



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, December 6, 2016 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cosper
- B. Prayer/Opening Comments: Steve Cosper
- 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. Summit Pointe Subdivision Concept and Preliminary Plans– North of Hog Hollow Road and Matterhorn Drive Intersection – Mark Wells and Taylor Smith**
The Planning Commission will review a proposed concept plan and a preliminary plan that consists of 4 lots on 32.93 acres. The site is located in the CR-40,000 zone.
- B. Westwood Subdivision Preliminary Plan – Approximately 10 South Long Drive – Griff Johnson**
The Planning Commission will review the preliminary plan that consists of 25 lots on 16.23 acres. The site is located in the CR-20,000 zone.
- C. Alpine Ridge PRD Subdivision Concept Plan– 1100 North Grove Drive – Paul Kroff**
The Planning Commission will review a proposed concept plan that consists of 71 lots on 189.5 acres. The site is located in the CR-40,000 zone.
- D. PUBLIC HEARING - Amendments to the Fence Ordinance (Section 3.21.6)**
The Planning Commission will review potential amendments to the Fence Ordinance.
- E. PUBLIC HEARING - Amendments to the Planning Commission Ordinance (Article 2.2)**
The Planning Commission will review a potential amendment to the ordinance that establishes the Planning Commission. The amendment proposes to change the number of Planning Commissioners needed for a quorum from 4 members to 3 members.
- F. 2017 Annual Meeting Schedule**
The Planning Commission will review the annual meeting schedule for the calendar year 2017.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: November 1, 2016

ADJOURN

Chairman Steve Cosper
December 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 vs. 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.