

OGDEN VALLEY PLANNING COMMISSION

AMENDED MEETING AGENDA

January 26, 2021

5:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/81352521901>

Meeting ID: 813 5252 1901

One tap mobile

+16699006833,,81352521901# US (San Jose)

+12532158782,,81352521901# US (Tacoma)

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

1. Approval of Minutes for August 4, 2020

2. Consent items:

2.1 CUP 2020-20: Consideration and action on a conditional use permit application for the Crimson Ridge Wellhouse and Tank.
Staff Presenter: Steve Burton; Applicant: Mike Durtschi

3. Petitions, Applications, and Public Hearings:
Administrative items

3.1 SPE01-2021: Discussion and action on a conceptual sketch plan endorsement request for Harmony Ranch Cluster Subdivision, a proposal consisting of 16 lots and open space parcels totaling 29.10 acres.
Staff Presenter: Tammy Aydelotte; Applicant Ian Silverberg

4. Elections: Chair and Vice-Chair for 2021

5. Meeting Schedule: Approval of the 2021 Meeting Schedule

6. Approval of the 2021 Planning Commission Rules of Order

7. Training: Open and Public Meetings Act – Courtlan Erickson

8. Public Comment for Items not on the Agenda:

9. Remarks from Planning Commissioners:

10. Planning Director Report:

11. Remarks from Legal Counsel:

Adjourn

WS1: Liberty Broadband Presentation

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor,
2380 Washington Blvd., Ogden, Utah.*

&

Via Zoom Video Conferencing at the link listed above.

A Pre-Meeting will be held at 4:30 p.m. 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 801-399-8761

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

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.

Minutes of the Joint Work Session on August 4, 2020 to join meeting please navigate to the following web link at the time of the meeting **Join Zoom Meeting:**
<https://us02web.zoom.us/j/81029120777> Meeting ID: 810 2912 0777 one tap mobile: +13462487799 US (Houston), +16699006833 US (San Jose)

Agenda Items:

- **Call to Order** – Gage Froerer – Chair, Weber County Board of Commissioners
 Commissioner Froerer stated that there would be no Public Comment at this meeting. There were a number of comments written and verbally asking the County Commissioners to ban nightly rentals in the County. Commission Froerer explained that because of HB253 passed in the Legislation in 2017 that is not allowed. What is allowed is for the County to allow provisions and enforcement dealing with nightly rentals.
- **Pledge of Allegiance** – John Lewis, Chair – Ogden Valley Planning Commission
- **Roll Call** – Charles Ewert, Principal Planner & Zoom Meeting Moderator

Weber County Commission

Gage Froerer (Chair)
 James “Jim” Harvey
 Scott Jenkins

Ogden Valley Planning Commission

John Lewis (Chair)
 Shanna Francis (Vice Chair)
 Ron Lackey
 John Howell
 Chris Hogge
 Jeffrey Burton
 Steven Waldrip

Western Weber Planning Commission

Bren Edwards (Chair)
 Gregory Bell (Vice Chair)
 Sara Wichern
 Andrew Favero
 Bruce Nilson
 Wayne Andreotti-excused

Work Session Items – Rick Grover, Planning Director

WS #1: Multi-commission collaborative work session regarding short-term rentals within unincorporated Weber County.

- Opening Comments – Chair Froerer

All presentation slides will be available on Monday, August 3rd, at the following link:

<https://frontier.co.weber.ut.us/p/Project/Index/10593#documents>

- Presentation & Discussion – Current state of short-term rentals in Weber County – Scott Perkes, Staff Planner
- Presentation & Discussion – Enforcement of short-term rentals – Eric Brown, Account Executive - Host Compliance
- Presentation & Discussion – State of Utah HOA Legislation – Michael Johnson, CEO - HOALiving
- Presentation & Discussion – Economic impact of short-term rentals – Sara Toliver, President/CEO - Visit Ogden
- Director Grover introduced the keynote speakers and explained that staff sent out mailers to all residents in the Ogden Valley, letting them know if they were zoned for nightly rentals and which areas are not zoned for nightly rentals. He introduced the Presenters for the meeting. Public Comment were taken by email only until 5:00 pm on August 4, 2020. The next scheduled meeting for the Work Session we will be taking public comments.
-
- Commissioner Jenkins asked Commissioner Froerer if he would explain the comments you made in the beginning of the meeting, you said we could not exclude nightly rentals.
-
- Chair Froerer explained how HB253 was written, the County can do short-term rentals, Cities and Counties cannot outlaw nightly rentals.
-
- Mr. Perkes showed a power point presentation on the current state of short-term rentals within the unincorporated Weber County.
-
- Matt Wilson, County Attorney stated that we could not outright ban nightly rentals. However, the county can designate what zone that this is allowed in, but we cannot say that nightly rentals are not allowed in all zones.
-
- Commissioner Jenkins does not agree with Mr. Wilson's explanation.
-
- Chair Froerer asked how the zones were determined where the nightly rentals can work?
-
- Mr. Perkes explained the different zones and where they are allowed on the zoning map.
-
- Chair Lewis stated that he disputes there being upwards of 600 rentals in the Ogden Valley. He said there are probably more in his opinion.
-
- There was a discussion on PRUD's and HOA regulations and how the County can enforce a potential short-term rentals ordinance.
-
- Eric Brown commented on HB253 and Current state of short-term rentals in Weber County. Mr. Brown gave a power point presentation on 3rd party enforcement support.
-
- Michael Johnson, State of Utah HOA Legislation CEO – HOALiving shared his power point presentation to the Commissioners and staff regarding HOA ability to enforce private covenants.
-
- Mr. Johnson said that the company works with all entities.
-
- Sara Toliver, President/CEO - Visit Ogden, shared her power point presentation.
 - Public Input

- Summary of publicly submitted written comments – Scott Perkes, Staff Planner

The deadline to submit comments for this meeting only is **Monday, August 3rd at 12:00 pm**. Additional public comments may be submitted prior to or during future public meetings and hearings to be held on this item.

Concluding Comments, Next Steps, & Proposed Meeting Dates – Chair Froerer, Chair Lewis, & Chair Edwards

Meeting Adjourned: The meeting adjourned at 7:30 pm

Respectfully Submitted,

Angela Martin

**Angela Martin, Lead Office Specialist
Weber County Planning Commission**



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for approval of a conditional use permit amendment for a water tank and well house located at approximately 1199 Whispering Pines Ln, Eden.		
Application Type:	Administrative		
File Number:	CUP 2020-20		
Applicant:	Crimson Ridge Water Company		
Approximate Address:	1199 Whispering Pines Ln, Eden		
Project Area:	0.50 acres		
Zoning:	FV-3		
Existing Land Use:	Public Utility Substation		
Proposed Land Use:	Public Utility Substation		
Parcel ID:	N/A		
Township, Range, Section:	Township 6 North, Range 1 East, Section 10		

Adjacent Land Use

North:	Forest, Residential	South:	Forest
East:	Forest	West:	Forest

Staff Information

Report Presenter:	Steve Burton sburton@webercountyutah.gov 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 10 (Public Utility Substations)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

Background and Summary

Crimson Ridge Water Company is requesting an amendment to an existing conditional use permit for a water tank and well house. The existing infrastructure includes wells that provide culinary water to the Crimson Ridge Development. This proposed well house and tank will provide water to the new phases of Crimson ridge that are currently under subdivision review.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews.

Analysis

General Plan: As a conditional use, this operation is allowed in the FV-3 Zone. With the establishment of appropriate conditions as determined by the land use authority, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the FV-3 zone. The purpose and intent of the FV-3 zone are described in LUC 104-14-1:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The FV-3 zone allows the proposed use, as a conditional use in the FV-3 zone. The proposed site plan indicates that the well house and tank will be 30 feet from the front lot line, 30 feet from the rear lot line, and 20 feet from the side lot lines.

Under the LUC 108-10, there is not minimum lot area for public utility substations. The proposed improvements will be located on a site of approximately .50 acres.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The applicant has received approval from the County Engineering Division and the Weber Fire District for the proposal.

The following is an analysis of the proposal reviewed against the conditional use standards:

(1) Standards relating to safety for persons and property. The proposal is not anticipated or expected to negatively impact this property, surrounding properties, or persons. The applicant has submitted plans to re-seed any areas disturbed by construction with a mountain seed mix to re-vegetate the property.

(2) Standards relating to infrastructure, amenities, and services: The proposal is not anticipated or expected to negatively impact any existing infrastructure, amenities, or services in the area.

(3) Standards relating to the environment. The proposal is not anticipated or expected to negatively impact the environment.

(4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan. The proposal is not anticipated to negatively impact the surrounding area, nor is it contrary to the recommendations of the general plan.

Design Review: The proposed conditional use mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion. The proposal includes a site plan that identifies an access road to the pump house off of Valley View Drive. The proposed tank will be accessed by an existing 20 ft access from the original well. Neither traffic safety hazards nor traffic congestion are anticipated given the minimal site visitations to the substations.

Considerations relating to landscaping. The site consists of natural landscaping that meets the requirements outlined in the Architectural, Landscape, and Screening Design Standards (108-2).

Considerations relating to buildings and site layout. The applicant has submitted elevations of the proposed pump house (Exhibit A) that indicate the outside of the building will consist of timber siding, rock wainscoting, and steel roofing, which complies with the aesthetic requirements outlined in LUC 108-2. The proposed tank will be made entirely of concrete which also complies with applicable aesthetic requirements.

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the review agency requirements and the following conditions:

1. Any outdoor lighting must meet the requirements of the Ogden Valley Outdoor Lighting Ordinance (108-16).

This recommendation is based on the following findings:

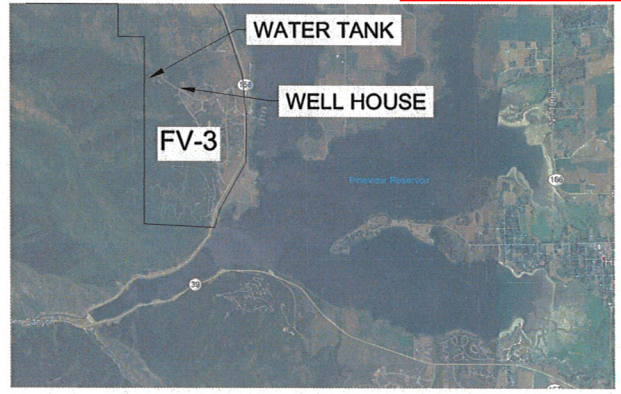
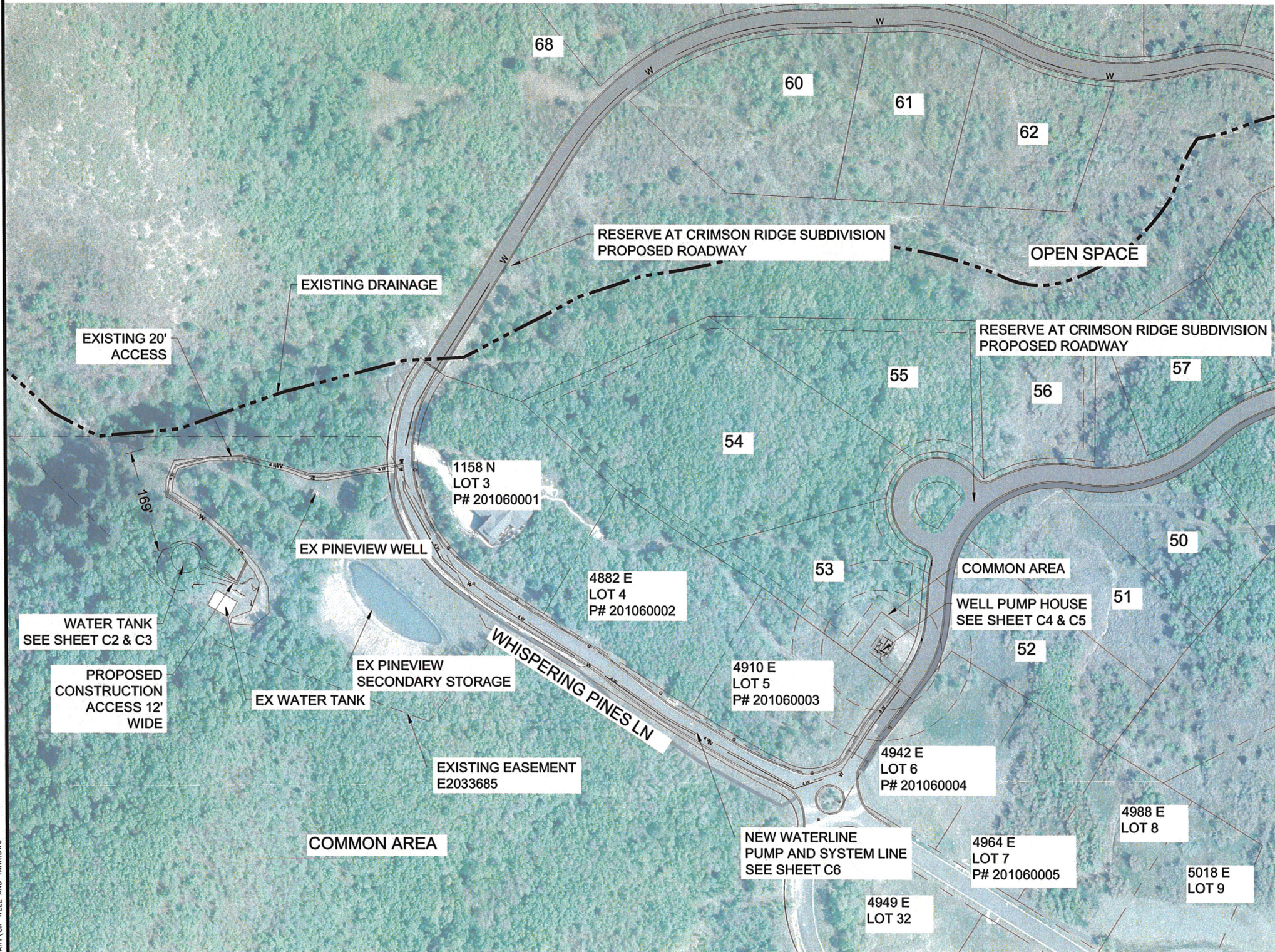
- The proposed use is allowed in the FV-3 zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Building elevations and Site Plan

Map 1





Revisions	Date	Description



OVERVIEW SITE PLAN
 CRIMSON RIDGE WATERWORKS
 WELL HOUSE AND TANK
 EDEN, WEBER, UTAH

- SHEET INDEX**
- C1 OVERVIEW SITE PLAN
 - C2 WATER TANK SITE PLAN
 - C3 WATER TANK GRADING PLAN
 - C4 WELL HOUSE PLAN
 - C5 WELL HOUSE GRADING
 - C6 WATERLINE
 - DT1 DETAILS (WATER LINE)
 - EL1 WELL HOUSE ELEVATIONS
 - EL2 WELL HOUSE ELEVATIONS
 - SW1 SWPPP



