



OGDEN VALLEY PLANNING COMMISSION

PLANNING MEETING AGENDA

Meeting Location: EDEN PARK

5510 E 2100 N, EDEN UT

October 03, 2017

5:00 p.m. – 8:00 p.m.

(Note: The meeting location is different than normal.)

Pledge of Allegiance

Roll Call

1. Minutes: Approval of the April 12, 2016 and May 17, 2016 Meeting Minutes
 2. Petitions, Applications and Public Hearings
 - 2.1. Legislative Item
 - a. New Business
 1. ZDA 2017-02 Consideration and action on a request to amend Eden's Blacksmith Village zoning development agreement that was originally approved as part of Ordinance 2008-17 and amended as part of Contracts C2010-100, C2011-38, and C2013-197. The requested amendment involves changes to the conceptual plan, a time extension, and the removal of previously imposed limitations and restrictions. The site is located at approximately 2145 North and 5500 East in Eden.
 2. Remarks from Planning Commissioners
 3. Planning Director Report
 4. Remarks from Legal Counsel
 5. Adjourn Public Meeting to Convene to a Work Session
- WS1. DISCUSSION: Regarding adding "conference/education center" to the list of allowed uses in the Shoreline (S-1) Zone and/or to Agri-tourism farms designated as "small farms" (10-<20 acres)
- WS2. DISCUSSION: ZTA 2017-11: Discuss ongoing changes to the Ogden Valley Sign Co

The meeting will be held in the Eden Park, 5510 E2100 N, Eden UT
No pre-meeting is scheduled for a work session

(In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)

Planning Commission Agenda Script:

CHAIR

1. Follows personal/meeting opening SOP's.
2. Reads application request line from agenda/staff report.
3. Requests that the Director explain the decision type and explain who will be presenting. For example, "Mr. Grover will you please explain the decision type and who will be presenting."

DIRECTOR

1. Explains decision type. Identifies (not necessarily explain) decision type on subsequent items.
2. Describes flow of specific item presentation. For example:
 - a. Mr./Ms. (Staff) will provide a brief outlineⁱ of the project
 - b. Followed by the applicant, Mr./Mrs. (applicant), who will present you with background information and the detailsⁱⁱ necessary to demonstrate his/her vision for the project and possibly code compliance.
 - c. Following the applicant's presentation, Mr./Ms. (Staff) will return and present information related to applicable codes, code compliance, review agency comments, and a Staff recommendation.
 - d. Mr./Ms. (Staff), the time is yours.

STAFF

1. Presents brief project outline provided in footnote i.

APPLICANT

1. Presentation as provided in footnote ii.
2. Offers to answer PC questions.

STAFF

1. Presentation as provided in 2(c).
2. Offers to answer PC questions.

CHAIR

1. Opens item to take public comment/Closes public comment.
2. Invites Staff and Applicant to answer questions.
3. Asks for a MOTION/SECOND in order to open a PC discussion.
4. Follows remaining SOP's.

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 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.

ⁱ This is a subdivision located at approximately (address). It lies within the (Zone), covers (acres), consists of (# Lots), and consists of approximately 1,100 feet of public road improvements. Do you have questions about the outline...if so, I would be happy to answer them? If not, I will turn the time over to Mr. (applicant).

ⁱⁱ Possibly include personal introduction/information and resume, introduction of other professional contributors, property ownership time or lease situation, visuals (photos, renderings), anticipated impacts and offered mitigation or rationale behind impacts being acceptable, and statement of code compliance.