

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

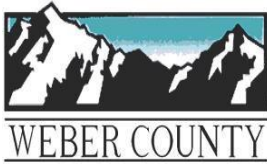
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

December 13, 2022

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

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

- 1. Minutes:** November 15, 2022
- 2. Approval of 2023 Calendar**

3. Consent Items:

3.1 CUP 2022-17: Consideration of a conditional use permit application for a public utility substation, a 3 million gallon concrete water reservoir for Bona Vista Water located at approximately 1850 West 4400 North, Pleasant View. **Planner: Steve Burton**
<https://frontier.co.weber.ut.us/p/Project/Index/17309>

3.2 LVB110921 - Consideration and action on a request for approval of the second iteration of the Buffalo Run Subdivision phasing plan. The subdivision is located at 2400 S 4700 W. **Planner: Felix Lleverino**

Petitions, Applications, and Public Hearings:

4. Administrative items:

4.1 DR2022-06 - Request for approval of a design review for the construction of a new seminary building. **Planner: Felix Lleverino**

Petitions, Applications, and Public Hearings:

5. Legislative Items:

5.1 ZMA 2022-04: Public hearing to consider a request for approval of a zoning map amendment to rezone property located at 2139 S 4300 W, Ogden from A-1 to C-2. Link to project on county site:
<https://frontier.co.weber.ut.us/p/Project/Index/17239> **Planner: Steve Burton**

5.2 ZMA 2022-05: Public hearing to consider a request for approval of a zoning map amendment to rezone property located at 4175 W 1400 S, Ogden from A-1 to RE-15. Link to project on county site:
<https://frontier.co.weber.ut.us/p/Project/Index/17267> **Planner: Steve Burton**

5.3 ZMA 2022-02: Public hearing to consider a request for approval of a zoning map amendment to rezone approximately 23 acres located at approximately 4646 W 900 S from the A-1 zone. Approximately 4 acres is proposed to be rezoned to the C-1 zone and the remaining approximately 19 acres will be rezoned to the O-1 zone. Project link:
<https://frontier.co.weber.ut.us/p/Project/Index/16613>. **Planner: Charlie Ewert**

5.4 ZMA 2022-01: Public hearing to consider a request for approval of a zoning map amendment to rezone approximately 10 acres located at approximately 4530 W 2200 S from the A-1 zone to the RE-15 zone. Project link: Project link:
<https://frontier.co.weber.ut.us/p/Project/Index/14714>. **Planner: Tammy Aydelotte.**

5.5 GPA 2022-01: Public hearing to consider and take action on amending the Future Land Use Map of the General Plan to allow for a designation change to approximately 355 acres of property located at approximately 5900 W 1100 S. The designation change is from Medium Sized Residential Lots, Industrial/Manufacturing, and Business/Office/Tech to Mixed Use Residential, Industrial/Manufacturing, and Business/Office/Tech. **Planner: Bill Cobabe**

5.6 ZTA 2022-04: Public hearing to consider and take action on amending the Weber County Zoning Code to create a new zoning district, known as the M-T zoning district. **Planner: Bill Cobabe**

5.7 ZMA 2022-03: Public hearing to consider and take action on changing the zoning of approximately 355 acres of property located at approximately 5900 W 1100 S from A-2 (agricultural) to M-T (Manufacturing and Technology). **Planner: Bill Cobabe**

6. Public Comment for Items not on the Agenda:

7. Remarks from Planning Commissioners:

8. Planning Director Report:

9. Remarks from Legal Counsel:

Adjourn to Work Session

WS1: Smart Fields development redesign, with a potential rezone.

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

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item.

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 801-399-8374