 WESTERN WEBER PLANNING COMMISSION

**AMENDED MEETING AGENDA**

**May 10, 2016**

**5:00 p.m.**

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

1. **Administrative Items**

**1.1. CUP 2016-08: Consideration and action for a conditional use permit for an Agri-Tourism operation identified as the Cold Springs Trout Farm located at 2284 Fruitland Drive, in the Agriculture (A-1) Zone.**

**(Neal Ward and Carrie L. Barker, Applicants; Tarah Michelle Barker, Authorized Representative)**

**1.2. SPE 2016-02: Discussion and action on a conceptual sketch plan endorsement request for the Favero’s Legacy Cluster Subdivision located at 3790 W 2200 S in the Agricultural (A-1) Zone. (Robert Favero, Applicant)**

**1.3. AE 2016-01: Consideration and action on an access exception to use a private right-of-way (ROW) as the primary access for 6 Lots in the Hidden Oaks Subdivision located at 6260 S 2125 E (Jared Circle) in the Residential Estates (RE-15) Zone. (Somerset Land LLC, Applicant; Sharon Clark, Authorized Representative)**

**1.4. DISCUSSION: PRUD Code related to Bonus Density – Scott Mendoza**

**2. Public Comment for Items not on the Agenda**

**3. Remarks from Planning Commissioners**

**4. Planning Director Report**

**5. Remarks from Legal Counsel**

**6. Adjourn**

**Meeting Procedures**

*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 to the meeting after 5:00 p.m.***

*A Pre-Meeting will be held at 4:30 p.m. in the Commission Break Out Room. No decisions are made in the pre-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***

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

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

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

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

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**Outline of Meeting Procedures:**

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

**Role of Staff:**

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

**Role of the Applicant:**

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

**Role of the Planning Commission:**

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

**Public Comment:**

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

**Planning Commission Action:**

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

**Testifying at Public Meetings and Public Hearings**

**Address the Decision Makers:**

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

**Speak to the Point:**

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

**Handouts:**

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

**Remember Your Objective:**

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