



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing** and **Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, February 05, 2013 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Bryce Higbee

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. PUBLIC HEARING

- A. East Bench Estates Planned Residential Development Concept Plan - 1350 East 900 North - Patterson Construction
- B. Canyon Brook Planned Residential Development Concept Plan - 1520 Fort Canyon Road - Steve Larsen

IV. ACTION ITEMS

- A. Conditional Use Permit for Home Occupation**
Elite Interiors – 212 S 600 E – Trevor Schroeder
Miracle Cushion LLC – 336 W Hillside Circle – David & Nadine Malpas
South Creek Outfitters – 351 N Deerfield Drive – Gary Webb
- B. East Bench Estates Concept Plan - 1350 East 900 North - Patterson Construction**
The Planning Commission will review the concept plan for the East Bench Estates Planned Residential Development.
- C. Nield PRD Proposal - 750 North Quail Hollow - Lon Nield**
The Planning Commission will review and discuss the proposal of a Planned Residential Development.
- D. Canyon Brook Concept Plan - 1520 Fort Canyon Road - Steve Larsen**
The Planning Commission will review the concept plan for the Canyon Brook Planned Residential Development
- E. Mass Gathering Ordinance**
The Planning Commission will review the first draft of the proposed Mass Gathering Ordinance and will make recommendations to the City Council.

V. STAFF REPORT

VI. COMMUNICATIONS

VII. APPROVAL OF PLANNING COMMISSION MINUTES: January 8, 2013

ADJOURN

Chairman Jannicke Brewer
February 5, 2013

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 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.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.