**PLANNING COMMISSION**

MEETINGAGENDA

Tuesday March 24, 2020

**All Santaquin City Public Meetings Will Be Held Online Only** (Temporary order - while responding to Coronavirus public gathering restrictions)**:**

* **YouTube Live** - All Santaquin City public meetings will be shown live on the **Santaquin City YouTube Channel**, which can be found at:

<https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw>

or by searching for Santaquin City Channel on YouTube.

* **Public Comment & Public Hearing Participation** – As with all City Council and Planning Commission Meetings, we will continue to invite the public to provide “Public Comment” (30-minute duration, maximum of 5-minutes per comment).  We will also continue to hold Public Hearings, as needed and required on specific issues.  We invite the public to provide comment in the following ways:
  + **By Email** – Comments will be accepted by email up to 5:00 P.M. on the date of the meeting.  Comments will be read during the meeting and made part of the official record of the city.  Comments should be submitted to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org)
  + **By Telephone** – For those who would like to have their own voice heard during the Public Comment or Public Hearing periods, please submit an email to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org)  providing us your Telephone Number.  When it is your turn to speak, a Santaquin City staff member will call you and put you on speakerphone so that you can personally share your comments within the meeting.

**7:00 p.m. REGULAR SESSION** (Held in the Court Room, upper level of the **Santaquin City** **Offices**, 275 West Main Street)

1. Welcome

2. Invocation / Inspirational Thought

3. Pledge of Allegiance

4. Order of Agenda Items

5. Public Forum

6. **DISCUSSION AND POSSIBLE ACTION ITEMS**

**a. Mehlhoff Property Rezone**

The Planning Commission will review a proposed rezone of approximately 35.39 acres from the Commercial (C-1) zone to the Residential R-10 Planned Unit Development (R-10 PUD) zone, located at approximately 300 W. and 1000 S.

**b. Conditional Use Permit Request**

The Planning Commission will review a Conditional Use Permit Request for a Major Home Occupation Preschool, located at 66 E. 780 S.

**c. Parker View Subdivision Final Review**

A final review of a 3 lot commercial subdivision located at the corner of Main Street and Highland Drive.

**d. PUBLIC HEARING- Zoning Amendments Related to Car Washes**

The Planning Commission will review a proposed amendment to the following sections in Santaquin City Code: 10-2-2 (including car washes as an accessory use in the definition of automotive service repair); 10-14-6 (addressing queuing lanes for automotive service bays); and 10-7F-3 (adding carwashes as a permitted use in the C-1 Interchange Commercial Zone).

**e. PUBLIC HEARING-Ordinance Amendment ‘Acceptable Ground Cover’ in PUD’s**

The Santaquin City Planning Commission will review a proposed amendment to consider modifying Santaquin City Code Section 10-7K-4-E to clarify acceptable ground cover in a Planned Unit Development (PUD).

**f. PUBLIC HEARING-Ordinance Amendment Clarifying the Subdivision Process for 3 Lots or Less**

The Santaquin City Planning Commission will review a proposed amendment to consider modifying Santaquin City Code Section 11-1-4 to clarify the land use authority for subdivisions including 3 lots or less.

7.  **PLANNING COMMISSION BUSINESS**

Approval of minutes from:

February 25, 2020

March 10, 2020

8. **ADJOURNMENT**

Upon Request, in compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided. For assistance, please call 754-3211.

**CERTIFICATE OF POSTING**

This agenda is hereby properly advertised this 20th day of March, 2020 through posting of copies of this agenda in three public places within the city, namely **City Hall**, **Zions Bank**, and the Santaquin branch of the **United States Post Office**

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Kira Petersen, Deputy Recorder

**PUBLIC MEETING ETIQUETTE**

(Please remember that all public meetings are recorded)

• All comments must be recognized by the Chairperson and addressed through the microphone.

• When speaking to the body conducting the meeting, please stand at the podium, state your name and address for the record, and speak slowly and clearly into the microphone.

• Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.

• Keep comments constructive and not disruptive.

• Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).

• Exhibits (photos, petitions, etc.) given to the City become public record.

• Please silence all cellular phones, beepers, pagers or other noise making devices.

• Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said.

• Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. The doors must remain open during a public meeting.

**Public Hearing vs. Public Meeting**

If the meeting includes a public hearing, the public may participate during that time and may present opinions and/or evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a public meeting, but there is no right to speak or be heard.  The public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

**Legislative Decision vs. Administrative Decision**

Legislative decisions create, amend or repeal laws. After a public hearing, the Planning Commission provides a recommendation to the City Council for a legislative decision. The City Council makes the final decision on legislative decisions. Both bodies have some discretion on legislative decisions. Public comments offered at a Public Hearing are relevant to the discussion when considering a legislative action.

Administrative decisions apply the law. When making an administrative decision, the land use authority applies existing laws to facts. If the application complies with the code, the land use authority must approve it regardless of personal or public sentiment.