 **OGDEN VALLEY PLANNING COMMISSION**

 **PLANNING MEETING AGENDA**

#  April 25, 2017

#  5:00 p.m.

***Pledge of Allegiance***

***Roll Call***

**1. Minutes: Approval of the December 06, 2016, February 28, 2017, March 07, 2017, and March 28, 2017 Meeting Minutes**

**2. Consent Agenda:**

**2.1. UVE030217 Consideration and action on a request for preliminary approval of Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 Lots, 2 common areas, and an extended road in the Residential Estates (RE-20) and Agricultural Valley (AV-3) Zones, located at 3600 N Eagle Ridge Drive in Eden. (Eden Hills LC, Owner; Tyler Nielson, Agent)**

**2.2. UVH121416 Consideration and action on an application for final approval of the Hidden Haven Estates 2nd Amendment, consisting of 3 lots and an extended private road in the Agricultural Valley (AV-3) and Shoreline (S-1) Zones, located at 1682 N 6250 E in Eden. (Pineview Partners LLC, Applicant; Randy Shepherd, Applicant)**

**2.3. CUP 2017-03 Consideration and action on a conditional use permit application for a water pumping plant for Liberty Pipeline Company in the Forest (F-5) Zone, located at 6701 N Durfee Creek Way in Liberty. (Liberty Pipeline Company, Pen Hollist Director, Applicant; Mike Durtschi, Project Engineer, Agent)**

**3. Petitions, Applications and Public Hearings**

**3.1. Administrative Items**

 **b. New Business**

**1. CUP 2017-01 Consideration and action on a conditional use permit application for a public equestrian training and stable facility for Kent Winegar in the Agricultural Valley (AV-3) Zone, located at 9510 E 200 S in Huntsville. (Kent Winegar, Applicant)**

**2. CUP 2017-04 Consideration and action for a conditional use request for The Strand at Wolf Creek Resort Phase 1 PRUD located within the approved Wolf Creek Resort Master Development including an average building height of 33 feet as conditionally allowed in the Commercial Valley Residential (CVR-1) Zone, located at 3820 N Wolf Creek Resort.**  **(WCU, LLC, Applicant; Eric Householder, Agent)**

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

**5. Remarks from Planning Commissioners:**

**6. Planning Director Report:**

**7. Remarks from Legal Counsel:**

***The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor,***

***2380 Washington Blvd., Ogden, Utah.***

***Please enter the building through the front door on Washington Blvd. if arriving at the meeting after 5:00 p.m.***

*A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. 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***

 **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 theapplication or item for discussion will provide input and comments.
* Thecommission 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.

**Testifying at Public Meetings and Public Hearings**

**Address the Decision Makers:**

* When testifying 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 testimony 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 testimony is 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 testimony that has already been given. If you agree with previous testimony then state that you agree with that testimony.
* 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.

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center,*

*1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session may be held in the Breakout Room.*

*A pre-meeting will be held in Room 108 beginning at 4:30 p.m. – No decisions are made in this meeting*



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