



## WESTERN WEBER PLANNING COMMISSION

### MEETING AGENDA

**April 11, 2017**

**5:00 p.m.**

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

#### **1. Legislative Items**

**1.1** ZTA 2016-04: Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), 108-10 (Public Buildings and Public Utility Substations [or] Structures, and 104-29-2 (Ogden Valley Destination and Recreation Resort Zone DRR-1) to provide the definition of “utility” to modify the front setback requirement for utility structures when not on a lot abutting a public right of way, and to clarify provisions for public utility substations and structures.

**1.2** ZTA 2017-02: Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), to eliminate redundancies and provisions no longer relevant in the definition of “lot of record.”

**1.3** ZTA 2017-03: Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), to clarify that a “recreation lodge” includes sleeping rooms intended for nightly rentals.

**1.4** ZTA 2017-04: Public hearing, discussion, and decision on a proposal to amend Part I of the County Code of Ordinances, Chapter 2-17 (Township Planning Districts) and Section 102-5 (Rezone Procedures) to remove irrelevant references to “townships” from the Weber County Code.

**1.5** ZTA 2017-05: Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), 102-4-3 (Land Use Permit Revocation), and 108-4 (Conditional Uses) to clarify permit or approval time limits before commencement of construction or commencement of use.

**1.6** ZTA 2017-06: Public hearing, discussion, and decision on a proposal to amend Section 102-1-5 (Hearing and Publication Notice for County Commission, 106-1-6 (Agency Review and Public Notice), and 106-1-8 (Final [Subdivision] Plat Approval Procedure) to extend the timeframe a subdivision proposal has before being reviewed by the Planning Commission, to correct old references, to clarify that a public meeting is required for a subdivision but not a public hearing, and to clarify the code generally.

**1.7** ZTA 2017-07: Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), to eliminate irrelevant or conflicting provisions regarding the definition of a “restricted lot.”

- 3. Public comment for items not on the agenda**
- 4. Remarks from Planning Commissioners**
- 5. Planning Director Report**
- 6. Remarks from Legal Counsel**
- 7. Adjourn to work session**

**Work Session:** Follow-up review of the proposed Western Weber County Resource Management Plan.

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1<sup>st</sup> 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***

## Planning Commission Agenda Script:

### CHAIR

1. Follows personal/meeting opening SOP's.
2. Reads application request line from agenda/staff report.
3. Requests that the Director explain the decision type and explain who will be presenting. For example, "Mr. Grover will you please explain the decision type and who will be presenting."

### DIRECTOR

1. Explains decision type. Identifies (not necessarily explain) decision type on subsequent items.
2. Describes flow of specific item presentation. For example:
  - a. Mr./Ms. (Staff) will provide a brief outline<sup>i</sup> of the project
  - b. Followed by the applicant, Mr./Mrs. (applicant), who will present you with background information and the details<sup>ii</sup> necessary to demonstrate his/her vision for the project and possibly code compliance.
  - c. Following the applicant's presentation, Mr./Ms. (Staff) will return and present information related to applicable codes, code compliance, review agency comments, and a Staff recommendation.
  - d. Mr./Ms. (Staff), the time is yours.

### STAFF

1. Presents brief project outline provided in footnote i.

### APPLICANT

1. Presentation as provided in footnote ii.
2. Offers to answer PC questions.

### STAFF

1. Presentation as provided in 2(c).
2. Offers to answer PC questions.

### CHAIR

1. Opens item to take public comment/Closes public comment.
2. Invites Staff and Applicant to answer questions.
3. Asks for a MOTION/SECOND in order to open a PC discussion.
4. Follows remaining SOP's.

## 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 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.

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<sup>i</sup> This is a subdivision located at approximately (address). It lies within the (Zone), covers (acres), consists of (# Lots), and consists of approximately 1,100 feet of public road improvements. Do you have questions about the outline...if so, I would be happy to answer them? If not, I will turn the time over to Mr. (applicant).

<sup>ii</sup> Possibly include personal introduction/information and resume, introduction of other professional contributors, property ownership time or lease situation, visuals (photos, renderings), anticipated impacts and offered mitigation or rationale behind impacts being acceptable, and statement of code compliance.