



OGDEN VALLEY PLANNING COMMISSION

PLANNING REGULAR & WORK SESSION AGENDA

January 02, 2017
5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Minutes: Approval of April 12, 2016, May 17, 2016, June 27, 2016, September 05, 2016, October 24, 2017, November 28, 2017, and December 05, 2017 Meeting Minutes
2. Consent Agenda:
 - 2.1 CUP 2017-11: Consideration and action on a conditional use permit application for the Marcella Naumu Real Estate Office located at 7345 E 900 S, Huntsville UT, in the Commercial Valley Resort (CVR-1) Zone.
3. Petitions, Applications, and Public Hearings
 - 3.1 Legislative Items
 - a. New Business
 1. ZTA 2017-13: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7), Conditional uses (§104-22-3, §104-23-3, §104-25-3) to define Outdoor Storage and to include it as a conditional use in the M-1, MV-1, M-2, and M-3 zones.
 2. ZTA 2017-16: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7), Additions and enlargements (§108-12-3), Subdivision plat requirements for nonconforming lots; exemptions (§108-12-11), and Enlarging nonconforming lots (§108-12-12). The proposed amendment will allow parcels created prior to July 1, 1992 containing a permitted single family dwelling to be considered a Lot of Record.
4. Public Comment for Items no on the Agenda
5. Remarks from Planning Commissioners
6. Legal Counsel Remarks
7. Report of Planning Director
8. Adjourn to Convene to a Work Session
 - WS1. DISCUSSION: Parking Area on Parcel 22-021-0142 owned by Summit Mountain Holding Group LLC
 - WS2. DISCUSSION: Modifications to the definition of "Height of Building" and additional clarification regarding standards and regulations governing the height of a building.
 - WS3. DISCUSSION: Modifications to the Cluster Subdivision ordinance to amend open space requirements and provide clarifications.
 - WS4. DISCUSSION: (Time pending): Modifications to the Planned Residential Unit Development (PRUD) ordinance to make a decision on a PRUD, a legislative – not administrative – action.

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. A Pre-meeting will be held at 4:30 p.m. in the Breakout Room, no decision will be made in this meeting.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

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

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.

Testifying at Public Meetings and Public Hearings**Address the Decision Makers:**

- ❖ When testifying 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 testimony 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 testimony is 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 testimony that has already been given. If you agree with previous testimony then state that you agree with that testimony.
- ❖ 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 hand written 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.