 OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

**PLANNING MEETING AGENDA**

#  July 28, 2015

#  5:00 p.m.

***Pledge of Allegiance***

***Roll Call:***

**1. Administrative Items:**

 **Old Business:**

**1.1. UVC 052115 Consideration and action on a request for final approval of The Chalets at Ski Lake Phase 8, a Cluster Subdivision (16 Lots) and the revised pathway and open space plan within the Forest Valley 3 (FV-3) Zone located at 6300 East Quail Hollow (Valley Enterprise Investment Company, Applicant)**

1.2. CUP 2014-21 Consideration and action on an amendment of a conditional use permit for the Saddlebag Saloon a tavern, beer pub located at approximately 2612 N Hwy 162 Unit 7, within the Commercial Valley-2 (CV-2) Zone (Tiffany Brennan, representing the Saddlebag Saloon)

2. New Business:

2.1. CUP 2015-17 Consideration and action for approval of a Conditional Use Permit for Eden Junction for a liquor store located at approximately 2595 N Hwy 162, Suite #8, within the Commercial

 Valley-2 (CV-2) Zone (William Christiansen, Applicant)

**3. Legislative Items:**

 New Business: Public Hearings:

3.1. ZTA 2015-05 *Public Hearing to consider and take 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 distillery and small brewery as a conditional use. (This item will be tabled and the public hearing on this item will be continued to the August 25, 2015 meeting, at 5:00 p.m.)*

3.2. ZMA 2015-01 Public Hearing to consider and take action on a proposed amendment to the Weber County Zoning Map, Wolf Creek area by rezoning 9.11 acres of Forest Residential FR-1 to Open Space O-1; rezone approximately 15.97 acres of Open Space, and Commercial Valley CV-2 to a Commercial Valley Resort Recreation CVR-1 Zone; and rezone 30.65 acres of Forest Residential FR-3 to Open Space O-1.

3.3. ZTA 2014-07 Public Hearing to consider and take action on a proposed amendment of the following sections of the Weber County Land Use Code: Definitions (§ 101-1-7), Land Use Permit, Building Permit, and Certificate of Occupancy (§ 102-4), Conditional Uses (§ 108-4), and Supplementary and Qualifying Regulations (§ 108-7) to update and clarify provisions related to conditional use permitting and procedures.

3.4. ZTA 2015-01 Public Hearing to consider and take action on a proposed amendment of the following sections of the Weber County Land Use Code: Home Occupations; Short Term Vendors; Temporary Outdoor Sales; Farmers Markets (§ 108-13) to enable a home occupation to provide limited instructional activities in yard area or accessory buildings and to update and clarify provisions related to home occupation permitting and procedures.

3.5. ZTA 2015-02 Public Hearing to consider and take action on a request to amend Title 108 (Standards), Chapter 15 (Standards for Single Family Dwellings), of the Weber County Land Use Code by eliminating some standards, exempting specific projects types from some standards, and improving overall organization.

3.6. ZTA 2015-04 Public Hearing to consider and take action on a request to amend Title (Standards), Chapter 7 (Supplementary and Qualifying Regulations) of the Weber County Land Use Code by adding a new section that would allow buildings, in certain situations, to encroach into private road rights-of-way

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

**5. Remarks from Planning Commissioners**

**6. Planning Director Report**

**7. Remarks from Legal Counsel**

**8. Adjournment**

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

***1st Floor, 2380 Washington Blvd., Ogden, Utah. A pre-meeting will be held in the Commission Chambers Breakout Room 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***

**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.