
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information 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 MEETING

AGENDA

May 11, 2021

5:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/83241094806>

Meeting ID: 832 4109 4806

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

1. Petitions, Applications, and Public Hearings:

Administrative items:

2. LVS021320: Request for recommendation of final approval of Stagecoach Estates Cluster Subdivision consisting of 55 lots located at approximately 1800 South 3800 W, Ogden: Staff Presenter Tammy Aydelotte
3. DR# 2021-04: A request for design review approval to construct new greenhouses that will be added to a large scale growing operation named Pineae Greenhouses: Staff Presenter Tammy Aydelotte
4. Request for a recommendation of final approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres: Staff Presenter Tammy Aydelotte

Public Hearing Items:

5. A public hearing to consider an application to rezone approximately 39.59 acres on parcel 19-001-0005, located at approximately 4000 N. Highway 89, from the A-1 (agriculture) zone to the G (gravel) zone. Staff presenter: Charlie Ewert Applicant: Westside Investments Applicant agent: Craig Jackson
6. A public hearing to consider an application to add "gun range" to the list of allowed uses in the M-3 zone. Staff presenter: Charlie Ewert. Applicant: Justin Barrow
7. A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to ensure adequate culinary and secondary water for each new subdivision. Presenter: Charlie Ewert
8. A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to allow private streets in certain subdivisions and provide for future public street conversion and connectivity, if needed. Presenter: Charlie Ewert
9. A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to require public street connectivity in certain intervals. Staff presenter: Charlie Ewert
10. Public Comment for Items not on the Agenda:
11. Remarks from Planning Commissioners:
12. Planning Director Report:
13. Remarks from Legal Counsel

Adjourn

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

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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