



WESTERN WEBER TOWNSHIP PLANNING COMMISSION
MEETING AGENDA

Tuesday, February 11, 2014
5:00 P.M.

- *Pledge of Allegiance*
- *Roll call*

1. Minutes

- 1.1. Approval of the January 14, 2014 meeting minutes**

Petitions, Applications and Public Hearings

2. Administrative Items

2.1. New Business

- a. **DR 2014-01** Consideration and action on an administrative application, design review approval of the storage building that is more than twice the size of the home at 2139 S 4300 W, (Josh Skidmore, Applicant; Dan Scarbrough, Agent)
- b. **DR 2013-13** Consideration and action on an administrative application, design review approval of the new West Weber Elementary School at 4178 W 900 S (Weber School District, Applicant; Paul Feser, NV 5 Engineering, Agent)

3. Legislative Items

3.1. New Business

- a. **ZTA 2013-01** Discussion and action on amendments to the Weber County Land Use Code Title 108 (Standards) Chapter 1 (Design Review) Title 101 (General Provisions) Section 101-7-7 (Definitions) Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 106-1-8 Final Plat Requirements and Approval Procedure
- b. **ZTA 2014-01** Consideration and action on a proposal to amend Title 104 (Zones) Chapter 5 (Agricultural-1), Section 7 (Site Development Standards), of the Weber County Land Use Code by reducing the minimum separation (setback) standard in between a main building and an accessory structure

4. Policy and Information Items

- a. **2014 Planning Division Work Program**
- b. **2013 General Plan Implementation Update**
- c. **Contact Information Policy**

5. Public Comment for Items not on the Agenda

6. Planning Commission Remarks

7. Planning Director Report

8. Legal Counsel Remarks

9. Adjourn to a Work Session

WS1. Cluster Subdivision Ordinance Discussion

*The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT
A pre-meeting will be held at 4:30 P.M. in Room 108, no decisions will be made in this meeting.*



(In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting 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 the application or item for discussion will provide input and comments.
- ❖ The commission 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.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting 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 comments 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 comments are 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 information that has already been given. If you agree with previous comments then state that you agree with that comment.
- ❖ 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.