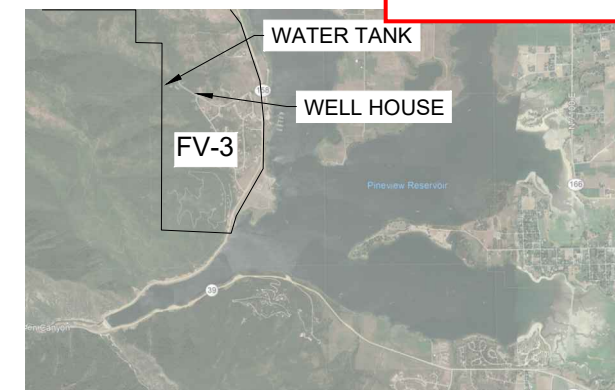
Scale in Feet
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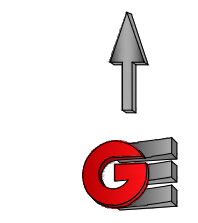
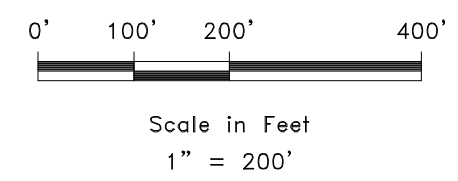
DEVELOPER:
 B&H INVESTMENT PROPERTIES
 STEVE FENTON
 110 WEST JENNINGS LANE
 CENTERVILLE
 801-295-4193

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 OFFICE: 801.476.0202 FAX: 801-476-0066

Exhibit A



- C1 OVERVIEW SITE PLAN
- C2 WATER TANK SITE PLAN
- C3 WATER TANK GRADING PLAN
- C4 WELL HOUSE PLAN
- C5 WELL HOUSE GRADING
- C6 WATERLINE
- DT1 DETAILS (WATER LINE)
- EL1 WELL HOUSE ELEVATIONS
- EL2 WELL HOUSE ELEVATIONS
- SW1 SWPPP



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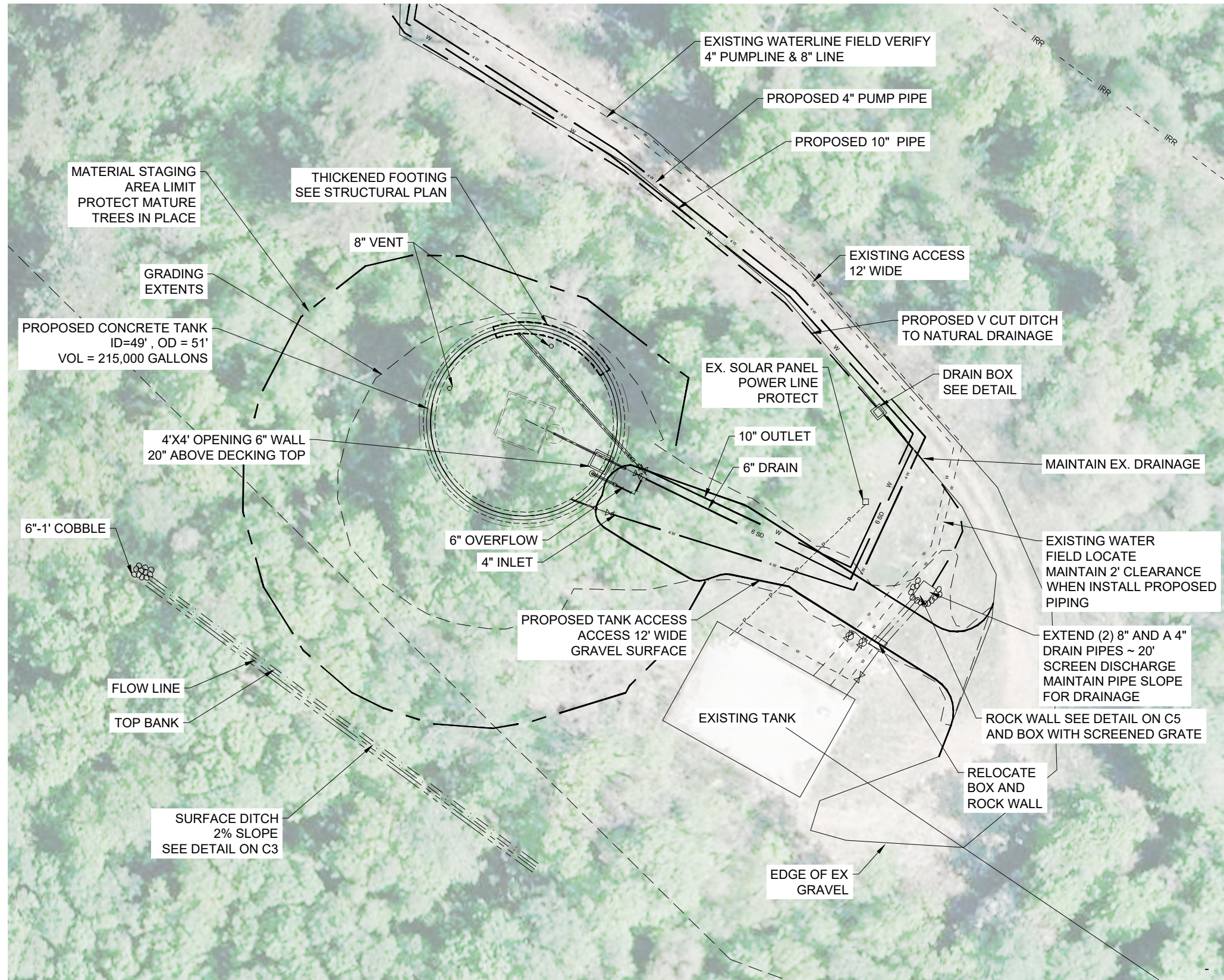
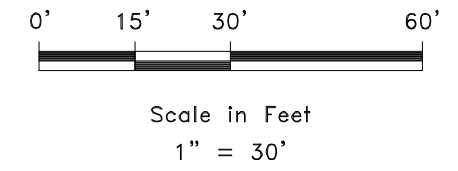
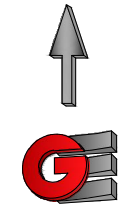
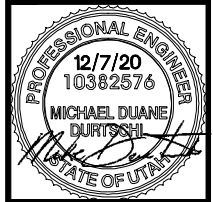
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Exhibit A

B&H INVESTMENT PROPERTIES
 STEVE FENTON
 110 WEST JENNINGS LANE
 CENTERVILLE
 801-295-4193

Date:	12/1/2020
Scale:	1" = 30'
Designed:	MD
Drafted:	KN
Checked:	MD

Revisions	Description
Date	



TANK SITE PLAN
 CRIMSON RIDGE WATERWORKS
 WELL HOUSE AND TANK
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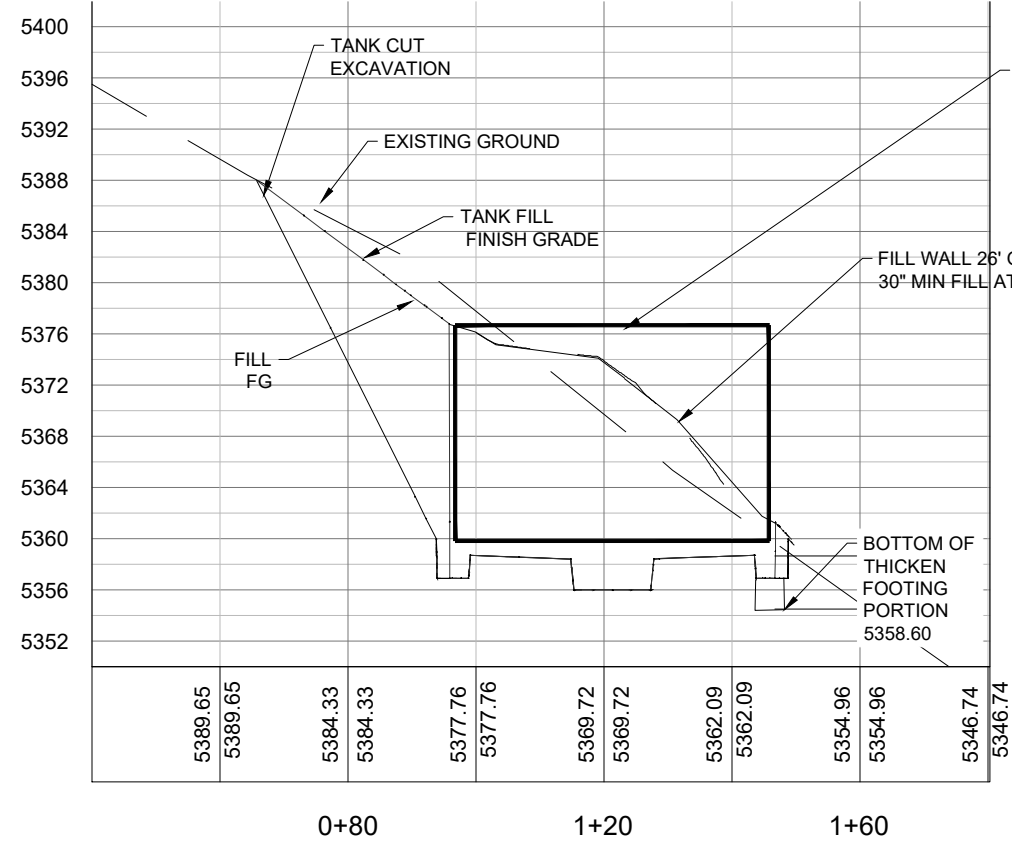
Prior to work beginning contractor will notify PVWC that the field locating of existing buried facilities will begin. The Project Engineer and PINE VIEW WATERT COMPANY shall immediately be notified by Contractor and updated of information found by field locating.

Exhibit A

B&H INVESTMENT PROPERTIES
 STEVE FENTON
 110 WEST JENNINGS LANE
 CENTERVILLE
 801-295-4193

Date: 12/1/2020
 Scale: 1" = 30'
 Designed: MD
 Drafted: KN
 Checked: MD

PROFILE VIEW

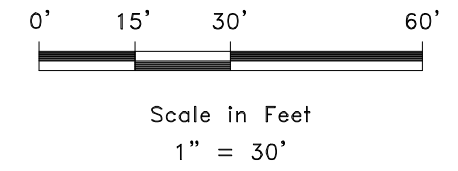
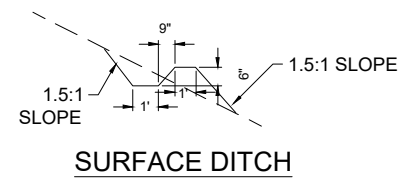
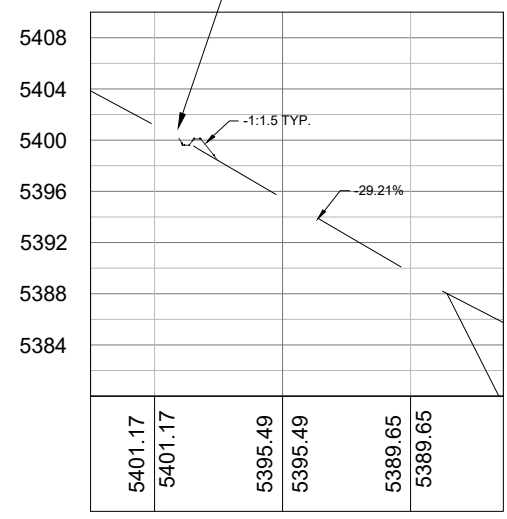


PROPOSED STORAGE RESERVOIR
 SEE STRUCTURAL PLANS
 49' WALL ID
 16' WALL HEIGHT
 15' WATER HEIGHT
 215,000 GALLONS

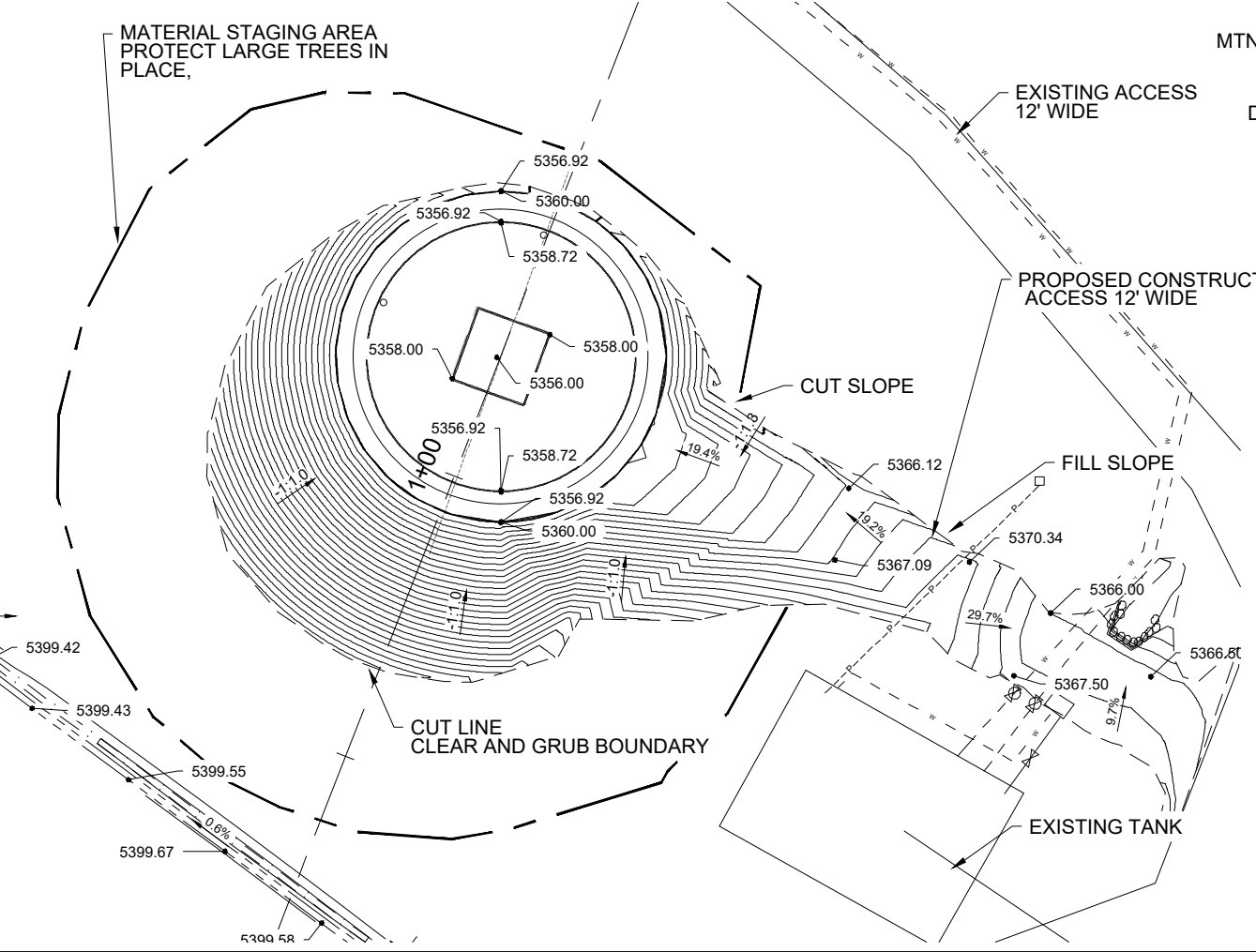
Tank Elevations	
overflow (ex 5375.00)	5375
Top of Decking (1+83)	5376.83
Floor at wall (16' wall, 15' H2O)	5360
Bottom Footing at wall	5358.67
bottom of fill footing at wall	5357.17
30" ABOVE BOTTOM OF FOOTING	5361.17

