



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Public Hearing and a Regular Meeting at Alpine City Hall, 20 North Main, Alpine, Utah on Tuesday, September 6, 2016 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cosper
- B. Prayer/Opening Comments: Steve Swanson
- C. Pledge of Allegiance: By Invitation

II. 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.

III. ACTION ITEMS

A. Conditional Use Permit – Building Blocks Preschool of Alpine – Jenny Smith

The Planning Commission will review a conditional use permit for a preschool located at 395 East Silverleaf Dr.

B. Beck Pines Preliminary Plan – Approximately 600 West Westfield Road – Dana Beck

The Planning Commission will consider approving a preliminary plan for the Beck Pines Subdivision. The proposed subdivision consists of 19 lots ranging in size from 20,004 square feet to 23,903 square feet on a site that is 11.29 acres. The site is located in the CR-20,000 zone.

C. PUBLIC HEARING – Alpine Ridge PRD Subdivision Concept Plan – Approx. 1425 Grove Dr. – Paul Kroff

The Planning Commission will review a proposed concept plan for the Alpine Ridge Subdivision that consists of 69 lots on 189.5 acres. This property is located in the CR-40,000 zone. The subdivision will be a Planned Residential Development (PRD) and consist of lots ranging in size from 0.47 acres to 2.94 acres.

D. PUBLIC HEARING – Lone Pine Subdivision Concept Plan – 615 East 300 North – Ivory Homes

The Planning Commission will review a proposed concept plan for the Lone Pine Subdivision that consists of 9 lots on 5.68 acres. This property is located in the CR-20,000 zone (1/2 acre).

E. Three Falls Subdivision Amendment – Plat D – Will Jones

The Planning Commission will review proposed amendments to the Three Falls Subdivision.

F. General Plan Update

The Planning Commission will discuss an update of the Alpine City General Plan, specifically as it pertains to the Transportation (Circulation) Element.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: August 16, 2016

ADJOURN

Chairman Steve Cosper
September 2, 2016

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. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also 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.alpinecity.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.