  **OGDEN VALLEY PLANNING COMMISSION**

**PLANNING MEETING AGENDA**

#  June 29, 2016

#  5:00 p.m.

***Pledge of Allegiance***

***Roll Call:***

**1. Consent Agenda:**

**1.1. CUP 2016-07 Consideration and action for a request to amend a previously approved conditional use for the Trapper’s Ridge at Wolf Creek P.R.U.D. The amendment will add Phase 8, consisting of 18 lots, to the existing multi-phased P.R.U.D.  This P.R.U.D. amendment will run concurrently with the request for preliminary subdivision approval of the Trapper’s Ridge at Wolf Creek P.R.U.D., Phase 8 located within the approved Wolf Creek Resort Master Development. (Eden Village LLC, Applicant)**

**1.2. UVR00116 & AE 2016-04: Consideration and action on a request for preliminary approval of Reflections Subdivision (6 Lots) and approval of an alternative access by private right of way at approximately 5650 East 1900 North in the Agricultural Valley (AV-3) Zone and Shoreline (S-1) Zone. (Cortney Valentine, Agent)**

**1.3 UVE050516 Consideration and action on a request for preliminary approval of East Lake Meadows Subdivision (5 Lots) located at approximately 8600 East 500 South in the Agricultural Valley (AV-3) Zone and Forest Valley (FV-3) Zone. (Brad Dobson, Applicant)**

**2. Legislative Items:**

 **a. New Business: Public Meeting:**

 **1. Ogden Valley General Plan Public Hearing:** **A public hearing to receive public comment, to discuss and consider the proposed Ogden Valley General Plan. After the hearing the Planning Commission may make final recommendation on the plan to the County Commission.**

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

**4. Remarks from Planning Commissioners**

**5. Planning Director Report**

**6. Remarks from Legal Counsel**

**7. Adjourn to Convene to a Work Session (Depending on the Ogden Valley General Plan Time Frame)**

 **WS1. DISCUSSION: Review and Discussion of the Bridges at Wolf Creek P.R.U.D, a 364 unit**

*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 will 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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***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***

 **Master Planned Project**

**Meeting Procedures**

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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.