Cut/Fill Summary

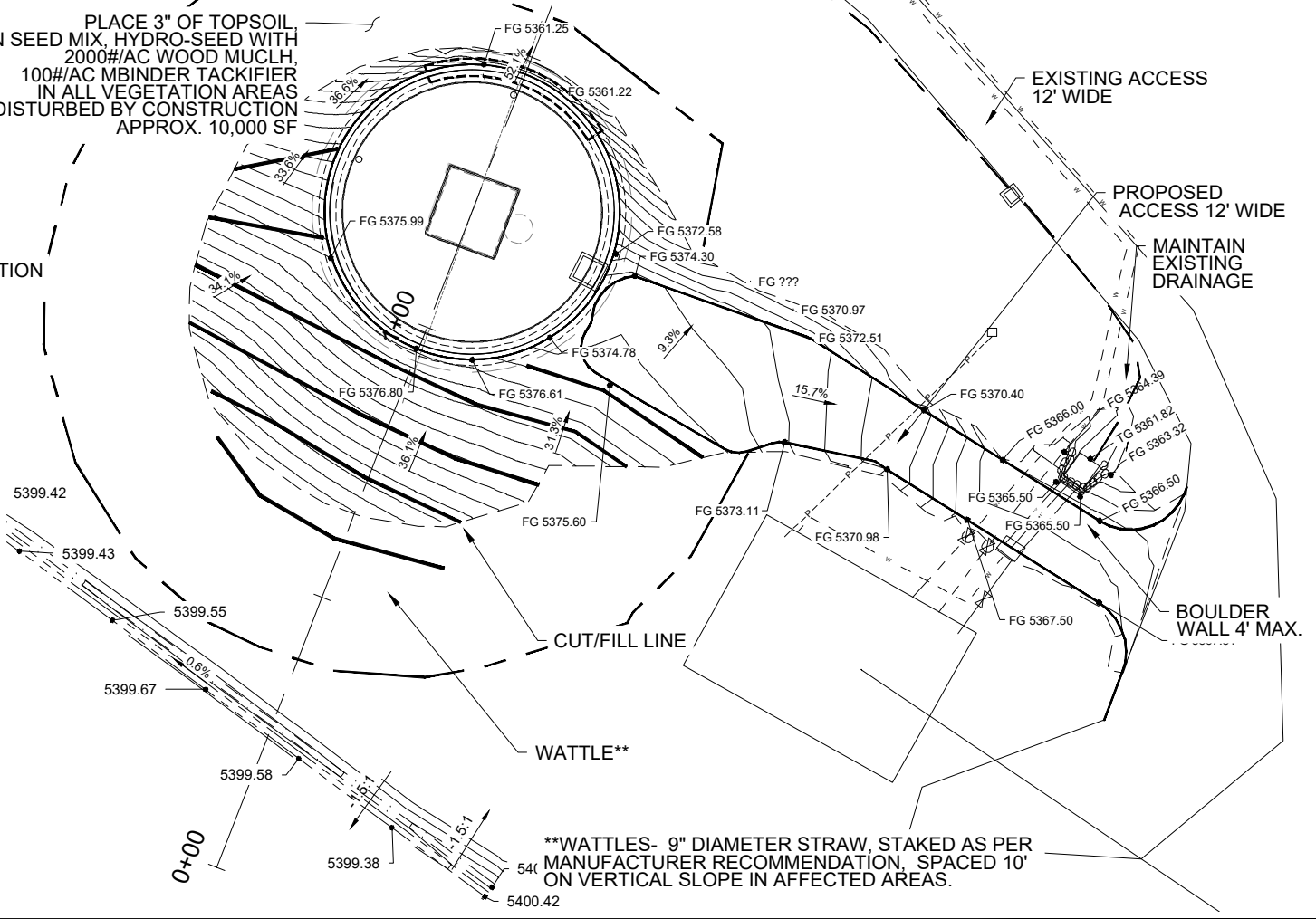
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FG-CUT	7551.49 Sq. Ft.	3.54 Cu. Yd.	1224.29 Cu. Yd.	1220.75 Cu. Yd.<Fill>
vol ditch	2155.18 Sq. Ft.	8.92 Cu. Yd.	36.85 Cu. Yd.	27.93 Cu. Yd.<Fill>
Totals	17265.18 Sq. Ft.	2265.22 Cu. Yd.	1300.70 Cu. Yd.	964.53 Cu. Yd.<Cut>



PRELIMINARY EXCAVATION EXHIBIT



PRELIMINARY FINISHED GRADE EXHIBIT



PLACE 3" OF TOPSOIL,
 MTN SEED MIX, HYDRO-SEED WITH
 2000#/AC WOOD MULCH,
 100#/AC MBINDER TACKIFIER
 IN ALL VEGETATION AREAS
 DISTURBED BY CONSTRUCTION
 APPROX. 10,000 SF

**WATTLES- 9" DIAMETER STRAW, STAKED AS PER
 MANUFACTURER RECOMMENDATION, SPACED 10'
 ON VERTICAL SLOPE IN AFFECTED AREAS.

TANK GRADING PLAN
 CRIMSON RIDGE WATERWORKS
 WELL HOUSE AND TANK
 EDEN, WEBER, UTAH

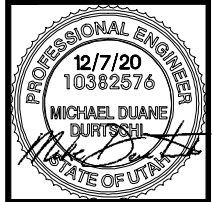
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RY:0208 - B&H INVESTMENT CRIMSON RIDGE DESIGN DWG: CULINARY CR-WELL AND TANK.DWG

WELL HOUSE
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK

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Drafted:	KN
Checked:	MD

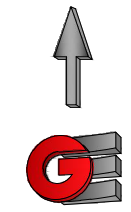
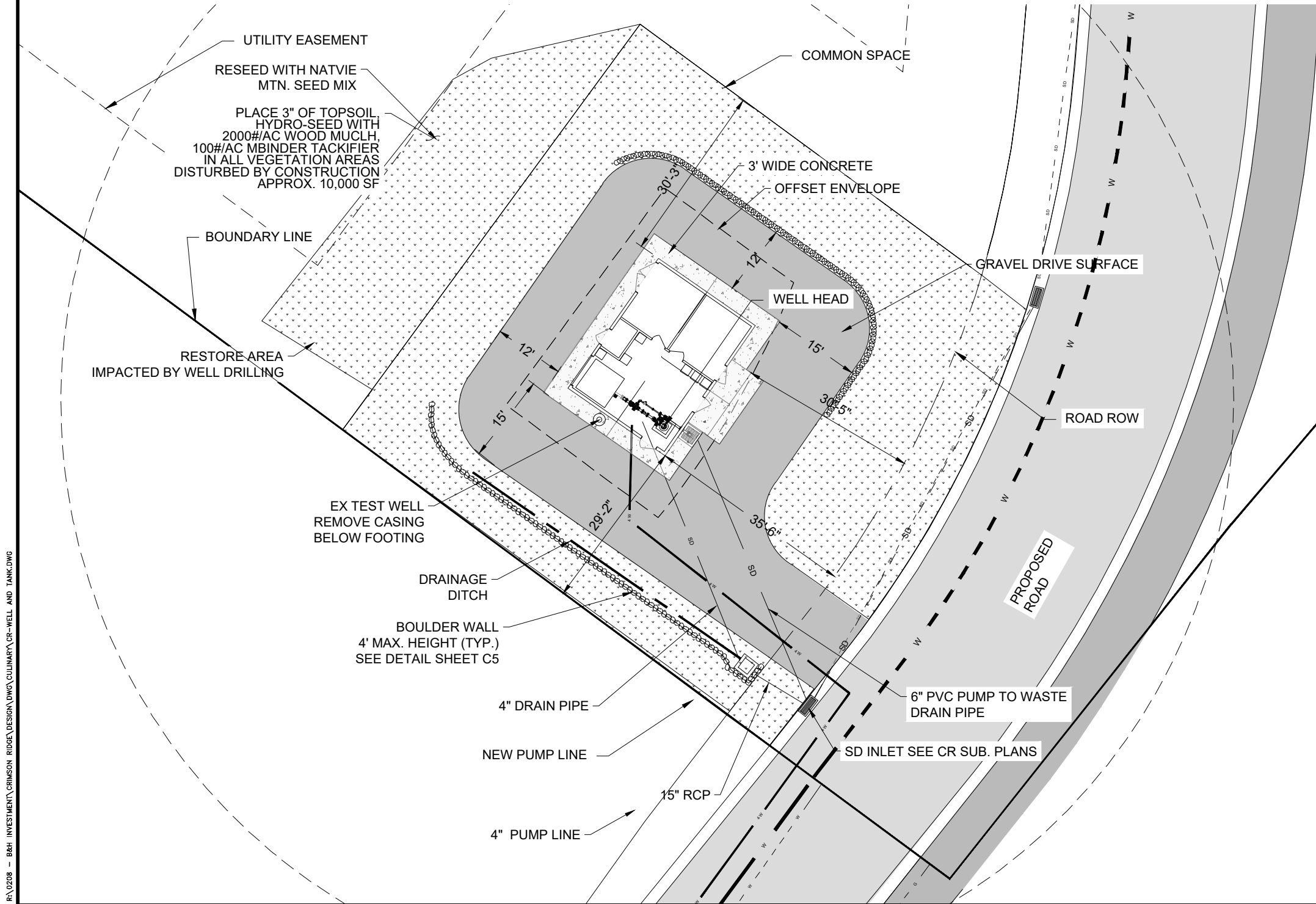
Revisions	Date	Description



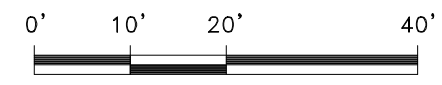
WELL HOUSE
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9



DEVELOPER:
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STEVE FENTON
110 WEST JENNINGS LANE
CENTERVILLE
801-295-4193



Scale in Feet
1" = 20'

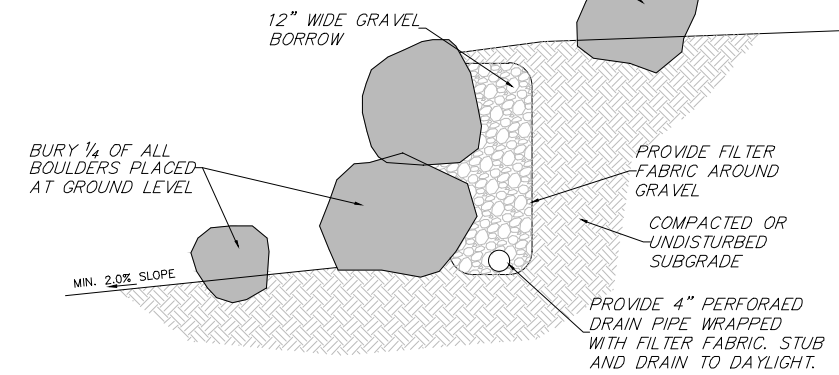
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WELL GRADING CRIMSON RIDGE WATERWORKS WELL HOUSE AND TANK

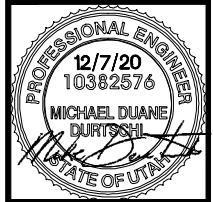
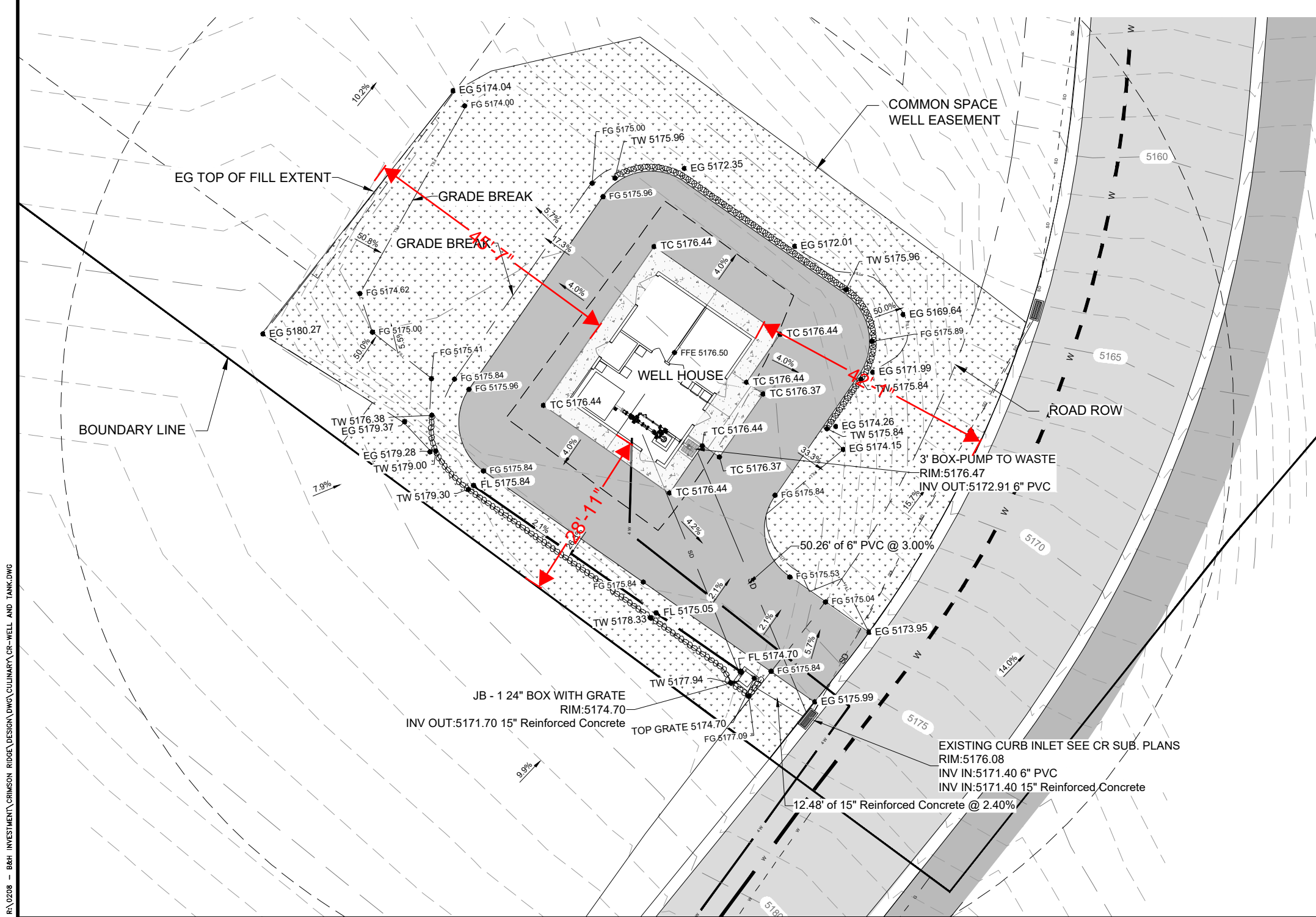
BOULDERS SHOULD
GENERALLY RANGE FROM 2'
TO 4' IN DIAMETER. LARGER
BOULDERS SHALL BE PLACED
AT BOTTOM OF WALL.

