

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
September 5, 2023

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 6:00 p.m. by Chair Jane Griener. The following were present and constituted a quorum:

Chair: Jane Griener

Commission Members: Troy Slade, Ethan Allen, Jeff Davis,

Excused: Alan Macdonald, John Mackay, Susan Whittenburg

Staff: Ryan Robinson, Jed Muhlestein, Marla Fox

Others: Pamela Pamela, Ross Welch

B. Prayer/Opening Comments: Ethan Allen

C. Pledge of Allegiance: Jeff Davis

II. REPORTS AND PRESENTATIONS

None

III. ACTION ITEMS

A. Commercial Building Sign WellPath Center 40 W Main Street

Ryan Robinson said the Development Code for Alpine ([DCA 3.25.080](#)) requires the following standards to be reviewed as part of the decision process. Additional standards not shown in this staff report set forth requirements for free-standing signs, lighting requirements, and signs on cloth awnings. These standards were not included as this sign is attached to the buildings, has no lighting, and is not on an awning.

1. Signs shall be painted on, attached to, or erected on the building that houses the business, or upon the property occupied by the business which the sign(s) advertise. There shall be a maximum of one (1) sign per business.
2. All signs attached to a building shall meet the approval of Alpine City to ensure that the sign meets the applicable building and electrical codes.
3. The total area of all sign(s) on any one building shall not exceed 15% or 60 square feet of the area of the side of the building where a sign is displayed, whichever is smaller.
4. The area of a sign shall be construed as the area of the overall background. Signs without a background, such as letters or numbers hung together, shall be assumed to be attached to a background that shall be depicted on the application rendering.
5. Within any planned commercial development or on any single building housing a number of uses, or in any arrangement of buildings or shops which constitute a visual entity as a whole, if addresses are to be used, all numbers, letters, or other symbols shall be identical in size, design, color, and installation.
6. The color, size, number, lighting, and placement of business commercial signs is subject to approval by the Planning Commission, consistent with the guidelines set forth in the Gateway/Historic District.

City staff has reviewed this application against all standards referenced above and has found it to be in compliance with the City Code.

