

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:

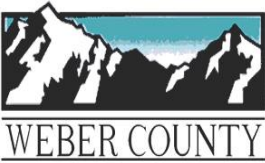
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information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

AMENDED MEETING AGENDA

June 9, 2020

5:00 p.m

Pre-Meeting: Discussion of Zoom meeting conduct and receiving public comment. (i.e. chat feature-turned off).

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

1. **Review and approval of 2020 revised Planning Commission Rules of Order**
2. **Consent Agenda:**
- 2.1 **DR 2020-02** - Consideration and action on a design review amendment to expand the Winco Distribution Center Parking lot. The parking lot expansion area is 1.07-acres.
Applicant, Brandon Johnson; Staff Presenter, Felix Lleverino

Petitions, Applications, and Public Hearings:

3. **Administrative items**
- 3.1 **CUP 2020-08:** Consideration and action on Conditional Use Permit 2020-08 for a Night Watchman Quarters in the Commercial C-2 Zone
Applicant, Katrina Gibson; Staff Presenter, Iris Hennon

Petitions, Applications, and Public Hearings:

4. **Legislative items**
- 4.1 **ZMA 2020-02:** Public hearing to consider and take action on a proposal to rezone approximately 4.49 acres of land located at 6224 S. 2225 E. from RE-15 to R-1-12.
Staff Presenter: Charlie Ewert
- 4.2 **ZTA 2020-06:** Public Hearing to consider and take action on a proposal to amend the Weber County Code, Chapter 104-3, 108-7, among other parts of the code, if applicable, to allow the cultivation of medical cannabis in the A-2 zone.
Staff Presenter: Charlie Ewert
- 4.3 **ZTA 2020-04:** Public hearing to consider and take action on a proposal to amend the Weber County Code, Chapter 106-2 and 106-4 to require PUE's to be as specified by the County Engineer and/or Land Use Authority and to enable development along substandard streets under specific conditions.
Staff 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:**
9. **Adjourn to Work Session**

WS1: Discussion about short term rentals in Western Weber and regulatory options.

WS2: ZTA2020-03 Discussion regarding a proposed accessory dwelling unit ordinance.

HOST: Steve Burton

Join Zoom Meeting

<https://us02web.zoom.us/j/81608896724>

Meeting ID: 816 0889 6724

One tap mobile

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Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

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+1 301 715 8592 US (Germantown)

Meeting ID: 816 0889 6724

Find your local number: <https://us02web.zoom.us/u/kcEnfjnrG4>

The Virtual Meeting will be held via Zoom.

A Pre-Meeting will be held at 4:30 p.m. via ZOOM. 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