 OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

**PLANNING MEETING AGENDA**

**March 24, 2015**

**5:00 p.m.**

***Pledge of Allegiance***

***Roll Call:***

**1. Minutes: Approval of the February 24, 2015 Meeting Minutes**

**2. Consent Agenda:**

**2.1. DR 2013-07 Consideration and action on an a two year time extension for the temporary gravel excavation and rock crushing operation at Powder Mountain Ski Resort in the Destination and Recreation Resort-1 (DRR-1) Zone (Russ Watts, Representative for Summit Mountain Holding Group, LLC)**

**2.2. DR 2014-12 Consideration and action on a request for Design Review approval of a Community Church to be located at 9228 East 100 North in the Agricultural Valley-3 (AV-3) Zone (Karl Lundin, Agent for Ogden Valley Community Church)**

**2.3. CUP 2015-06 Consideration and action for a Conditional Use Permit to install an 82 foot monopine cell tower located at Snow Basin above Becker Lift and a new 12 foot by 26 foot pre-fabricated equipment shelter located at approximately 3925 Snowbasin Road in the Destination and Recreation Resort-1 (DRR-1) Zone (Pete Simmons, Agent for Verizon)**

**2.4. DR 2014-08 Consideration and action on a request for design review approval of a shed and pergola for Maverik Country Stores in Eden located at 2500 North Hwy 162 in the Commercial Valley-2 (CV-2) Zone (Brad Morgan, Agent for On-Site Development; Neil Mantela, Maverik Country Stores)**

**2.5. CUP 2015-01 Consideration and action on a request for design review approval of a barn and storage building that is more than twice the size of the home located at 3047 E 5750 N, in the Agricultural Valley-3 (AV-3) Zone (Shannon Sandberg, Applicant)**

**3. Administrative Items:**

**a. Old Business**

**1. CUP 2014-29 Consideration and action on a Conditional Use Permit for a condominium project (Pine Canyon Lodge) in the CVR-1 Zone including lockout rooms and an average building height of 46 feet located at 3567 Nordic Valley Way in Eden, (Skyline Mountain Base, LLC, Applicant)**

**2. Discussion Amenities and phasing of Edgewater Beach Resort PRUD**

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

**5. Remarks from Planning Commissioners**

**6. Planning Director Report**

**7. Remarks from Legal Counsel**

*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 Commission Chambers Breakout Room. 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*

*threeprong_indy8_md_wht.gif*

***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**

*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*

threeprong_indy8_md_wht.gif

***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***

**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.