 OGDEN VALLEY PLANNING COMMISSION AGENDA

 **PLANNING MEETING**

 **October 27, 2015**

 **5:00 p.m.**

***Pledge of Allegiance***

**1. Minutes: Approval of the October 06, 2015 meeting minutes**

**2. Consent Agenda:**

**2.1. UVS100515 Consideration and action on final approval of the Summit at Ski Lake No. 13, (5 Lots) in the Forest Valley 3 (FV-3) Zone located at 6740 Via Cortina Street. (Valley Enterprise Investment Company, LLC, Applicant)**

**2.2. CUP 2014-22 Consideration and action on a request for a 6-month time extension for an approved accessory apartment conditional use permit located at 3778 North Willowbrook Lane Eden, UT (Rachel Nielsen, Applicant)**

**3. Petitions, Applications and Public Hearings**

**3.1. Legislative Items**

 **a. Old Business: None**

 **b. New Business:**

 **1. ZTA 2015-05 Consideration and action on a request to amend the Weber County Land Use Code Title 104 (Zones) Chapter 11 (Commercial Valley Resort Recreation Zone - CVR-1) Section 4 (Conditional Uses) by adding brewpub and reception/banquet facilities as conditional uses. Weber County Land Use Code Title 101 (General Provisions) Section 101-7-7 (Definitions) is also being amended by adding a definition for brewpub - John Lewis, Applicant**

 **2. ZTA 2015-08 Consideration and recommendation on a proposal to amend the following sections of the Weber County Land Use Code: General Provisions (Title 101) Definitions (Section 1-7) Subdivisions (Title 106), General Provisions (Chapter 1), Standards (Title 108), Hillside Development Review Procedures and Standards (Chapter 14); and other sections of the Weber County Code to provide for administrative edits related to the subdivision code and related to the names of the Planning Commissions and the planning areas.**

 **3. ZTA 2015-03 Public hearing to consider a request (ZTA 2015-03) to amend Section 101-1-7 (Definitions); the Ogden Valley Destination and Recreation Resort Zone Chapter (Title 104, Chapter 29); the Design Review Chapter (Title 108, Chapter 1); the Ogden Valley Architectural, Landscape, and Screening Design Standards Chapter (Title 108, Chapter 2); the Parking and Loading Space, Vehicle Traffic, and Access Regulations Chapter (Title 108, Chapter 8); the Accessory Apartments Chapter (Title 108, Chapter 19); and the Ogden Valley Signs Chapter (Title 110, Chapter 2) within the Weber County Land Use Code - Paul Strange, Summit Mountain Holding Group, Applicant**

**4. Elections: Vice Chair for the remainder of 2015**

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

**6. Remarks from Planning Commissioners**

**7. Planning Director Report**

**8. Remarks from Legal Counsel**

**9. Adjournment**

**The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT**

**Work Session will be held in the Commission Chambers Breakout Room. A pre-meeting will be held in the Commission Chambers Breakout Room beginning at 4:30 p.m.**

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

**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**

**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 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.