

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
February 17, 2026

I. GENERAL BUSINESS

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

Chair:

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

Excused: Susan Whittenburg, Alan Macdonald

Staff: Ryan Robinson, Marla Fox, Jason Judd

Others: Sheryl Dame

B. Prayer/Opening Comments: Greg Butterfield

C. Pledge of Allegiance: Michelle Schirmer

II. REPORTS AND PRESENTATIONS

None

III. ACTION ITEMS

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

Ryan Robinson explained that the Alpine City Main Street and Gateway Corridors Small Area Plan provide a long-term framework to guide land use, transportation, urban design, and redevelopment along Main Street and the City's primary gateway corridors. The plan focuses on improving traffic safety, multimodal mobility, and public spaces while preserving Alpine's smalltown character and supporting thoughtful economic development.

The Planning Commission has decided to break the plan into sections and provide comments/feedback instead of reviewing the entire plan at once. Another public hearing will be held once the chapters pertaining to the Planning Commission have been reviewed before a recommendation is made to the City Council. The section that will be reviewed at this time has to do with the Traffic Management portion of the document.

The Implementation Matrix (page 45) outlines a phased roadmap for carrying out Alpine City's Gateway Corridors and Main Street vision by identifying priority actions, responsible parties, funding sources, and partner organizations. The plan focuses on policy and regulatory updates, including land acquisition strategies, zoning refinements, and adoption of updated design guidelines to preserve community character and views. It also emphasizes transportation and safety improvements such as bike lanes, pedestrian crossings, traffic calming measures, and intersection upgrades to enhance mobility and reduce congestion. Streetscape and infrastructure projects including sidewalks, shared use paths, landscaping, lighting, and accessibility upgrades aim to improve walkability and corridor aesthetics.

Additional efforts support economic development through façade improvement programs, gateway features, and long-term redevelopment opportunities, alongside ongoing maintenance programs to ensure continued upkeep. Overall, the matrix provides a coordinated, multi-phase approach to guide investments, partnerships, and implementation aligned with the city's long-term community vision.

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)*

Jeff Davis said he is in favor of taking this section by section and making notes as part of our recommendation. He said he would like to review the action items on page forty-five.

Greg Butterfield asked for clarification on the numbering system on the recommendations page. Ryan Robinson said he had questions about that too and said it is something we can take back to the consultants and ask them to make it clearer.

Jeff Davis said in the section about zoning in the Town Center area to include requirements for public space amenities it is a three phase. He said in his opinion, that it is going to come naturally as we implement this plan. John MacKay agreed and said it would happen as development opportunities come along. He asked in the map priority of the view corridor along Alpine Highway for preserving open space and agricultural views, is more detail found in the recommendations under that item?

Jeff Davis read from number four where it states: Preserved agricultural and open space character of the southwest. John Mackay said this doesn't say anything about views and said he's a little bit gun shy about view corridors. Jeff Davis said he didn't know if we should talk about view corridors on this map or in this plan. John MacKay said in our recommendation, we should remove that language.

Ryan Robinson said the only thing he could find was when they mentioned coming in Alpine off Alpine Highway, just having the look and feel of an agriculturally based area. He suggested clarifying or removing that language. John Mackay said in the Implementation Matrix, Item 2 of the Plan addressing the Map Priority View Corridors. He said to remove Map Priority View Corridors and replace it with: Preserve open space and agricultural views along Alpine Highway.

Jeff Davis said adopting updated historic Main Street design is going to happen organically. Evaluating zoning revisions with different character areas to align with proposed land uses and development patterns. He said this is definitely a priority and said he believes as this plan gets implemented that this is what we're really going to be talking about as far as current and possible zone changes, especially in the two gateways.

Ryan Robinson said this is not saying to create new zones. It's saying if you want to something in a certain area, make sure your zoning reflects that. We've had a lot of concerns about this being a re-zone, but that is not the intention. He said to just make sure the zoning matches with the vision that has been identified in this.

Michelle Schirmer said the retail part is coming up as a number two because property owners need to define the look that they want when you define the character area, but that won't happen until the property owner is ready to build. So, you define it, and they work within the definition. Troy Slade asked if this needed to be a higher priority or if we're okay with it being a 2.

Jeff Davis said the number one priority is adopting this plan. Once that is done, we can review zoning revisions and evaluate long term opportunities for development.

John MacKay asked if we were going to have any more meetings to talk about the Historic Gateway. Ryan Robinson said our next meeting is on design standards, and then we'll have another meeting to talk about everything and hold a Public Hearing and then go from there.