PLACE ADDITIONAL BOULDER
AROUND WALL AS NECESSARY
PROVIDE A "NATURAL" TRAIL
TO THE SURROUNDING LANDS.

Exhibit A




TYPICAL BOULDER RETAINING WALL DETAIL
NOT TO SCALE



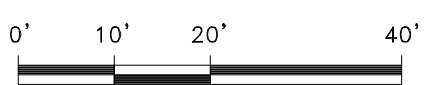
WELL GRADING
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

DEVELOPER:
B&H INVESTMENT PROPERTIES
STEVE FENTON
110 WEST JENNINGS LANE
CENTERVILLE
801-295-4193



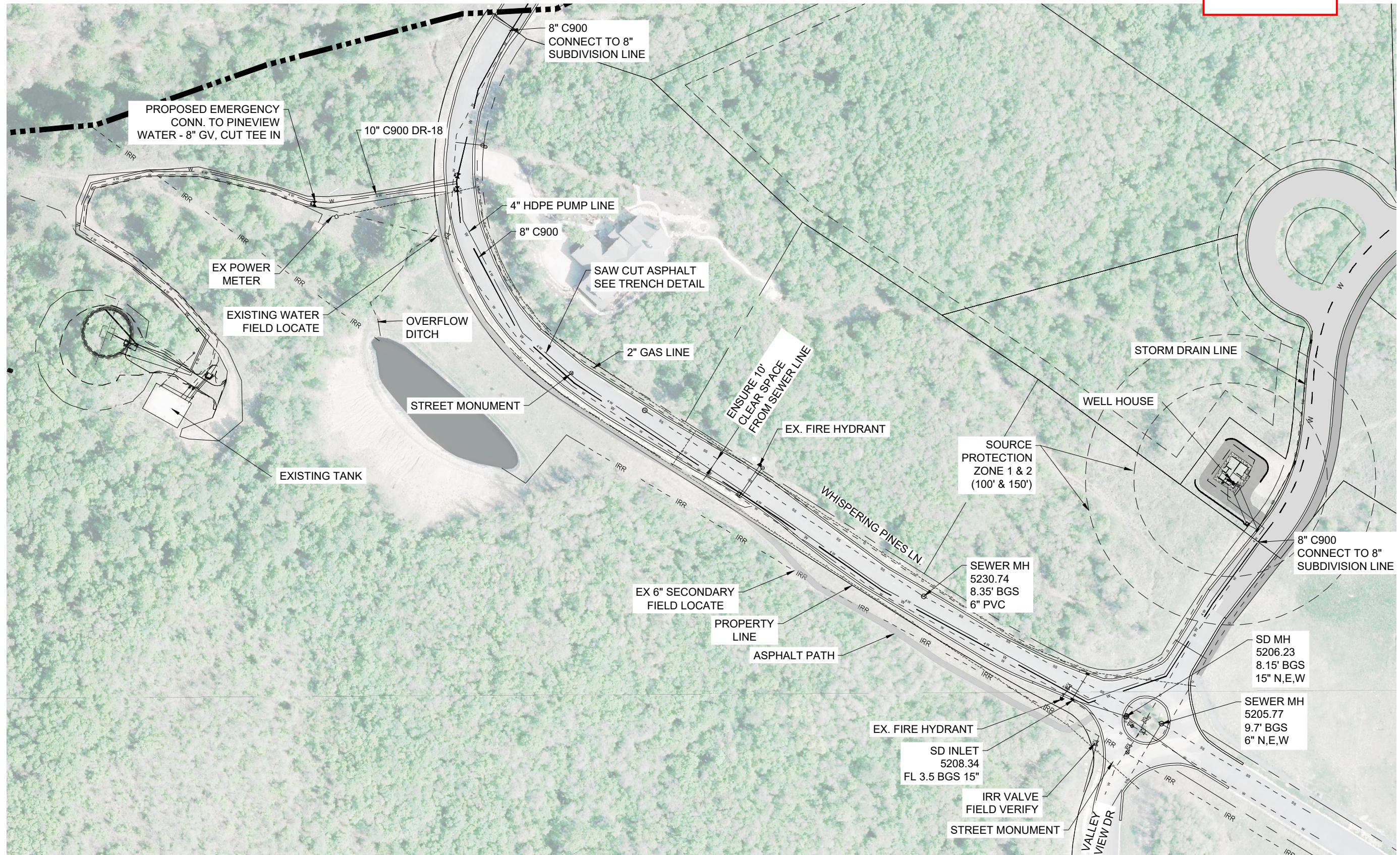
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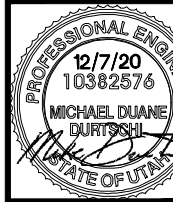
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Scale:	1" = 100'
Designed:	MD
Drafted:	KN



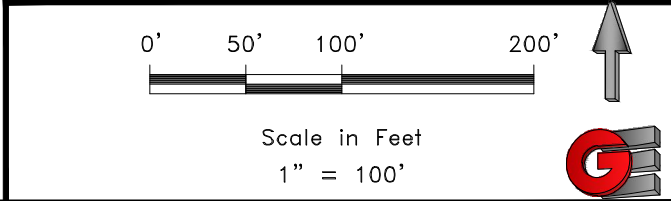
WATERLINE
 CRIMSON RIDGE WATERWORKS
 WELL HOUSE AND TANK

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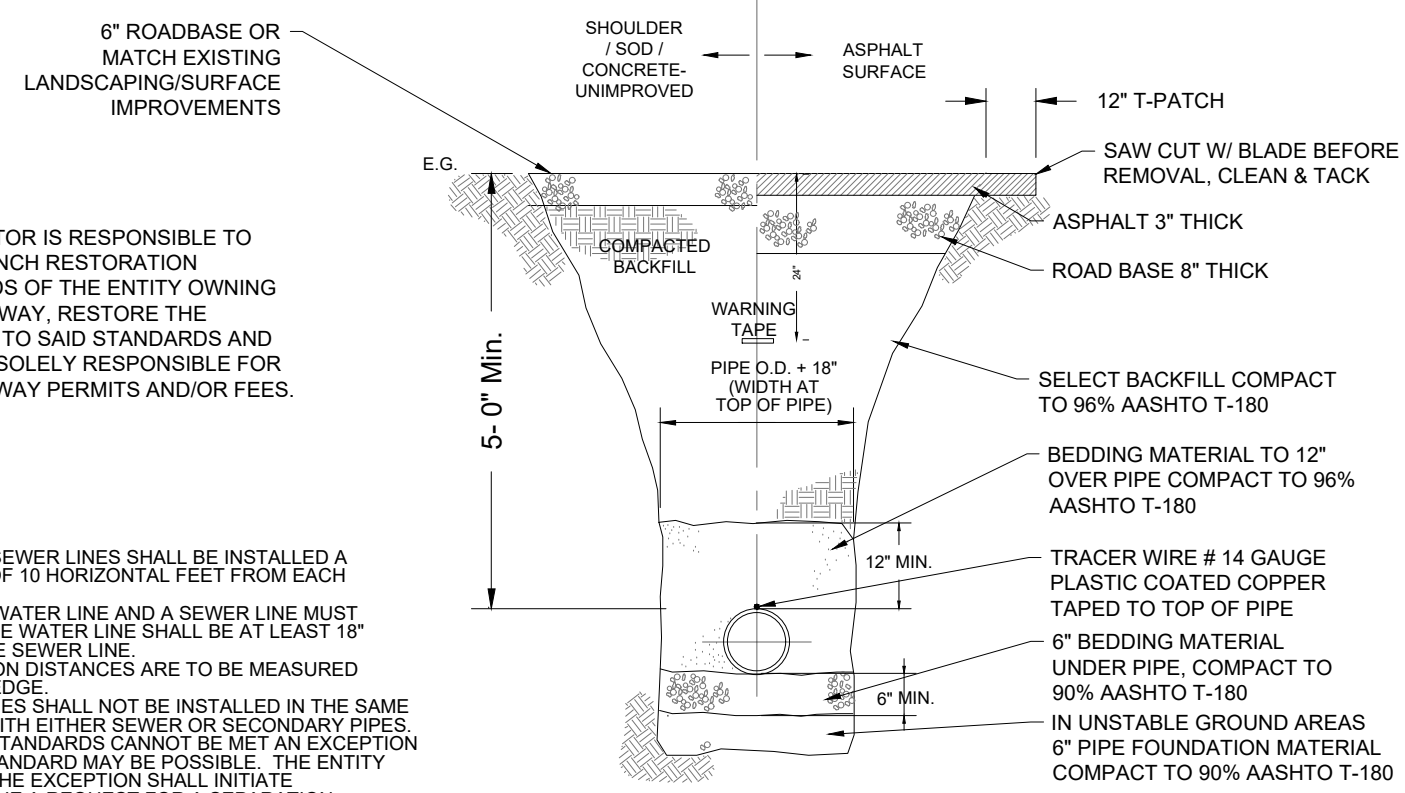


CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER PRIOR TO EXCAVATION FOR NEW WATERLINES

DEVELOPER:
 B&H INVESTMENT PROPERTIES
 STEVE FENTON
 110 WEST JENNINGS LANE
 CENTERVILLE
 801-295-4193



C6
 9



NOTE:
CONTRACTOR IS RESPONSIBLE TO MEET TRENCH RESTORATION STANDARDS OF THE ENTITY OWNING THE ROADWAY, RESTORE THE ROADWAY TO SAID STANDARDS AND SHALL BE SOLELY RESPONSIBLE FOR ALL ROADWAY PERMITS AND/OR FEES.

NOTE:
 • WATER & SEWER LINES SHALL BE INSTALLED A MINIMUM OF 10 HORIZONTAL FEET FROM EACH OTHER.
 • WHERE A WATER LINE AND A SEWER LINE MUST CROSS, THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE SEWER LINE.
 • SEPARATION DISTANCES ARE TO BE MEASURED EDGE-TO-EDGE.
 • WATER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.
 • IF THESE STANDARDS CANNOT BE MET AN EXCEPTION TO THE STANDARD MAY BE POSSIBLE. THE ENTITY SEEKING THE EXCEPTION SHALL INITIATE AND PURSUE A REQUEST FOR A SEPARATION EXCEPTION WITH THE STATE DIVISION OF DRINKING WATER, IN ACCORDANCE WITH R309-550-7 OF THE STATE OF UTAH ADMINISTRATIVE RULES.

1 TYPICAL TRENCH DETAIL

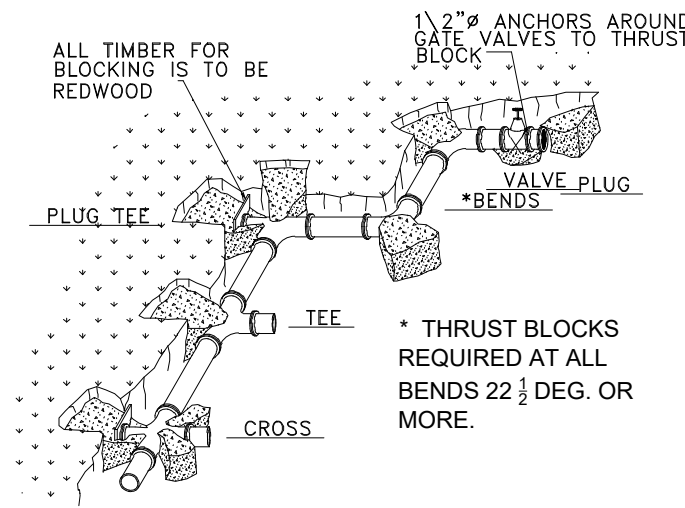


TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

SIZE	BENDS				TEES*	GATE VALVES	DEAD ENDS	CROSSW/1BRANCH PLUGGED	CROSSW/2 BRAN. PLUGGED
	90°	45°	22 1/2°	11 1/4°					
3	1.0	0.0	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0

*SIZE IS BRANCH SIZE.
FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUGS OR APPROVED EQUAL.

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$$

EXAMPLE: TO FIND BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 1500 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.
 $F = 1.5 / 3 = 0.5$ TABULATED VALUE = 7.1 SQ. FT.
 $0.5 \times 7.1 = 3.56 \sim 4$ SQ. FT. (~OR 2FT. LONG BY 2FT. HIGH.)

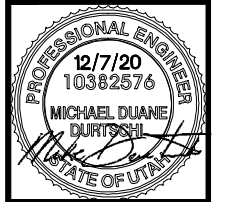
1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

