

**ALPINE CITY  
ORDINANCE 2024-11**

**AN ORDINANCE AMENDING SECTION 3.09 OF THE ALPINE DEVELOPMENT  
CODE AMENDING THE APPROVAL PROCESS FOR PLANNED RESIDENTIAL  
DEVELOPMENTS.**

**WHEREAS**, the Alpine City Planning Commission has reviewed proposed amendments to section 3.09 of the Alpine Development Code and held a public hearing on March 19th, 2024, pertaining to the proposed amendments;

**WHEREAS**, on March 19th, 2024, the Planning Commission made a favorable recommendation of the proposed amendments to sections 3.09 of the Alpine Development Code;

**WHEREAS**, the Alpine City Council has reviewed the proposed amendments and deems it in the best interest of the health, safety, and welfare of Alpine City and its residents to amend section 3.09 of the Alpine Development Code

**NOW THEREFORE**, be it ordained by the Council of the Alpine City, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “3.09 Planned Residential Development (PRD)” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.09 Planned Residential Development (PRD) Overlay Zone

**SECTION 2:**        **AMENDMENT** “3.09.010 Purpose And Intent” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.09.010 Purpose And Intent

It is hereby declared to be the intent and purpose of the City Council in authorizing and establishing provisions relating to the Planned Residential Developments (PRD) Overlay Zone:

1. To provide an alternative form of development for residential housing projects within the City which permits increased flexibility and encourages the preservation of open

space and ingenuity in design while preserving a quality of residential amenities equal or superior to that possible under conventional subdivision requirements. To qualify to rezone a parcel to the PRD Overlay Zone, the proposed project must demonstrate that it will:

- a. adequately recognize and incorporate natural conditions present on the site;
  - b. efficiently utilize the land resources and provide increased economy to the public in the delivery of municipal services and utilities;
  - c. provide increased variety in the style and quality of residential dwellings available within the City;
  - d. preserve open space to meet the recreational, scenic, and public service needs; and
  - e. do all the above in a manner which is consistent with the objectives of the underlying zone and under conditions which will result in the creation of residential environments of sustained desirability.
2. To establish criteria and standards for the design of PRD projects by developers and also guidelines for evaluation by the City. It shall be the City's sole discretion to decide if a project should be rezoned as a PRD Overlay within the intent of the ordinance as noted above. The Planning Commission shall make a recommendation to the City Council and the City Council shall make the final decision in deciding whether a project should be a PRD prior to a concept approval being given.
  3. To set forth the duties and responsibilities of developers and residents with respect to the approval, construction, and maintenance of such projects.
  4. To clearly establish the relationship of the City and the developer with respect to the review and approval of such projects.
  5. PRDs are permitted only in the CR-20,000, CR-40,000, CE-5, and CE-50 zones.

(Ord. No. 95-04, 2/28/95; Amended Ord. No. 95-28, 11/28/95; Ord No. 2001-10, 4/10/01; Ord. No. 2004-13, 9/28/04; Ord. No. 2011-04, 01/11/11; Ord. No. 2012-10, 12/11/12; Ord. No. 2014-14, 09/09/14; Ord. No. 2015-11, 07/28/15)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

March 26, 2024

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	<u>✓</u>	_____	_____	_____
Jason Thelin	<u>✓</u>	_____	_____	_____
Jessica Smuin	<u>✓</u>	_____	_____	_____
Brent Rummeler	<u>✓</u>	_____	_____	_____
Kelli Law	<u>✓</u>	_____	_____	_____

Presiding Officer

Attest

  
Carla Merrill, Mayor, Alpine City

  
DeAnn Parry, City Recorder, Alpine  
City