Greg Butterfield said tonight is to talk about the priorities. Ryan Robinson said that is correct and we also want to put the priorities in order. Jeff Davis agreed and said we need to adopt a plan and then moving forward work on that plan and the possibilities of it.

Troy Slade just because it is a priority 2 doesn't mean it's going to be put off for long. Jeff Davis agreed and said maybe something is done in quarter one and something else in quarter two. It's not like it will take years to accomplish. Ryan Robinson said these are meant to be flexible, changes can be made as situations change.

Jeff Davis introduced the next section: Traffic, Operations, and Safety Measures. Greg Butterfield said we talked about removing the first couple of lines because a recommendation was made by Michelle Schirmer and we didn't want a median in the middle of the street. John MacKay said in the recommendations, to remove language about a raised median by Mountainville Academy.

Ryan Robinson said he thought the consultants advised not to have a raised median as well. The Planning Commission said that was correct.

Jeff Davis said the third recommendation is the removal of construction of a mini roundabout at 1st South and Main Street.

Michelle Schirmer asked if we were moving forward with narrowing the travel lanes and on street parking? She said there's been back and forth on no east side parking, no west side parking. Jeff Davis said that was part of our recommendation on moving forward on the traffic plan.

Jeff Davis said the next section is: Land Acquisition and Open Space. He said he didn't think that applied to the Planning Commission. Michelle Schirmer said we need to tread lightly with people's property along the highway. She said she knows people gave easement land years ago to expand the Alpine Highway by the residences on the north side. She said we need to be sensitive to this because she thinks UDOT paid those families \$100 for their land back in the day and it has already happened to some of those homeowners.

Jeff Davis said the next section is: Street and Pedestrian Infrastructure Improvements. He said there are eight different ones, and he didn't think they involved the Planning Commission, but rather the city staff and City Council. Ryan Robinson the first item talks about crosswalks. He said the city has already added three new intersections with crosswalks.

Michelle Schirmer asked if the city was moving forward with the raised speed tables. Jason Judd said we are still looking into that and are looking at temporary ones because Highland City put them in, didn't like them, and took them out. Jason Judd said we can't use theirs because they got destroyed when they polled them out. The Planning Commission said there was a lot of negative feedback for many reasons and Highland took them out.

Jeff Davis said the last section is: Maintenance and Program Actions. He said there are three areas: The first one is to develop design concept for gateway monument at Ranch Drive and Alpine Highway. The second one is to develop façade programs, and the third is to establish corridor maintenance. He said again, he didn't think this involved the Planning Commission. He said we plan a role in the first section because it's dealing with zoning, re-zoning and following the recommendations of our plan and what that looks like in the future.

Michelle Schirmer said back to the view corridor, she feels like the quintessential view that everyone can enjoy is the view coming into Alpine. She said you come around the bend on Alpine Highway, and you get an almost 360-degree view of the mountains. She said we can't preserve all of the mountain views, but that is the one view that is a statement for Alpine and tells people they are home. She said she would like to see the Alpine Highway Corridor view preserved.

Jeff Davis asked if that gets preserved if we preserve the open space and agricultural views. Michelle Schirmer said possibly but she sees Main Street shrinking with the addition of the tall buildings and the Montdella housing project. She doesn't want to have the closed in feel at the entrance to Alpine.

MOTION: Planning Commission member Troy Slade moved to recommend Tabling the Implementation Matrix of the Main Street Gateway Corridor Small Area Plan, with the recommendations proposed:

1. Remove Map Priority View Corridors and replace it with: Preserve Open Space and Agricultural Views along Alpine Highway.
2. Remove the first two lines in the Operations and Safety Section, Remove raised median by Mountainville Academy.

3. Remove construction of a mini roundabout at 1st South and Main Street.

John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Michelle Schirmer
Greg Butterfield
Jeff Davis
John MacKay
Troy Slade

Nays:

Excused

Susan Whittenburg
Alan Macdonald

IV. COMMUNICATIONS

Ryan Robinson said we will go over the Design Standards at the next meeting.

V. APPROVAL OF PLANNING COMMISSION MINUTES: February 3, 2026

MOTION: Planning Commissioner John MacKay moved to approve the minutes for February 3, 2026, as written.

Greg Butterfield seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Michelle Schirmer
John MacKay
Greg Butterfield
Jeff Davis
Troy Slade

Nays:

Excused:

Susan Whittenburg
Alan Macdonald

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

Michelle Schirmer seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Michelle Schirmer
John MacKay
Greg Butterfield
Jeff Davis
Troy Slade

Nays:

Excused:

Susan Whittenburg
Alan Macdonald

The meeting was adjourned at 6:45 p.m.