

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
January 20, 2026

I. GENERAL BUSINESS

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

Chair: Alan Macdonald

Commission Members: Troy Slade, Michelle Schirmer, John MacKay, Greg Butterfield, Jeff Davis

Excused: Susan Whittenburg

Staff: Ryan Robinson, Marla Fox, Jason Judd

Others: Phillip Williams, Annie Williams, Sheryl Dame, Bethany Sorensen, Christi, Kristin Eberting, Allan Torgesen

B. Prayer/Opening Comments: Troy Slade

C. Pledge of Allegiance: John MacKay

II. REPORTS AND PRESENTATIONS

None

III. ACTION ITEMS

A. Review Draft of Main Street & Gateway Corridor Master Plan.

Planner Ryan Robinson explained that Alpine City received a grant from the Mountainland Association of Governments (MAG) to create a master plan focused primarily on the Gateway Corridors (Alpine Highway, Canyon Crest Road, and Westfield Road) and Main Street. The consulting firm Design Workshop was selected to help the city in this process. A steering committee which included members of the city council and community members also were heavily involved in this project.

The purpose of this plan is to create a long-term visioning document that establishes a shared vision and framework for how the Main Street and Gateway Corridor areas should grow and develop over time. Its role is to help guide elected and appointed officials in making decisions in this designated area so that individual projects align with community goals and values. This is not considered code, and should be viewed as a recommending vision oriented document. The plan focuses on the following topics

- Project vision, purpose, and planning framework
- Community engagement and public outreach process
- Community values and guiding principles
- Existing conditions analysis (land use, zoning, and development patterns)
- Gateway corridors overview and character assessment
- Main Street and downtown planning strategy
- Character areas and land use concepts
- Transportation and mobility planning (pedestrian, bicycle, and vehicular safety)
- Traffic management and corridor design strategies
- Placemaking, public spaces, and civic amenities
- Historic preservation and updated design guidelines
- Economic and market analysis, including retail demand and leakage
- Gateway identity, wayfinding, and signage concepts

- Land acquisition strategy and policy framework
- Implementation strategy and action matrix
- Phasing, coordination, and long-term plan administration

As discussed in the document, the consultant hired to work with the city to develop this plan based on best practice principles and incorporating feedback received from residents.

During the January 6th Planning Commission meeting this item was reviewed and tabled so the Commissioners could review the proposal in smaller sections that deal primarily with the roles of the commissioners. **For this agenda item, it is recommended the Planning Commission review the section regarding Alpine City Main Street and Gateway Corridors Small Area Plan Pages 23-35.**

GENERAL PLAN REFERENCE:

- *Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines.* (Policy 1.4 page 5)
- *Preserve and beautify the three gateways into the City so that it is clear that you are entering Alpine.* (Policy 1.5 page 5)
- *Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set forth in the Alpine City Development Code.* (Policy 2.2 Page 7)
- Land zoned as TR-10,000 (Town Residential – 10,000 square foot minimum lot size) shall include the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development. (Policy 2.3 page 7)
- *Land zoned as CR-20,000 (Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image of the City.* (Policy 2.4 page 7)
- *Land zoned as CR-40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City.* (Policy 2.5 page 7)
- *The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines).* (Policy 3.1 page 9)
- *Promote safe and efficient traffic circulation by following the Street Master Plan. Pedestrian safety shall also be a key focus of the traffic circulation plan.* (Policy 1.1 page 12)
- *Promote the use of roundabouts or other traffic flow options to prevent the need for stop lights therefore maintaining the historic small-town rural atmosphere.* (Policy 1.5 page 12)
- *Seek to attract stable retail businesses that will stimulate economic growth and attract other likeminded businesses to the community.* (Policy 1.2 page 28)
- *Seek to attract new low-impact businesses that fit the character and scale of Alpine City.* (Policy 1.3 page 28)

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2 Alan Macdonald explained that we have already had one public hearing on this subject. He said he didn't
3 think we would have public hearings on smaller sections where we break up the discussion for this plan.
4 He said the best way to go about this is that at the end of each meeting, we motion to Table, but with the
5 recommendation that comes out of the discussion.

6 Alan Macdonald said we will at least have one more public hearing to get input from the residents. At the
7 end of all the discussions, we will compile all the recommendations

8 The Planning Commission had a discussion on how to get the word out to inform the residents about the
9 Main Street Plan and how to get input. They said it would be helpful to get ideas and comments to help
10 them make good recommendations to the City Council.

11 Ryan Robinson said this is meant to be a good guiding document for the future of our city. It is not
12 binding or new zoning, but a tool to help guide us.