2 THRUST BLOCK DETAIL

DEVELOPER:
B&H INVESTMENT PROPERTIES
STEVE FENTON
110 WEST JENNINGS LANE
CENTERVILLE
801-295-4193

Date:	12/1/2020
Scale:	Custom
Designed:	MD
Drafted:	KN
Checked:	MD

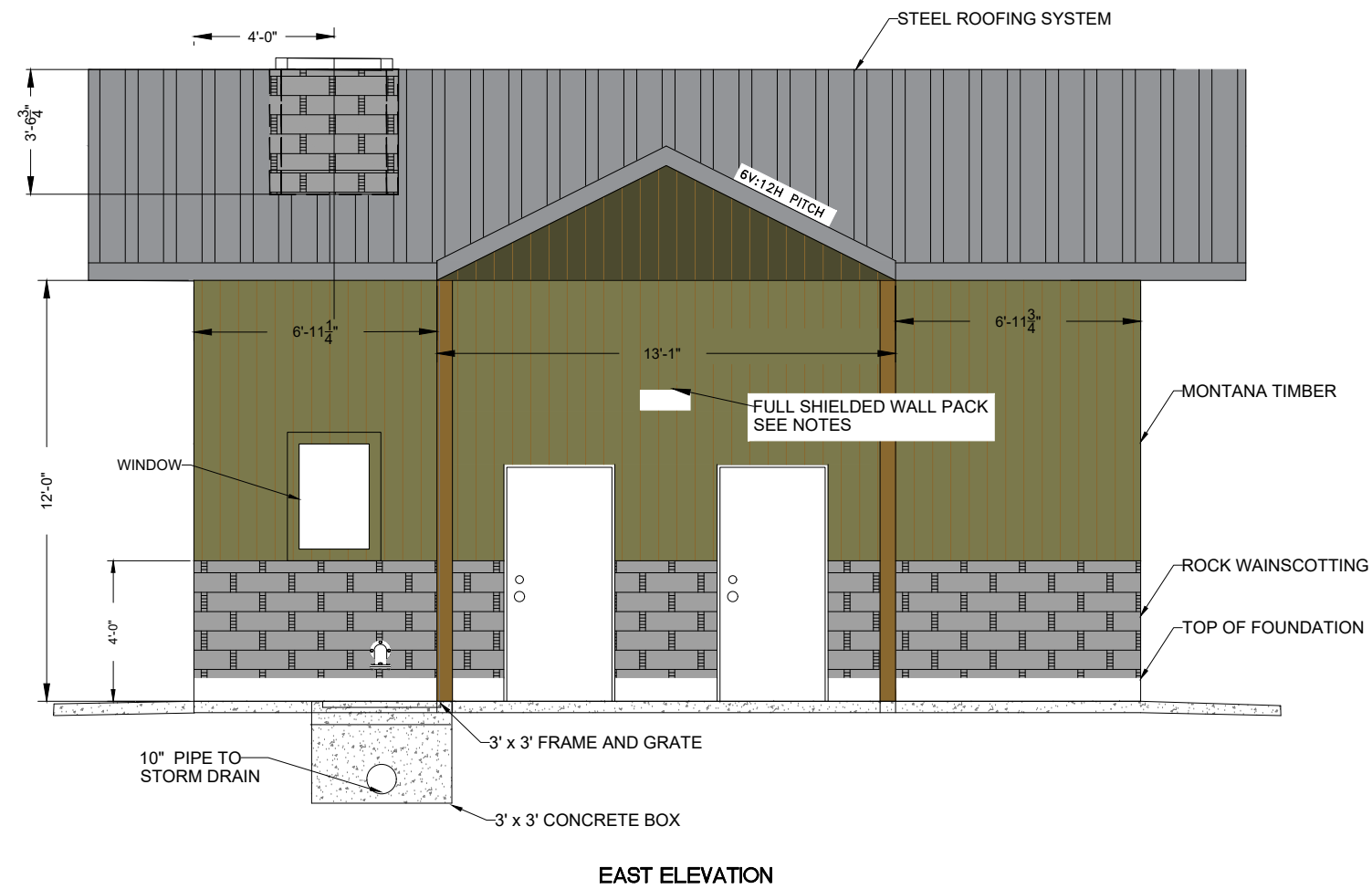
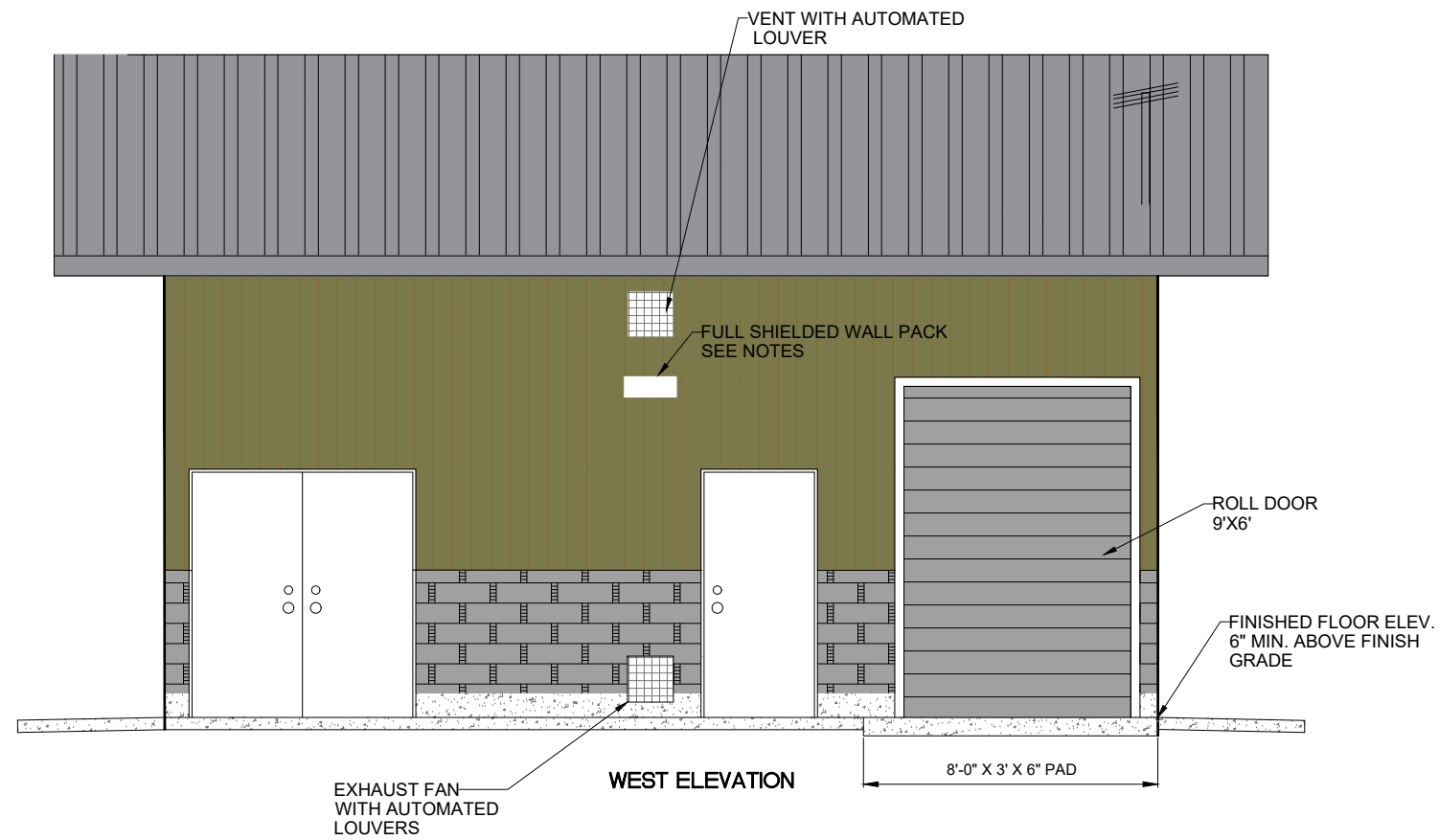
Revisions	Description
Date	



DETAILS
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
EDEN, WEBER, UTAH



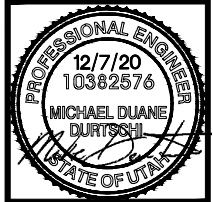
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- NOTES:
1. ALL VENTS AND WINDOW SHALL HAVE NO. 16 SS SCREENING.
 2. LOUVERS AND FAN SHALL BE AUTOMATED TO OPEN AND CLOSE BY SWITCH. AN OUTDOOR SWITCH BOX FOR THE LIGHTING AND FAN FOR THE CHLORINE ROOM SHALL BE PLACED NEXT TO THE ENTRANCE DOOR FOR THE CHLORINE ROOM.
 3. EXHAUST FAN SHALL CONFORM TO OGDEN VALLEY OUTDOOR LIGHTING STANDARDS. LIGHT COLOR 3000K OR LESS, LIGHT SHALL BE FULLY SHIELDED FROM PROJECTING INTO SKY AND ADJACENT LOTS. LIGHTS SHALL BE OPERATED BY SENSORS, WITH A TWO MINUTE TIME SHUT OFF SETTING.
 4. MATERIAL COLORS SHALL BE EARTHEN COLORS.

Date:	12/1/2020
Scale:	1" = 60'
Designed:	MD
Drafted:	KN
Checked:	MD

Revisions	Description
Date	



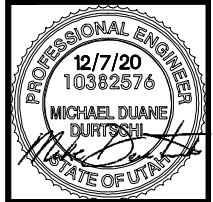
ELEVATIONS
 CRIMSON RIDGE WATERWORKS
 WELL HOUSE AND TANK
 EDEN, WEBER, UTAH



DEVELOPER:
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EL1
 9

Revisions	Date	Description

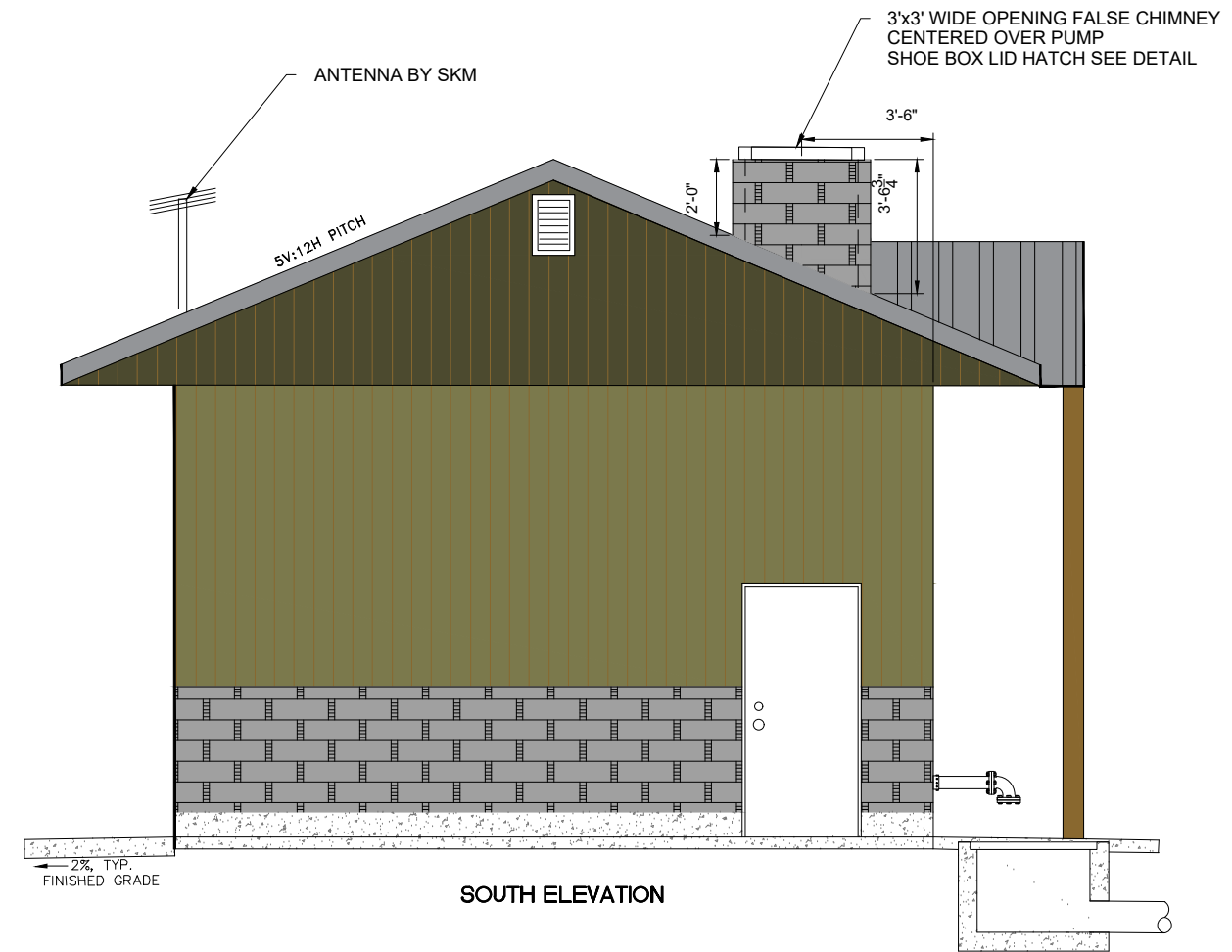
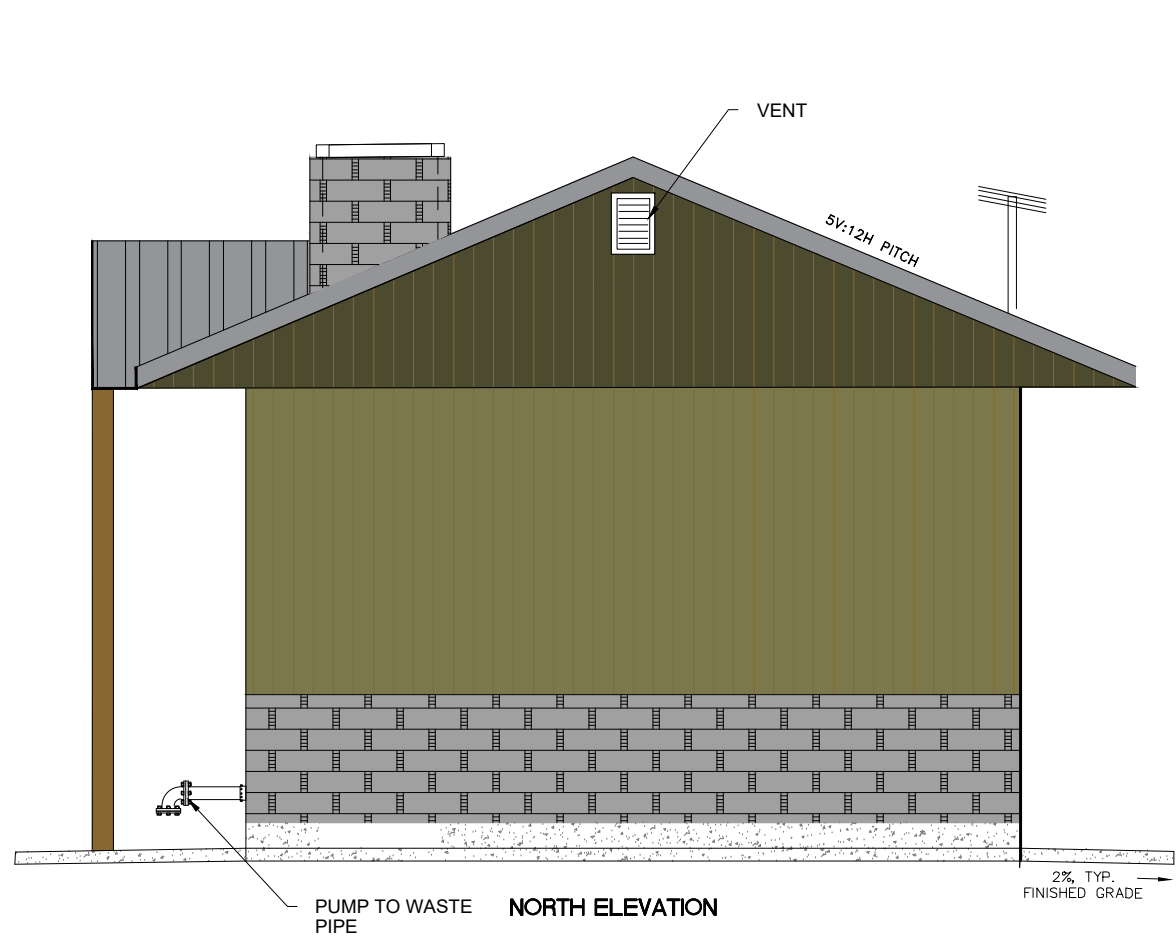


ELEVATIONS
 CRIMSON RIDGE WATERWORKS
 WELL HOUSE AND TANK
 EDEN, WEBER, UTAH

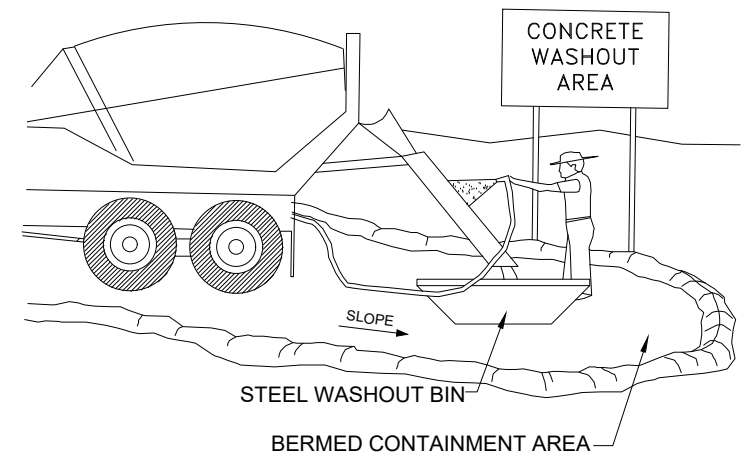
GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

