



WESTERN WEBER PLANNING COMMISSION

MEETING AGENDA

December 12, 2017

5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call*

5:00 p.m. Regular Meeting of the Western Weber Planning Commission

Minutes: Approval of the meeting minutes: November 21, 2017.

1. Administrative Items

- 1.1 LVS080717: Consideration and action on a request for approval of a revision to the preliminary subdivision plan of Sunset Equestrian Cluster Subdivision. Presenter: Steve Burton, Planner
- 1.2 LVS080717: Consideration and action on a request for final approval of Sunset Equestrian Cluster Subdivision Phase 1, consisting of 20 building lots and 14 agriculture preservation parcels. Presenter: Steve Burton, Planner
- 1.3 LVC 101217: Consideration and action on a request for preliminary approval of Cameron Cove Cluster subdivision, consisting of 27 lots. Presenter: Felix Lleverino, Planner
- 1.4 LVC 101217: Consideration and action on a request for final approval of Cameron Cove Cluster subdivision, consisting of 27 lots. . Presenter: Felix Lleverino, Planner
- 1.5 LVT101917: Consideration and action for preliminary plan approval of Terakee Village Phase 1, a PRUD Subdivision, consisting 36 residential lots. Presenter: Ronda Kippen

2. Legislative – Public Hearings

- 2.1 ZTA 2017-13: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7), Conditional uses (§104-22-3, §104-23-3, §104-24-3, §104-25-3) to define Outdoor Storage and to include it as a conditional use in the M-1, MV-1, M-and M-3 zones. Presenter: Steve Burton, Planner

Western Weber Planning Commission: close hearing

Planning commission discussion for ZTA 2017-13.

Western Weber Planning Commission action for ZTA 2017-13.

- 2.2 ZTA 2017-16: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7), Additions and enlargements (§108-12-3), Subdivision plat requirements for nonconforming lots; exemptions (§108-12-11), and Enlarging nonconforming lots (§108-12-12). The proposed amendment will allow parcels created prior to July 1, 1992 containing a permitted single family dwelling to be considered a Lot of Record. Presenter: Steve Burton, Planner

Western Weber Planning Commission: close hearing

Planning commission discussion for ZTA 2017-16.

Western Weber Planning Commission action for ZTA 2017-16.

- 2.3 ZTA 2017-14 – Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code:
 - (a)
 - (b) PRUD Area and Residential Regulations (§108-5-5) to offer more flexibility to the number of allowed dwelling units in a PRUD and to increase open space requirements in exchange for the flexibility. Charles Ewert, Principal Planner for Weber County, to present.
 - (c) The Cluster Subdivision (§108-3) code to modify the minimum area for an individually owned agricultural parcel and to provide administrative edits.
 - (d) The definition of height (§101-1-7) and related height regulations to amend the method of measuring height. Presenter: Charles Ewert, Principal Planner

Western Weber Planning Commission: close hearing
Planning commission discussion for ZTA 2017-14.

 - (e) **Western Weber Planning Commission action for ZTA 2017-14.**

4. Remarks from Planning Commissioners
5. Planning Director Report
6. 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

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 outlineⁱ of the project
 - b. Followed by the applicant, Mr./Mrs. (applicant), who will present you with background information and the detailsⁱⁱ 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.

ⁱ 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).

ⁱⁱ 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.