



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold **Public Hearings and a Regular Meeting at Alpine City Hall, 20 North Main, Alpine, Utah on Tuesday, July 17, 2012 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Jason Thelin

II. PUBLIC HEARINGS

- A. River Meadows PRD Senior Housing Project

III. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

IV. ACTION ITEMS

A. Conditional Use Permits for Home Occupations

Mountain Valley Capital, LLC – 684 N. Summit Way – Jake Hardman
Laura Yamada Design - 455 Silverleaf Drive - Laura Yamada
Alpine Maintenance – 349 E. 300 N. – Tim Hertig
Ultimate Dream Hosiery – 1329 N. Grove Drive – Carl & LaRue Pack
JV Woodworks – 488 River Meadow Drive – Karlene Virga

B. Dog On It – Conditional Use Permit and Site Plan

The Planning Commission will consider granting a conditional use permit for a restaurant use at 188 N. Main and will consider recommending approval of an amended site plan at this location for a hot dog business.

C. AT&T Site Plan – Modification to Existing Cell Tower

The Planning Commission will consider recommending approval to allow AT&T to add additional antennas to the existing antenna array on the AT&T cell tower on Shepherd's Hill.

D. River Meadows PRD - Senior Housing Project

The Planning Commission will consider granting concept and preliminary approval and recommending final approval to City Council for a 24 unit senior housing project located at approximately 199 E. Red Pine Drive.

E. Whitby Woodlands Plat E – Revision to Open Space

The Planning Commission will review the revision to open space for Whitby Woodlands Plat E.

V. COMMUNICATIONS

VI. APPROVAL OF PLANNING COMMISSION MINUTES: April 3, 2012 and May 1, 2012

ADJOURN

Chairman Jannicke Brewer
July 13, 2012

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 113.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpincity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- 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 the property of the City.
- 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. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- 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/hearing.)

Public Hearing v. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and 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 there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.