 OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

**PLANNING MEETING AGENDA**

# February 24, 2015

# 5:00 p.m.

***Pledge of Allegiance***

***Roll Call:***

**1. Minutes: Approval of the November 25, 2014, January 06, 2015, January 27, 2015, and February 03, 2015**

**Meeting Minutes**

**2. Consent Agenda:**

**2.1. CUP 2014-32: Consideration and action on a Conditional Use Permit request for a contracted (Utah Department of Alcoholic Beverage Control or DABC) Type 1 Package Agency doing business as Outpost Spirits located at 3900 North Wolf Creek Drive in the Commercial Valley-2 (CV-2) Zone (Paul Strange representing SMHG Management, LLC, Applicant)**

**2.2. DR 2014-13: Consideration and action on a request for a Design Review approval of a Master Signage Plan for the North Fork Table & Tavern and Arbor Lodge building at Wolf Creek Resort located at**

**3900 North Wolf Creek in the Commercial Valley-2 (CV-2) Zone (Paul Strange representing SMHG Management, LLC, Applicant)**

**2.3. UVS102914: Consideration and action on a request for final approval of the Sandhill Crane Cluster Subdivision, consisting of seven lots located at 2500 N 5700 E in the Agricultural Valley-3 (AV-3) Zone (Blake Wahlen representing JW Valley Properties, LLC, Applicant)**

**2.4. CUP 2015-05: Consideration and action on a Conditional Use Permit for two buildings existing at Wolf Creek Resort for retail and rental equipment and office and real estate services located at 3900 N Wolf Creek Drive in the Commercial Valley-2 (CV-2) Zone and Commercial Valley Resort Recreation-1 (CVR-1) Zone (John Lewis representing Wolf Creek Utah LLC, Applicant)**

**3. Administrative Items**

**a. New Business:**

**1. CUP 2015-03: Consideration and action for a Conditional Use Permit for an Agri-Tourism operation identified as the Dancing Moose Farms, Huntsville Art Ecology Center located at 13485 E Hwy 39 in the Forest-5 (F-5) Zone (Daniel Daily, Applicant)**

**2. CUP 2015-04: Consideration and action for a Conditional Use Permit for an auto repair and service shop, including the required design review for a new commercial building in Eden located at**

**4930-4938 E 2550 N in the Commercial Valley-2 (CV-2) Zone**

**(Justin Pack representing Dog and Bone, LLC, Applicant)**

**4. Legislative Items: Public Hearings**

**a. New Business:**

**1. ZTA 2014-05: Consideration and recommendation on a proposal to amend the Weber County Land Use Code to provide for the nonconforming designation of lots made smaller by right-of-way expansions, and to provide administrative clarifications related to those sections.**

**2. ZTA 2014-06: Consideration and recommendation on a proposal to amend the Weber County Land Use Code to provide clarification in the regulations and permissions of main buildings and accessory buildings, and main uses and accessory uses.**

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

**6. Remarks from Planning Commissioners**

**7. Report of the Planning Director**

**8. Remarks from Legal Counsel**

**9. Adjournment**

*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***

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**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.