

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

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

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:

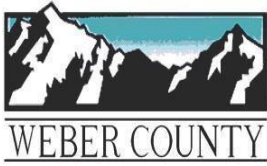
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information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

MEETING AGENDA

December 12, 2023

Pre-meeting 4:30/Regular meeting 5:00 p.m.



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

1. **Minutes:** November 7, 2023

2. **Planning Calendar 2024**

Petitions, Applications, and Public Hearings:

3. **Administrative items:**

3.1 **LVS111423:** Consideration and action on a request for preliminary approval of the Smart Fields Subdivision, consisting of 81 lots located at 1700 S 4300 W, Ogden. **Planner: Steve Burton**

3.2 **LVO112223:** Consideration and action on a request for preliminary approval of the Orchards at JDC Ranch Phases 2 and 3, consisting of 115 lots located at 2850 W 2600 N, Plain City. **Planner: Steve Burton**

Petitions, Applications, and Public Hearings:

4. **Legislative items:**

4.1 ZTA 2023-11 and ZTA 2023-12 – PUBLIC HEARING – Discussion and possible action on portions Section 106 of the Weber County Land Use Code regarding subdivision approval procedures and requirements for financial guarantees for public improvements.

Planner: Bill Cobabe

4.2 ZMA 2023-16 (Hancock Rezone) – PUBLIC HEARING – Discussion and possible action on amending the County's zoning map to reflect an applicant-driven request, changing approximately 20 acres of land located at 5900 W and 900 S in unincorporated Weber County from A-1 (Agricultural) zone to M-T (Manufacturing and Technology) zone. **Planner: Bill Cobabe**

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

6. **Remarks from Planning Commissioners:**

7. **Planning Director Report:**

8. **Remarks from Legal Counsel**

Adjourn to Work Session

WS 1 A discussion on the topic of a rezone of the Winston Park. Mr. Wade Rumsey will be presenting details addressing the Planning Commission recommendations from the October 17th meeting.

WS 2 A discussion on a rezoning proposal of 72.75 acres, located at 4000 W 3300 S. The Navy Meadows proposal would change the zoning from Agricultural (A-1) to Residential (R1-15). **Planner: Felix Lleverino**

WS3: Discussion about Terakee River Rezone, a potential rezone at the north end of the existing 3600 West street. Developer: Heritage Land Holdings. **Planner: Charlie Ewert.**

Adjourn

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

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item.

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 801-399-8374