



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing and a Regular Meeting at Alpine City Hall, 20 North Main, Alpine, Utah on Tuesday, July 7, 2015 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cospier
- B. Prayer/Opening Comments: Jane Griener
- 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. PUBLIC HEARING - Condominium Ordinance Amendment Request - Larry Hilton

The Planning Commission will discuss an amendment to the Condominium Ordinance which would eliminate language related to fire separation standards.

B. Condominium Ordinance Amendment Request: The Planning Commission will consider making a recommendation on proposed amendments to the Condominium Ordinance.

C. PUBLIC HEARING - Wadsworth Meadows Concept Plan - Approximately 1350 E 900 N - Autumn View Properties

The Planning Commission will review the concept plan for the proposed subdivision which was formerly known as East Bench Estates. It consists of 11 lots on 15 acres located at approximately 1350 East 900 North in the CR-40,000 zone.

D. Wadsworth Meadows Concept Plan and Variance Request

The Planning Commission will review the concept plan for the proposed subdivision which was formerly known as East Bench Estates, and make a recommendation to the City Council on the request that there be an exception to the requirement for a secondary access for subdivisions in the Urban Wildland Interface Overlay zone.

E. Olde Towne Centre Lot "D" - Cooper Building, 363 S. Main - Gary & April Cooper

The Planning Commission will review and give direction on the design of the building located in the Historic Gateway Zone.

F. River Meadows Senior Living Phase 4 - Revised Site Plan

This phase consists of 8 units and has been previously approved but the developer is requesting approval for modification of the building pad locations.

G. River Meadows PRD - Plat Amendment

Two of the units in this previously approved development were discovered to be located in the flood plain. The developer is seeking approval of a plat amendment to adjust the lots.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: June 2, 2015

ADJOURN

Chairman Steve Cospier
July 2, 2015

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.