FL2
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Date: 12/1/2020
 Scale: MD
 Designed: MD
 Drafted: KN
 Checked: MD

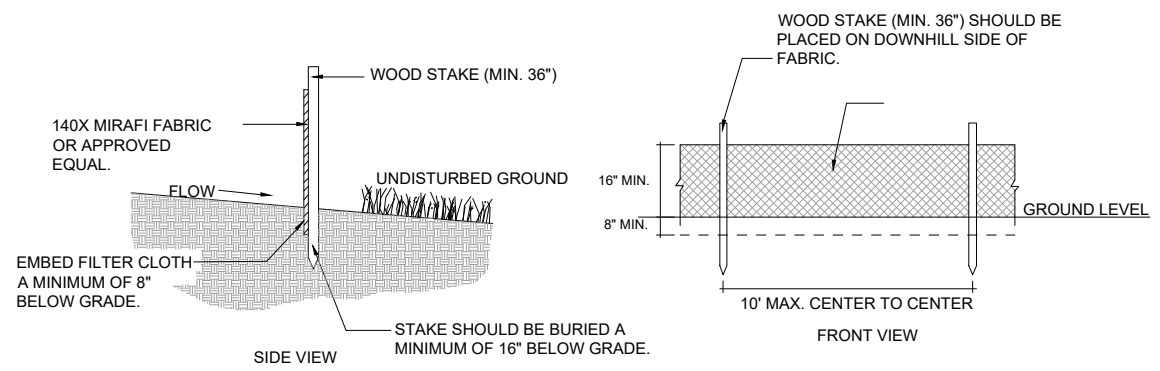
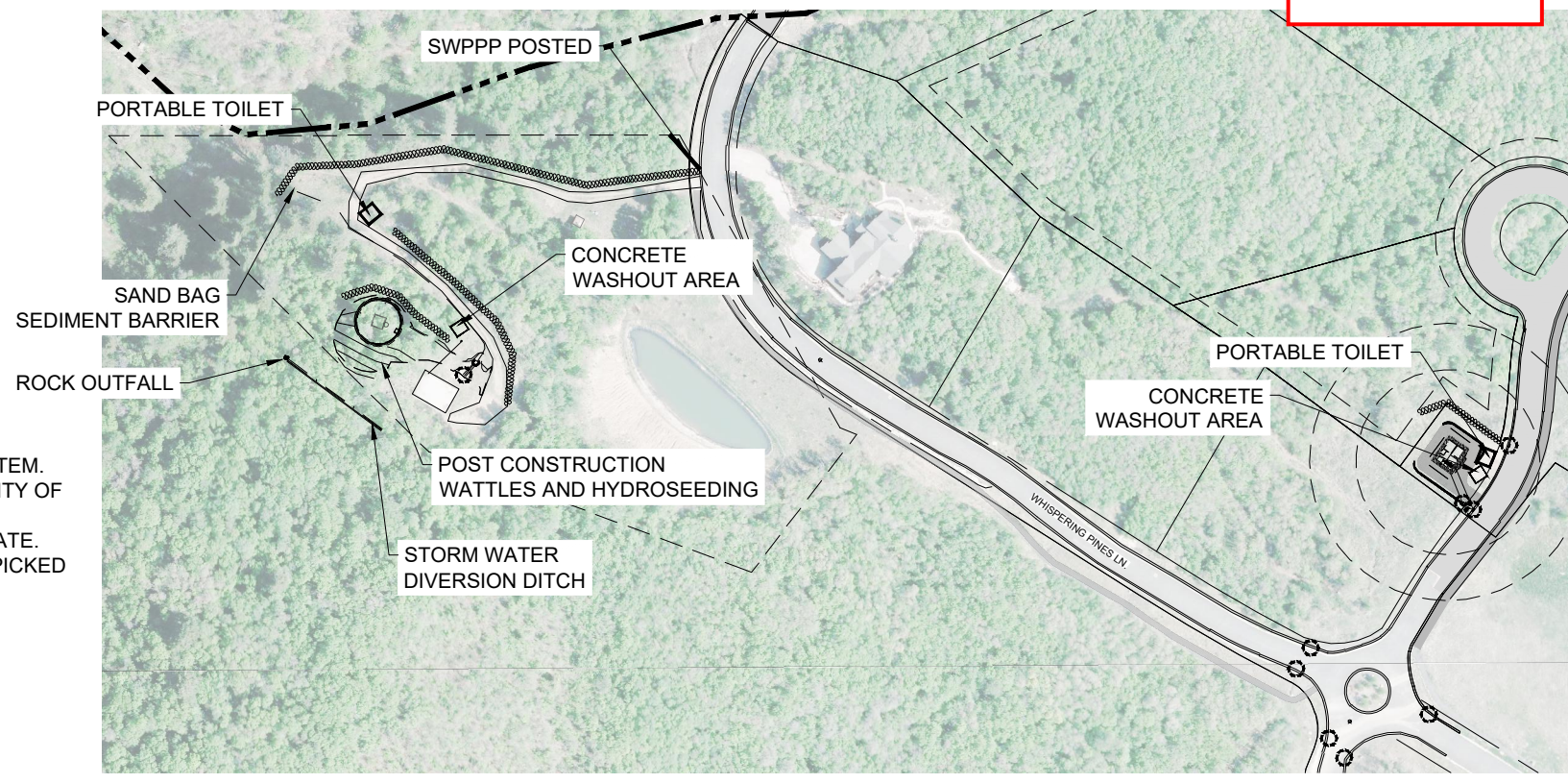


DEVELOPER:
 B&H INVESTMENT PROPERTIES
 STEVE FENTON
 110 WEST JENNINGS LANE
 CENTERVILLE
 801-295-4193



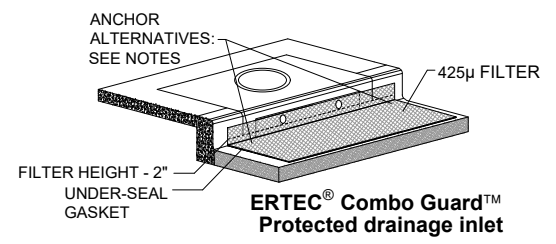
NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



2 SILT FENCE

Scale: NTS

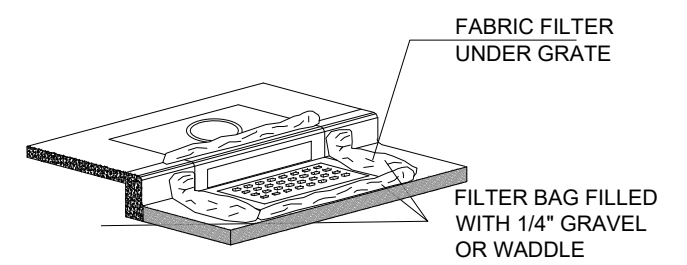


INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

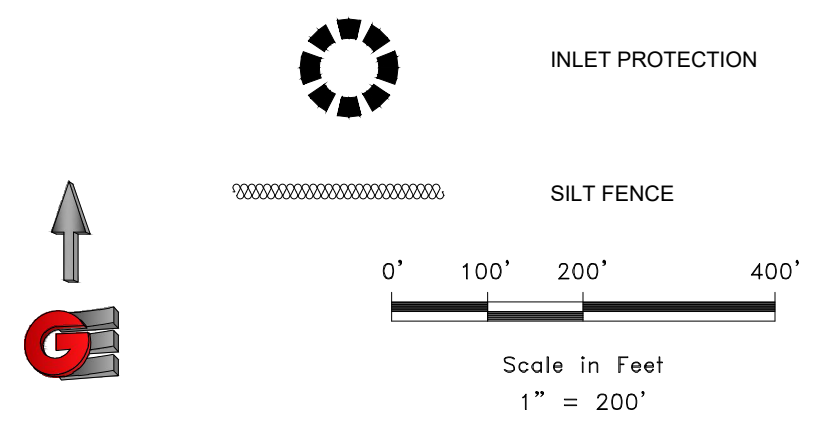
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Scale: NTS



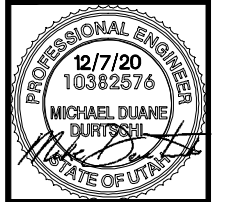
1B INLET PROTECTION - OPTION 2

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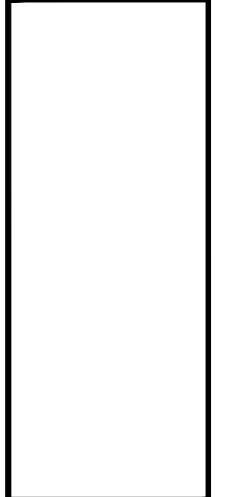


Date:	12/1/2020
Scale:	1" = 200'
Designed:	MD
Drafted:	KN
Checked:	MD

Revisions	Description
Date	



SWPPP
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
EDEN, WEBER, UTAH





Staff Report to the Ogden Valley Planning Commission
Weber County Planning Division

Synopsis

Application Information

Application Request: Discussion and action on a conceptual sketch plan endorsement request for Harmony Ranch Cluster Subdivision, a proposal consisting of 16 lots and open space parcels totaling 29.10 acres.

Type of Decision: Administrative

Agenda Date: Tuesday, January 26, 2021

Applicant: Ian Silverberg

File Number: SPE01-2021

Approximate Address: 3000 East 3350 North

Project Area: 53.469 acres

Zoning: Agricultural Valley (AV-3) and Forest Valley (FV-3)

Existing Land Use: Vacant/Agricultural

Proposed Land Use: Residential/ Open Space

Parcel ID: 22-023-0150

Township, Range, Section: T7N, R1E, Section 29 NW/SW

Adjacent Land Use

North: 3350 North St.	South: Vacant
East: Vacant	West: Vacant/Residential

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@webercountyutah.gov
 801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley Zone (AV-3)
- Title 104, Chapter 14 Forest Valley Zone (FV-3)
- Title 108, Chapter 3 Cluster Subdivisions

Summary

This is a request for approval of a conceptual sketch plan for a 16-lot cluster development. Endorsement from the planning commission is only a means to assist in the creation of a complete subdivision application and shall not create any vested right except the right to apply for preliminary subdivision review. This plan includes open space parcels for areas on the along 3350 North Street and areas buffering the stream corridor. The total project area amounts to 53.469-acres. The open space surrounding the stream and stream corridor set-back area encompassed an area of 14.252 acres. The applicant is proposing to preserve 60 percent open space, meeting the required minimum open space preservation of 60 percent for the AV-3 and FV-3 Zones as outlined in LUC §108-3-5. This report includes the vicinity map, the concept plan, a contour map, and the application with narrative. This subdivision will be required to provide some connectivity to adjacent properties, as required by the subdivision code. The road connectivity plan will be reviewed at the time a preliminary subdivision application is submitted.

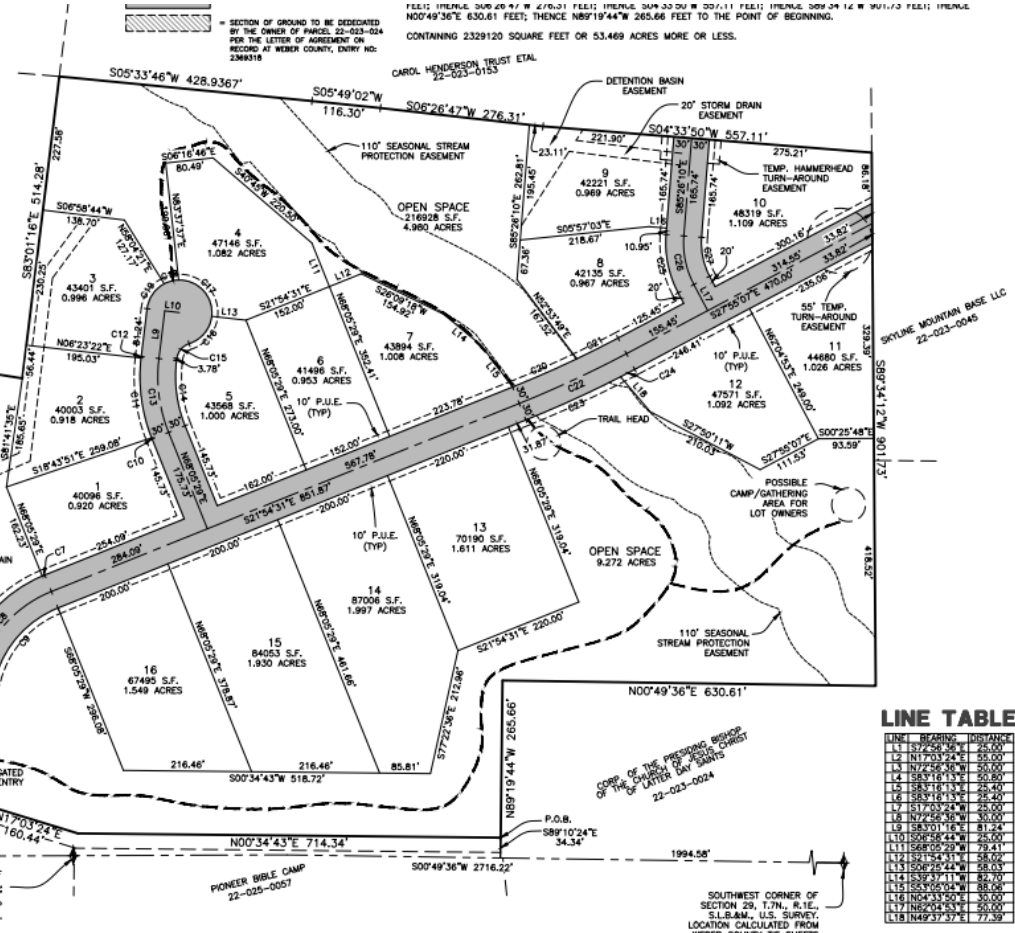


Exhibit A



VICINITY MAP
SCALE: NONE

C10	282.36	2.10	2.10	1.00	N89°18'18"E	0729.34
C11	282.36	137.36	136.00	70.08	N89°27'13"E	2793.09
C12	282.36	2.90	2.90	1.40	S84°18'07"E	0235.26
C13	282.36	127.23	126.80	65.00	N89°30'07"E	2893.19
C14	282.36	174.11	173.93	87.57	N89°32'07"E	2833.15
C15	282.36	14.39	14.39	7.19	S89°10'24"E	6641.03
C16	282.36	63.53	60.00	30.84	S89°25'44"E	6671.03
C17	282.36	23.94	23.94	11.97	N89°32'07"E	9746.93
C18	282.36	25.51	25.28	12.59	N14°30'00"W	2634.20
C19	282.36	53.84	52.88	26.44	N89°32'07"E	6031.09
C20	1874.94	118.60	118.58	59.29	N89°32'07"E	5039.01
C21	1874.94	78.07	78.00	39.04	S89°25'44"E	2333.08
C22	1874.94	199.82	199.73	100.00	N89°32'07"E	6031.09
C23	1874.94	175.88	175.82	88.00	S84°30'40"E	5171.28
C24	1874.94	27.00	27.00	13.50	S89°31'03"E	0748.08
C25	1874.94	102.00	100.60	50.44	N78°19'21"E	3628.57
C26	1874.94	85.04	83.90	41.95	N78°19'21"E	3628.57
C27	120.00	68.03	67.12	34.98	N78°19'21"E	3228.57