13 Ryan Robinson said comments from the residents at the Public Hearing were about preserving the small-
14 town rural feeling. He showed on a map different colored areas of Main Street that a small group
15 consisting of a couple of City Council members and residents came up with. The red area is the Business
16 Commercial Zone. The light orange color is a transitional area from Residential to Business Commercial
17 and it could be mixed use. The dark orange area is a mixed area as well, but could change to red as more
18 businesses come in. The blue area is the Residential Zone.

19 Ryan Robinson showed images of medium density housing which are single family homes that are
20 examples of what could be built in the residential areas.

21 Alan Macdonald asked about the entrance into Alpine south of the roundabout and what the plan for that
22 area was. Ryan Robinson said the feedback we got back was to keep the east side of the highway single
23 family residential housing or agricultural. He said the west side is already mixed use with residential and
24 commercial so if a new business applied in that area, it could be allowed.

25 Jeff Davis asked about the Bangerter property. Ryan Robinson said every plan he has seen is some sort of
26 mixed use in that area. Alan Macdonald said the feedback from the recent committee is that they wanted
27 residential in that area and not commercial. Whatever commercial is already there would be
28 grandfathered in.

29 Alan Macdonald said the seniors would like to a place they could downsize to. Others would like smaller
30 single-family homes or twin homes that are flexible to accommodate younger families. They want to see
31 green spaces with walking paths, and maybe a little higher density or planned development.

32 Ryan Robinson said some of the plans showed retail on the front. Alan Macdonald said some people
33 think we need retail to get the tax money for the city. He said we don't collect that much money on taxes
34 for retail.

35 Greg Butterfield said we need to clean this up before it is presented to the residents because it is
36 inconsistent. Jeff Davis said he agrees and said it could take all year to get this right. Troy Slade said
37 we've had professionals put this together so why are we starting over with this. Ryan Robinson said we

1 are not starting over, but there are some things that we know that the professionals don't. He said we now
 2 take their ideas along with the residents' thoughts and concerns to come up with the final document.

3 Alan Macdonald there are so many different elements that make up a city. He feels like we are
 4 comfortable with what is happening on Main Street but need to figure out what is happening south of the
 5 roundabout. He said it sounds like we want a more flexible, residential area on the east side of the
 6 highway. He said the west side would be residential up to the current commercial properties. He said the
 7 residents want more open space and maintain the rural feel.

8 Jeff Davis said in the future, we could get a zone change request in the south area and asked if we would
 9 be open to that. Alan Macdonald said no.

10 The Planning Commission had a discussion about what could be done with the Bangerter property. Open
 11 space, green belt, bike paths, etc.

12 **MOTION:** Planning Commission member John MacKay moved to recommend Tabling the proposed Main
 13 Street & Gateway Corridor Master Plan with these recommendations:

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- 15 1. Extend the residential area to the southeast area south of the roundabout.
- 16 2. Remove any language that identifies mixed use residential/commercial in the field. That area
 17 should be used as a flex housing area for mixed use housing like senior housing, and smaller homes,
 18 and extend the area farther to the north up to the Art Center.
- 19 3. Preserve agricultural and open space as identified as linear park.
- 20 4. Language not consistent with residential be deleted from the Character Areas of The Field.

22 Jeff Davis seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

23 **Ayes:**

24 Michelle Schirmer
 25 Troy Slade
 26 Greg Butterfield
 27 Alan Macdonald
 28 Jeff Davis
 29 John MacKay

Nays:

Excused

Susan Whittenburg

31 **IV. COMMUNICATIONS**

32 Alan Macdonald wished Ryan Robinson good luck in his new job in Enoch and thanked him for a job well
 33 done.

35 **V. APPROVAL OF PLANNING COMMISSION MINUTES:** January 6, 2026

37 **MOTION:** Planning Commissioner Michelle Schirmer moved to approve the minutes for January 6, 2026,
 38 as written.

40 Jeff Davis seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

41 **Ayes:**

42 Michelle Schirmer
 43 Troy Slade
 44 John MacKay
 45 Greg Butterfield
 46 Alan Macdonald

Nays:

Excused:

Susan Whittenburg

1
2 Jeff Davis
3

4 MOTION: Planning Commission member Greg Butterfield moved to adjourn the meeting.
5

6 Jeff Davis seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.
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8 Ayes:

9 Michelle Schirmer
10 Troy Slade
11 John MacKay
12 Greg Butterfield
13 Alan Macdonald
14 Jeff Davis

Nays:

Excused:

Susan Whittenburg

15 The meeting was adjourned at 7:46 p.m.