**PLANNING COMMISSION**

**MEETINGAGENDA**

**Tuesday December 11, 2018**

**6:30 p.m. WORK SESSION**

Review of Agenda Items

**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. PUBLIC HEARING- Summit View Communities Concept Plan**

A concept review of a proposed subdivision located at approximately 648 N. State Road 198.

**b. PUBLIC HEARING- Thomas Subdivision Concept Plan**

A concept review of a proposed 21 lot subdivision located at approximately 300 West and 500 North.

**c. Johnson’s Grove Preliminary Plan**

A preliminary review of a multiple family dwelling development located at approximately 498 W. Main Street.

 7. **PLANNING COMMISSION BUSINESS**

1. Approval of minutes from:

November 13, 2018

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 7th day of December, 2018 through posting of copies of this agenda in three public places within the city, namely **City Hall**, **Zion’s 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.