LINE TABLE

LINE	BEARING	DISTANCE
1	S83°16'13"E	208.98'
2	N17°03'24"E	59.00'
3	N77°25'36"E	50.00'
4	S85°18'13"W	20.80'
5	S84°18'13"W	25.40'
6	S85°18'13"W	25.40'
7	N77°25'36"E	50.00'
8	S17°03'24"W	25.00'
9	S85°01'16"E	81.24'
10	S86°58'44"W	25.00'
11	S86°05'29"W	79.21'
12	S72°15'41"E	58.02'
13	S86°26'44"W	68.03'
14	S84°18'11"W	84.70'
15	S84°18'07"W	88.08'
16	N04°33'00"E	30.00'
17	N89°32'07"E	60.00'
18	N49°37'37"E	77.39'

DESIGN DATA

TOTAL AREA.....	53.47 ACRES
RIGHT OF WAY AREA.....	5.24 ACRES
NET DEVELOPABLE AREA.....	48.23 ACRES
OPEN SPACE REQUIRED.....	28.94 ACRES (60%)
OPEN SPACE PROPOSED.....	29.10 ACRES (60.15%)

Developer:
Ian Silverberg
P.O. Box 521
Eden, UT 84310
805-570-9560

Harmony Ranch Cluster Subdivision

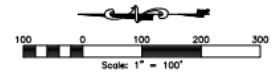


Exhibit B

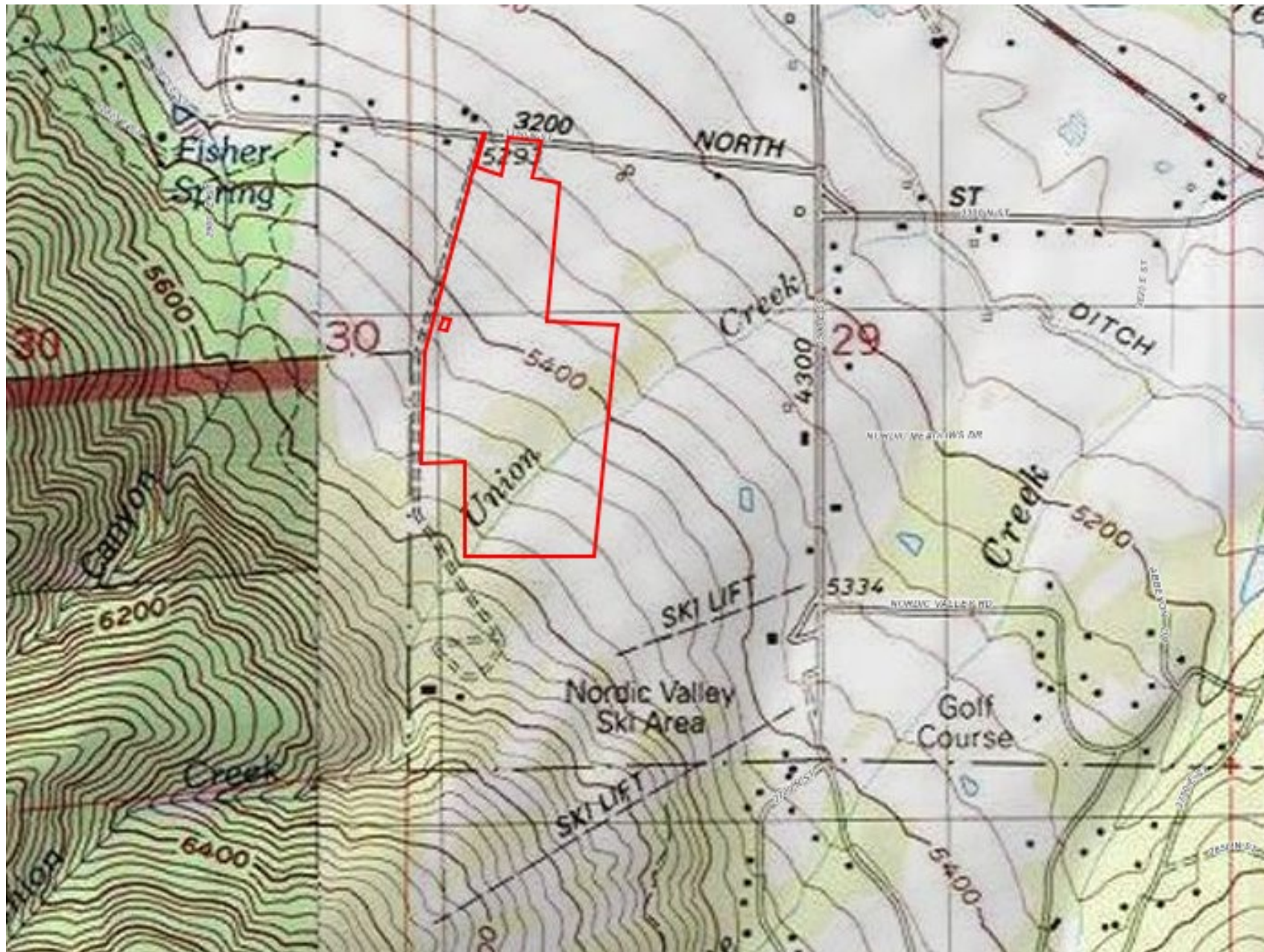


Exhibit C

Project Description	The development is a 16 lot Cluster Subdivision that will have a 14.85 acre agricultural parcel and 14.25 acres of natural hillside with trails and property owner amenities.
Property Address	3000 East 3350 North Upper Valley, Weber County, UT, 84310
Property Owner	Ian Silverberg 805-570-9560 ian@silverlineventures.com
Representative	Chris Cave 801-458-0947 ccave@reeve-assoc.com
Current Zoning	FV-3
Subdivision Name	Harmony Ranch Cluster Subdivision
Number of Lots	
Lot Number	16
Lot Size	40,000
Frontage	150
Culinary Water Authority	Nordic Mountain Water Incorporated
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Health Department (Septic)
Nearest Hydrant Address	Existing water system, not connected to source
Signed By	Owner, Ian Silverberg

2021

JANUARY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

FEBRUARY

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

MARCH

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

CALENDAR KEY:

Light Green	Western Weber County Planning Commission
Yellow	Ogden Valley Planning Commission (1 st Tues. Work Session)
Light Blue	Board of Adjustment (Scheduled only if a case is received)
Purple	WACOG
Red	County Holidays
Orange	Administrative Review Meeting (ADM)
Brown	Agency Review Committee (ARC)
Pink	ELECTIONS

APRIL

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

MAY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

JUNE

S	M	T	W	T	F	S	
			1	2	3	4	5
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30				



2021

JULY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

AUGUST						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

CALENDAR KEY:	
	Western Weber County Planning Commission
	Ogden Valley Planning Commission (1 st Tues. Work Session)
	Board of Adjustment (Scheduled only if a case is received)
	WACOG
	County Holidays
	Administrative Review Meeting (ADM)
	Agency Review Committee (ARC)
	ELECTIONS

OCTOBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

NOVEMBER						
S	M	T	W	T	F	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DECEMBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



RULES OF ORDER
WEBER COUNTY PLANNING COMMISSIONS
April 2020

A. ORGANIZATION

1. Appointment of Chair and Vice Chair

The Commission, at its first regular meeting in January of each year, shall select a Chair and Vice Chair who may be elected to succeed themselves for one additional term only.

2. Chair - Duties

(a) The Chair shall preside at all meetings of the Commission providing general direction for the meetings, assuring proper order of the Commission and public in all proceedings. Such duties shall include:

- i. Announcing the business before the Commission in the order in which it is to be acted upon;
- ii. Receiving and submitting in the proper manner all motions and propositions presented by the members of the Commission;
- iii. Putting to a vote all questions, which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof;
- iv. Informing the Commission, when necessary, or when referred to for that purpose, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon Legal Counsel for advice;
- v. Maintaining order at the meetings of the Commission;
- vi. Moving the agenda along, holding down redundancy, referencing handouts and procedures in a sensitive way during meetings;
- vii. Recognizing speakers and Commissioners prior to receiving comments and presentations of physical evidence, i.e., plans and pictures; and
- viii. Receiving documents or other physical evidence as part of the record.

(b) It shall be the duty of the Chair to authenticate by signature when necessary, or when directed by the Commission, all of the acts, orders and proceedings of the Commission.

(c) The Chair may rule out of order any comment which is irrelevant, personal, or not pertinent to the matter being heard.

3. Duties of the Vice Chair

The Vice Chair, during the absence of the Chair, shall have and perform all the duties and functions of the Chair.

4. Temporary Chair

In the event of the absence of, or disability of both the Chair and Vice Chair, the Commission shall elect a temporary Chair to serve until the Chair or Vice Chair so absent or disabled shall return, or the disability shall be removed, as the case may be. In such event, the temporary Chair shall have all the powers and perform the functions and duties herein assigned to the Chair of the Commission.

5. Secretary - Duties

The Planning Director or his designee shall serve as secretary of the Commission. The secretary shall have the following duties:

- (a) Give notice of all Commission meetings as hereinafter provided; attend every meeting of the Commission, to record for the record all members in attendance, to read communications, resolutions and other papers which are ordered to be read by the Chair of the meeting, and to receive and bring to the attention of the Commission messages and other communications from other sources;
- (b) Keep the minutes of the proceedings of the Commission and to record the same;
- (c) Keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission; and
- (d) Perform such other duties as may be required by these rules.

B. CONDUCT OF MEMBERS OF THE COMMISSION

1. Addressing Members

Commission members shall be addressed as "Commissioner" or Mr. or Ms. and their last name.

2. Preparation

Members of the Commission shall take such time as necessary to prepare themselves for hearings and meetings. If members visit a site or have familiarity with a site, they shall disclose any observations.

3. Members Shall Attend Meetings

Every member of the Commission shall attend the meetings of the Commission unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the secretary. The secretary shall call the same to the attention of the Chair. If a member of the Planning Commission is absent from three consecutive regular or work session meetings or four regular or work session meetings within a calendar year without being excused by the Chair, the Chair may recommend to the County Commission that the member be removed from the Commission for cause. A member may be removed from office for misconduct or failure to comply with attendance requirements by an affirmative vote of the majority of the County Commission.

Planning Commission members shall attend required training.

4. Conflict of Interest

A Planning Commission member with a conflict of interest in a matter before the Commission shall state that such a conflict of interest exists and withdraw from participation in the public hearing, work session or regular meeting on such matter. A member of the Planning Commission who feels he/she, or any other member of the Commission, may have a conflict of interest on any matter that is on the Commission agenda shall explain the possible conflict to the Commission. The Commission shall then vote to decide whether an actual, apparent, or reasonably foreseeable conflict of interest does exist, and whether the Commissioner should withdraw from participation and voting. If a Commissioner has a conflict of interest, that person shall not participate in the discussion and voting on that matter, nor attempt to use his/her influence with other Commissioners before, during or after the meeting. A Commissioner who has a conflict of interest shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon.

(a) Disqualification

No member of the Planning Commission shall participate in the discussion of an application or vote on an application for any action when any of the following conditions exist:

- i. Any of the following have a direct or substantial financial interest in the proposal: members of the Planning Commission or the member's spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which the member is then serving or has served within the past two (2) years, or any business with which the member is negotiating for or has an arrangement or understanding concerning prospective partnership or employment.
- ii. For any other reason, the member has determined that participation in the decision cannot be in an impartial manner.

(b) Disclosure of Potential Conflict of Interest

Whether or not he/she is disqualified, a public official shall disclose any potential conflict of interest as required by state law.

(c) Ex Parte Contacts

An ex parte contact is any communication with a party or person outside of a planning commission meeting regarding administrative applications. Commissioners are not to engage in these communications. Anyone speaking to Commissioners on administrative matters should do so at a regular meeting so their comments, concerns, and evidence are on the public record. Communications regarding legislative matters are generally permitted.

Planning Commission members shall reveal any pre-meeting or ex parte contacts with regard to administrative matters at the commencement of the public meeting on the matter. Prearranged private meetings between a Planning Commissioner and applicants, their agents, or other interested parties are prohibited. Partisan information on an application received by a Planning Commissioner whether by mail, telephone or other communication should be made part of the public record. If such contacts have impaired the member's impartiality or ability to vote on the matter, the member shall so state and shall abstain.

(d) Planning Commission Members Wishing to Give Comment

A member who desires to make comments at a meeting may do so only after declaring intent to comment, abstaining from voting on the proposal, and vacating the seat and physically joining the audience. Before commenting, the Commission member shall make full disclosure of his/her status and position at the time of addressing the Planning Commission and disclose that the person is commenting as an interested member of the public and not in his/her capacity as a member of the Commission; upon commenting the member shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon. If a member is an applicant, he / she can fully participate in the matter.

(e) Gifts and Favors. Gifts and favors standards are found in UCA 67 16 5. No public officer or employee shall knowingly receive, accept, take, seek, or solicit, directly or indirectly, any gift, compensation or loan for themselves or another if it tends to influence them in the discharge of duties. Exceptions to this are: an occasional non-pecuniary gift, having a value less than \$50 or an award publicly presented in recognition of public service.

(f) Treatment of Information. Reports and official records of a public planning agency must be open on an equal basis to all inquiries. Planning advice should not be furnished to some unless it is available to all. All reports in an official meeting agenda are public information. Communication with planning staff members is not an ex parte contact and is allowed.

(g) Political Activity. Membership in a political party and contributions to its finances or activities are matters of individual decision that should neither be required of nor prohibited to Planning Commissioners. The extent of participation in political activities should be governed by professional judgment as well as limited by any applicable civil service law or regulation. The special position of a Planning Commissioner should not be used to obtain contributions or support for a political party and should not be used to obtain partisan favors.

C. MEETINGS

1. Place

Meetings of the Commission shall be held in the Weber County Commission Chambers on the first floor of the Weber Center Building, Ogden, Utah, 2380 Washington Blvd., Ogden. If the Chambers is not available on those dates, then the meeting may be held in another room of the Weber Center Building or at such other place in Weber County as the Commission may designate. A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within Weber County for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place.

2. Regular Meetings

Regular meetings of the Western Weber Planning Commission shall be held on the second Tuesday of each month at 5:00 p.m. Field trips may be held on the second Tuesday of each month at the hour of 3:00 p.m. or at such other appropriate times. In the event that a field trip is not held then a pre-meeting will be held at 4:30 p.m.

Regular meetings of the Ogden Valley Planning Commission shall be held on the fourth Tuesday of each month at 5:00 p.m. Field trips may be held on the fourth Tuesday of each month at the hour of 3:00 p.m. or at such other appropriate times. In the event that a field trip is not held then a pre-meeting will be held at 4:30 p.m.

The date of the regular meeting may be changed by the majority of the total membership of the Planning Commission provided at least one week notice is given each member of the new date of a regular meeting.

