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

November 10, 2026

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

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

1. Minutes: August 11, 2026, October 10, 2026

2. Legislative:

2.1 ZMA2026-07: A hearing for the Bennet Addition Zoning Map Amendment proposal to rezone approximately 15 acres at 4700 West 900 South, and another approximately 5.25 acres at 5454 West 1150 South, from the A-1/A-2 zones to the TN-Bennet zone.

2.2 ZMA2026-10: Reconsideration of the Riverbend Zoning Map Amendment proposal to rezone Riverbend Farms development from the A-1/A-2 zones to the R1-15 and O-1 zones.

2.3 ZMA2026-05: Reconsideration of the Wagstaff-Nilson Zoning Map Amendment proposal to rezone approximately 85 acres located at approximately 3800 West 400 South from the A-1/A-2 zones to the R1-15 zone.

2.4 ZMA2026-06: Consideration and decision for the Wagstaff North Zoning Map Amendment proposal to rezone approximately 150.37 acres located between 3600 West and 4300 West, and at about 700 North from the A-2 zone to the R1-15 zone and O-1 zones.

3. Public Comment on Items not on the agenda:
4. Remarks from Planning Commissioners:
5. Planning Director Report:
6. Remarks from Legal Counsel:

Adjourn to work session

WS1: Graham's Way Zoning Map Amendment proposal to rezone 14.04 acres from agricultural one acre zoning to residential quarter acre zoning for single-family development. Developer: Doug Hamblin

WS2: Cameron Pointe Zoning Map Amendment proposal to rezone 5.17 acres from Agricultural one acre zoning to residential quarter acre zoning for single-family development. Developer: Doug Hamblin

WS3: Winston Park development agreement amendment to allow for 25% of the patio homes in phase 3 to be rented. The original DA restricts all patio homes to owner occupied. This would allow the developer to rent six of the 24 units. Developer Wade Rumsey

WS4: McFarland Addition to Westbridge Meadows: a proposal to rezone approximately 283 acres from the A-2 zone to the R3-A zone with an MPD Overlay zone and a density cap of no greater than 6 units to the acre. The proposal will add the 283 acres to the Westbridge Meadows master planned project. Developer: Nilson Homes

WS5: John Price Zone Map Amendment proposal to rezone approximately 103 acres located at approximately 1900 South 7500 West from the A-2/A-3 zones to the R-3A zone and added into the Westbridge Meadows Master Planned Development with a density cap of 6.5 units to the acre, or to the R1-5 zone with a development agreement, or to the R1-15 zone with a development agreement. Developer John Price

WS6: Additional consideration and discussion for the Willow Village Zone Map Amendment proposal to rezone approximately 35 acres located at approximately 4650 West 900 South from the A-1 zone to the FB zone.

WS7: Additional consideration and discussion for the Wagstaff North Zoning Map Amendment proposal to rezone approximately 150.37 acres located between 3600 West and 4300 West, and at about 700 North from the A-2 zone to the R1-15 zone and O-1 zones.

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.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 801-399-8371before 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