

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.



WEBER COUNTY PLANNING COMMISSION MEETING

MEETING AGENDA

December 9, 2025

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



- Pledge of Allegiance
- Roll Call:

1. Election: Chair/Vice Chair
2. Minutes: September 23, 2025, October 14, 2025, November 18, 2025
3. Consent items:

3.1 CUP 2025-26: Request for approval of a conditional use permit for expansion and improvement of Powder Mountain's sewer lagoon site. This project is located in the Forest (F-5) Zone, at approximately 4000 E 5100 N, Eden, UT 84310
Applicant Representative: Brooke Hontz; Staff Presenter: Tammy Aydelotte

4. Legislative Items

4.1 ZDA2025-12: A request from Froerer Family Investment for a public hearing, discussion, and possible recommendation regarding a development agreement to preserve development rights, timing of project development, and overall project layout for approximately 19.32 acres, located at approximately 700 S 7900 E, Eden, UT, 84310 in the AV-3 Zone.
Applicant Representative: Ryan Froerer; Staff Presenter: Tammy Aydelotte

5. Administrative items

5.1 CUP 2025-24: A request for approval of a conditional use permit for an animal clinic located at 3709 East 3300 North, Eden.
Applicant Presenter: Beau Bradbeer; Staff Presenter: Felix Lleverino

5.2 LVTP7112825: Consideration and action on a request for preliminary approval of the Taylor Landing Subdivision Phases 7 & 8, consisting of 49 lots, public roadways, dedication of public pathways, and a detention pond. Located at approximately 1900 S 3850 W, Weber County, UT, 84401 in the R1-15 Zone.
Applicant representative: Selvoy Fillerup; Staff Presenter: Tammy Aydelotte

5.3 LVH110325: Consideration and action on a request for preliminary approval of Harper Haven Subdivision consisting of 74 lots, public roadways, and dedicated public pathways, located in the R1-15 Zone at approximately 550 South 4700 West, Taylor, UT, 84401.
Applicant Presenter: Trek Loveridge; Staff Presenter: Tammy Aydelotte

5.4 UVP111325: Consideration and action on a request for preliminary subdivision approval of the Prado at Powder Mountain Subdivision, a 38-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.
Applicant Presenter: Erik Anderson; Staff Presenter: Felix Lleverino

5.5 DR 2025-16: Request for design review approval for a wastewater treatment facility for the Nordic Village area. Located at approximately 3651 Nordic Valley Road, Eden, UT, 84310. This is located in the Form-Based (FB) Zone in Ogden Valley.
Applicant Presenter: Nathan Schellenberg; Staff Presenter: Tammy Aydelotte

6. Approval of 2026 Calendar
7. Public Comment for Items not on the Agenda:
8. Remarks from Planning Commissioners:
9. Planning Director Report:
10. 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.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371