3. Special Meetings

A special meeting may be called at any time by the Chair or by a majority vote of the Commission at any regular meeting of the Commission. Notice shall be given to each Commission member of the time and purpose of every special meeting of the Commission at least twenty four (24) hours prior to such meeting. Such notice shall be delivered to each member of the Commission personally, or may be given by telephone to the member of the Commission. Such notice may also be given by electronic mail, facsimile, or United States Mail, directed to the member of the Commission and sent not less than three (3) days prior to the time fixed for such special meeting. It is specifically provided, however, that any member may, in writing, waive prior notice of the time, place and purpose of such meeting; and such waiver, if made, shall be deemed a waiver of prior notice of the time and purpose thereof.

4. Meetings - Matters Considered
Any matter pertaining to the affairs of the Planning Commission and falling within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.
5. Quorum
Four members of the Commission shall constitute a quorum thereof for the transaction of all business except where unanimous consent of all members is required. An abstaining or disqualified member of the Planning Commission shall not be counted as if present for purposes of forming a quorum. Except as otherwise specifically provided in these Rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission. If a quorum is not present, the Chair shall call the meeting to order, announce the lack of a quorum, and adjourn the meeting.
6. Work Sessions
A regular work session of the Western Weber Planning Commission shall be held after a regular meeting has concluded, which regular meeting is scheduled on the second Tuesday of each month at the hour of 5:00 p.m.

A regular work session of the Ogden Valley Planning Commission shall be held on the first Tuesday of each month at the hour of 5:00 p.m.

A joint work session of the Ogden Valley Planning Commission and the Western Weber Planning Commission may be held on the first Tuesday of each month at the hour of 5:00 p.m.

Work sessions may be held as part of a regular Commission meeting or called in the same manner as a special meeting in order for the Commission to discuss matters at greater length or to obtain additional background information. The Commission shall take no vote during such work session, except to give directions to Staff regarding the presentation of options for future consideration.
7. Open Meetings Law
All meetings of the Planning Commission shall be open to the public. All meetings of the Planning Commission shall be noticed in conformance with the requirements of the Open and Public Meetings Law of the State of Utah.
8. Length of Meetings
At 8:30 p.m. the Planning Commission will finish the item presently being considered. All items remaining to be heard will be forwarded to the next agenda for consideration.
9. Electronic Meetings
The Utah Open and Public Meetings Act allows public bodies to hold electronic meetings, subject to certain requirements. The Planning Commission hereby adopts the following rules to allow electronic meetings and govern their use. If future changes in state law conflict with these rules, the conflicting provisions of the new state law shall be automatically incorporated into these rules by reference, superseding the conflicting provisions of these rules, until the rules can be amended to conform to the new state law.
 - (a) The Planning Commission will only hold an electronic meeting in the following circumstances:
 1. A matter coming before the Commission requires prompt attention;
 2. The Planning Director or designee determines that there will not be a quorum present for the next meeting unless the Commission allows one or more members to attend electronically; and

3. The Chair, or the Vice Chair in the absence of the Chair, determines that all items on the proposed agenda are appropriate for discussion and action in an electronic meeting.
- (b) Electronic meetings will originate from an “anchor location,” as required by state law. The anchor location will be the regular meeting location in the Weber Center, 2380 Washington Blvd., Ogden, Utah. As with regular meetings, interested persons and members of the public may attend and monitor the open portions of the meetings at that location.
- (c) In accordance with state law, public notice shall be given as required for a regular meeting, including posting written notice in the Weber Center. This public notice shall be given no less than 24 hours before the meeting. Notice of the electronic meeting shall also be given to members of the Commission at least 24 hours before the meeting and shall include a description of how the members will be connected to the electronic meeting.

D. PROCEDURE - ORDER OF BUSINESS

1. Order of Business

The order of business in the Commission shall be as follows:

- (b) Chair opens the meeting and welcomes those in attendance
- (c) Pledge of Allegiance
- (d) Roll call. At all meetings before proceeding to business, the roll of the Commission members shall be taken and the names of those present and those absent shall be entered on the record.
- (e) Approval of minutes of prior meetings
- (f) Planning Director reads opening meeting statement
- (g) Chair asks commissioners if there are any exparte communications or conflicts of interest to disclose
- (h) Consent Agenda
- (i) Petitions, Applications and Public Hearings
 1. Administrative Items
 - a. Old Business
 - b. New Business
 2. Legislative Items
 - a. Old Business
 - b. New Business
- (j) Public Comment for Items not on the Agenda
- (k) Planning Commission Remarks
- (l) Planning Director Report
- (m) Legal Counsel Remarks
- (n) Chair Adjourns Meeting

2. Agenda for Meetings

The secretary shall prepare a written agenda for each meeting as far in advance thereof as possible. The secretary shall make every effort to deliver the agenda, along with Staff Reports and related documents, to the members of the Commission at least seven (7) days in advance of a regular meeting.

3. Approval of Minutes from Prior Meetings

The Chair shall ask the Commissioners if they have had the opportunity to read the minutes and

if there are any additions or corrections. Upon hearing from the Commission, the Chair shall declare the minutes approved either as presented or amended. If the Commission has not had an opportunity to review the minutes, approval shall be postponed to the next meeting.

As an alternative procedure, the Commission may approve minutes through email communication, when requested by staff or by any member of the Commission. When such a request is made, the secretary shall send the draft minutes to all Commission members. After all members who were present at the meeting have responded, or have had at least seven (7) days to respond, and after a majority of those members have given their approval, the Chair may declare the minutes approved. Otherwise, the minutes shall be placed on the next meeting agenda for approval. If minutes get approved through email communication, the approval shall be stated on the record at the next meeting.

4. Deadline for Agenda

Requests to be on a Planning Commission agenda shall be filed thirty (30) days prior to consideration by the Planning Commission. The Planning Staff shall certify completeness of requests. Certified requests which have been filed in a timely manner shall be placed on the agenda. The deadline may be waived by the Planning Director if he/she determines that good cause exists for waiving the deadline, the application is complete, and determined that Staff has sufficient time to analyze the request, adequately prepare a Staff Report and give proper notice.

5. Special Order of Business

The Commission may suspend the rules as to the order of business, or return to an order already passed, on a motion supported by a majority of the members present.

E. ORDER AND DECORUM

1. Order of Consideration of Items

The following procedure will normally be observed in a public hearing or other matter before the Commission; however, it may be rearranged by the Chair for individual items, if necessary, for the expeditious conduct of business:

- (a) Chair introduces item;
- (b) Abstentions, conflicts of interest and challenges are entertained and any declaration of conflicts of interest and ex parte contacts;
- (c) Staff makes a presentation on the criteria, standards, and recommendations;
- (d) Applicant or applicant's agent presents evidence for the proposal;
- (e) Any opponents and/or proponents may comment;
- (f) Planning Commission members may question staff, applicant, or opponents on all the above;
- (g) Applicant's rebuttal if requested;
- (h) Closing of the public hearing, if applicable;
- (i) Concluding comments of Staff or Staff summary and recommendations;
- (j) Motion is made and seconded; the Planning Commission discusses the item and votes. Members are allowed to openly discuss the proposal and may further question any party appearing for or against the proposal as necessary, but generally questions should be asked while the public hearing is open. The Chair outlines possible actions: approval, disapproval, continue, or approval with conditions.

2. Consideration of Items

All parties shall have an opportunity to be heard, to present and rebut evidence before an impartial tribunal, to have the proceedings recorded, and to have a decision rendered in accordance with the facts on record and the law.

The Chair of the Planning Commission shall have authority to:

- (a) Regulate the course and decorum of the meeting.
- (b) Dispose of procedural requests and similar matters.
- (c) Set reasonable time limits for individual public input, oral presentations, questions, and rebuttal information.
- (d) Question any person appearing, and allow other members to question any such person.
- (e) Waive, at his/her discretion, the application of any rule herein where the circumstances of the hearing indicate that it would be expedient and proper to do so, provided that such waiver does not act to prejudice or deny any party his/her substantial rights as provided herein or otherwise by law.
- (f) Take such other action as authorized by the Planning Commission to appropriately conduct the hearing.

A ruling of the Chair may be challenged by any member of the Planning Commission present at the hearing. The challenge must be seconded. A ruling may be reversed by a majority of the members present and voting. A tie vote upholds the Chair's decision.

3. Time Limits

The Chair may impose equitable time limits, if deemed necessary for the expeditious conduct of the public hearing.

4. Conduct of Persons before the Commission

Proceedings shall at all times be orderly and respectful. The Chair may refuse to recognize or exclude from the hearing anyone who:

- (a) Is disorderly, abusive, or disruptive.
- (b) Takes part in or encourages audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive to the hearing.
- (c) Comments without first receiving recognition from the Chair and stating his/her full name and residence.
- (d) Presents irrelevant, immaterial, or repetitious evidence.

Persons making presentations or providing comments to the Planning Commission shall address the Commission from the podium or microphone and not from the audience; shall address all comments to the Planning Commission; and may not directly question or interrogate other persons in the audience.

F. PROCEDURE - MOTIONS

1. Making of Motions

Upon review of the full public record on a request and due deliberation among the members of the Planning Commission, any Planning Commissioner, except for the Chair, may make a motion; however, any Planning Commissioner may second a motion. The motion shall include not only the direction of the motion, but shall also include the recitation of specific findings of fact supporting such motion. A second shall be required for each motion citing compatible findings. Other members of the Commission may support the motion adding compatible findings. A motion shall die in the absence of a second. Discussion of the motion should not take place until it has been seconded and the Chair has stated the motion and called for discussion.

2. Withdrawing or Modifying a Motion

- (a) When a motion has been made but not yet stated by the Chair, whether or not it has been seconded, it can be withdrawn or modified by the mover if the member simply says, "Chair, I withdraw the motion."
- (b) If the mover wishes to modify his/her motion, he/she should specify the modification. Any member may suggest that the mover withdraw or modify his/her motion, but only the mover may do so.
- (c) If a motion is modified before being stated by the Chair, the second may withdraw his/her second.
- (d) After the Chair states a motion, it is the property of the Commission. It can be withdrawn or modified at any time before voting by a majority vote to withdraw or modify.

3. Motions in Order During Debate

When a question is under debate, no motion shall be received except:

- (a) To fix the time to adjourn;
- (b) To adjourn;
- (c) To continue, table, or postpone indefinitely to a specified time;
- (d) To amend; to substitute;
- (e) Refer to committee;
- (f) Previous question (immediately close debate);
- (g) Limit or extend limits of debate;
- (h) Take a recess;
- (i) Call for orders of the day;
- (j) Suspension of the rules;
- (k) Appeal rulings by the Chair;
- (l) Reconsider an undebatable motion.

4. Motion must be Germane

No motion or proposition on a subject different from that under consideration is in order and no such motion or proposition shall be admitted under color of amendment.

5. Motions to Deny

Where a motion to deny a request has been defeated, a member of the Commission shall make another motion to dispose of the issue.

6. Substitute Motions

A motion to amend by striking out an entire section or paragraph of a main motion and inserting a different section or paragraph is called a motion to substitute. Substitute motions shall supersede the main motion upon receiving the approval of a majority vote.

7. Amendments

All amendments must relate to the same subject as the original motion, resolution, proposition or ordinance. All amendments to the main motion require a second. If any amendment is offered, the question shall be first upon the amendment. An amendment may be tabled without prejudice to the main motion or question. When an amendment is proposed to any pending measure shall be laid on the table, such action shall not carry with it or prejudice such measure. If any amendment be offered, the question shall be first upon the amendment.

8. Friendly Amendments

A Commissioner may make a friendly amendment without a formal motion with unanimous consent of the members present. Typically, such motions are appropriate for clean-up items or an issue discussed but inadvertently neglected by the maker of the motion.

G. PROCEDURE - RECONSIDERATION

1. Motion to Reconsider

A motion to reconsider must be made in the same meeting as the motion that was voted on. It can only be made by a member who voted on the prevailing side and must be seconded. Any Commission member, regardless of vote on the main motion, may second the motion. It is a debatable motion. It can be made to a vote that was either affirmative or negative. This type of motion proposes no specific change in a decision but simply proposes that the original question be reopened. It requires a majority vote and cannot be reconsidered.

H. PROCEDURE - DEBATE

1. Interruptions and Questions

No member of the Commission shall interrupt or question another Commissioner without obtaining the Commissioner's consent. To obtain such consent, the Chair shall be addressed requesting to interrupt or ask a question; e.g., "Chair (name) I would like to ask Commissioner (name) a question or make a comment." The Commissioner speaking has the discretion to allow an interruption.

I. PROCEDURE - VOTING

1. Roll Call on Final Passage

The vote upon the final passage of all business shall be by aye (yeses) and nay (no's) given by members of the Commission by voice vote. In recording votes on roll call, the secretary shall record and report those absent or not voting. The Chair shall announce the result.

2. Minute Approval

The Chair shall ask the Commission if they have had the opportunity to read the minutes and if there are any additions or corrections. Upon hearing from the Commission the Chair shall declare the minutes approved either as presented or amended. If the Commission has not had an opportunity to review the minutes, approval shall be postponed to the next regular meeting.

3. Voting or Changing Vote Before Decision Announced

On any such vote any member may change his/her vote before the decision of the question has been announced by the Chair unless the member has the permission of the Planning Commission by general consent or motion if a member objects.

4. Voting or Changing Vote After Decision Announced

When a vote is taken on roll call on any question, no member shall be permitted to vote or to change his/her vote after the decision is announced by the Chair.

5. Commission Members Required to Vote - Late Voting

No member may abstain from voting unless there is a conflict of interest except as noted below. A member entering the Chamber after the question is put and before it is decided, may have the question stated, record his/her vote and be counted. A member who has not been present during the discussion of any matter and feels he/she has insufficient information on which to act may abstain.

6. Tie Votes

If a motion regarding any matter before the Commission receives an equal number of votes in the affirmative and in the negative, the motion fails. The Commission shall continue to make motions until a majority vote is obtained. The option of continuing an item with the possibility that an odd number of members of the Commission would be at a subsequent meeting may be considered.

7. Explaining Vote

After the vote is taken, any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.

8. Not to Vote Unless Present

No member of the Commission shall vote on any question unless the member shall be present when the vote is taken and when the result is announced. No member shall give his/her proxy to any persons whomsoever.

J. DOCUMENTS OF THE COMMISSION

1. Any and all materials submitted to the Planning Commission regarding a request shall be entered into the public record by the Chair by indicating that the material is "accepted for the record;" provided, however, that the Staff Report submitted to the Planning Commission as part of the agenda shall automatically become part of the public record.
2. All notices, agendas, requests, agency or consultant letters or reports, Staff Reports, minutes of meetings, and resolutions of record shall constitute the documents of the Planning Commission and shall be indexed as public record.

K. AMENDMENT

These Rules of Order may be amended at any meeting of the Commission held after not less than fourteen days written notice of the proposal to amend the Rules, upon a majority vote of all the members of the Commission.

Adopted Rules of Order may be amended at any regular meeting by a vote of the majority of the entire membership; or if the amendment was submitted in writing at the previous meeting, then they may be amended by a two-thirds vote of those voting, a quorum being present.

L. RECORDING OF RULES - COPIES TO BE FURNISHED

These Rules, and all subsequent amendments thereto, shall be recorded by the secretary in the book kept for the recording of such business and shall be furnished to each member of the Commission.

Effective Date:

Effective Date:

John Lewis, Chair
Ogden Valley Planning Commission

Bren Edwards, Chair
Western Weber Planning Commission