

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
May 5, 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: Alan Macdonald on-line

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

Excused: Susan Whittenburg

Staff: Caden Lyon, Marla Fox, Jason Judd, Heidi Smith

Others:

B. Prayer/Opening Comments: Greg Butterfield

C. Pledge of Allegiance: Troy Slade

II. REPORTS AND PRESENTATIONS

Caden Lyon introduced himself. He was a planner from West Jordan and said he is glad to be here.

III. ACTION ITEMS

A. Action Item: Review of Alpine Fire Station Addition/Remodel

Caden Lyon said The Alpine Fire Station sits at 50 E 100 N in the same city block as Alpine's City Hall and City Park. The Station is in need of updating to meet current needs. The design proposed modernizes and expands operational capacity and also converts the existing structure into a functioning Community Center that supports civic gatherings, events, and public activities.

Key Architectural Elements include:

1. **Fire Station Addition:** A new addition will be constructed to meet current operational demands and improve circulation and function for fire personnel.
2. **Community Center Conversion:** The existing station building will be fully remodeled and repurposed as a Community Center, reinforcing its role within the civic core of Alpine.
3. **Preservation of Existing Apparatus Bay:** The existing apparatus bay will remain as part of the final building configuration.

These improvements create an integrated municipal campus that enhances public service delivery and supports community engagement.

Sensitivity to Historic Downtown Character

A central consideration in the design is the project's proximity to Alpine's historic downtown. The design team has intentionally approached the remodel and addition with sensitivity toward the existing architectural rhythm, massing, and material character of the surrounding civic buildings.

The project addresses historic context in the following ways:

1. **Blending Existing and New Architectural Forms:** The addition mirrors the proportions and simple rooflines found in the existing station and adjacent civic structures, ensuring that new elements feel compatible with established forms.
2. **Material Cohesion and Respect for Context:** The project retains stucco as the primary exterior material-reflecting the current building and many structures within the downtown area while introducing brick and wood-like accents to elevate the architecture without detracting from its historic surroundings.
3. **Unified Civic Presence:** By updating the existing structure and integrating both the remodeled areas and the new addition, the overall project maintains a cohesive civic identity and aligns with Alpin's tradition of modest, durable, and visually harmonious public architecture.

This approach allows the Fire Station and Community Center to feel updated and functional while still honoring the heritage and scale of the historic town center.

Use of Materials:

The exterior material palette reinforces this commitment to contextual sensitivity and architectural cohesion:

1. **Stucco (Primary Material):** The main building will continue to use stucco as its dominant exterior material. Existing stucco surfaces will be refinished to a like-new condition, while the new addition will receive a matching stucco treatment for seamless continuity.
2. **Faux Wood Panel Accents:** Strategically placed faux wood paneling introduces warmth and natural texture, enhancing visual appeal while complementing the traditional materials found near downtown.
3. **Brick Veneer Wainscot:** A Brick veneer wainscot grounds the building architecturally and visually links the structure to other civic and historic buildings that utilize masonry accents.

Finish Grade Line

The finish grade for the project site will remain largely unchanged. Modifications will be minimal and limited primarily to areas supporting the reconfigured vehicle circulation patterns.

The primary grading adjustment accommodates the revised access route for returning apparatus, which will now enter the site from the east, as shown in the site plans. This ensures safer maneuvering and operational efficiency without altering the overall site character.

Landscaping

Landscaping design for the project will be completed through a separate City-led effort. Alpine City plans to engage a landscape designer to create a comprehensive site design, including the development of a sculpture garden between the new Community Center and City Hall.

Through this coordinated landscape effort, planting selections, pedestrian pathways, and amenity areas associated with the Fire Station and Community Center will be integrated into a unified civic landscape. The project team will collaborate with the city to ensure that the fire station's landscaping complements the historic downtown setting and supports the overall campus vision.

Conclusion

The proposed Alpine Fire Station #202 improvements balance modern functionality with thoughtful respect for Alpine's historic civic core. The remodel, addition, and landscape coordination create a cohesive municipal campus that enhances public safety operations and community life. Material

selection, architectural form, and site considerations all work toward a design that is contextually sensitive, visually harmonious, and aligned with the City's long-term civic goals.

The applicant has provided a site plan that meets the code requirements for 3.06 Business Commercial Zone and 3.11 Gateway/Historic Zone. 4.07, 4.08, and 4.10 of the Development Code should also be complete. If there is anything not complete it can be done before the building permit is approved. A few of the items that need addressing are:

- Curve needs 8ft radius for parking lot. Currently it is less than that.
- Decision of Landscape Plan

Staff recommend that the Planning Commission consider sending a positive recommendation to the City Council regarding the construction of the Alpine Fire Station Addition/Remodel, subject to the condition of a Landscape Plan being provided before landscaping is installed.

Caden Lyon showed a rendering of the Fire Station and said it meets the Development Code and the Gateway Historic.

Greg Butterfield asked what type of wood is going to be used; is it a veneer that won't last long or a Trex type wood or some other composite? Caden Lyon said it will be a faux wood and showed an example of it. He also showed an example of the brick veneer and said the roof will be asphalt shingles, but a small part will be metal. He said that Shane Sorensen, the City Administrator, said the building will have all updated stucco. Jason Judd said the fascia and soffit will be metal as well.

Michelle Schirmer asked if faux wood was allowed in the Gateway Historic guidelines. Caden Lyon said it was. Michelle Schirmer said it was not in the revised plan that was in process. Caden Lyon said that has been discussed with the Main Street plan, but we are discussing this with the current requirements that exist.

Alan Macdonald asked what the percent of brick was compared to the wood and stucco because in the revised Gateway Historic, we're looking for a lot more red brick and less stucco and getting away from any faux wood materials. He said he would like to adjust the external materials used to include more brick subject to whatever budget and costing we've already done.

Michelle Schirmer asked if the brick was the same price as the faux wood because she would like to swap all the faux wood for brick. Alan Macdonald said the new Cedar Hills fire department is all brick and is really beautiful and an aesthetic we are looking for. He said he is sensitive to the budget and what has already been allocated, but to the extent possible, we would look to see more brick coverage.

Michelle Schirmer said she understands the stucco because it's already existing there with the original building and that will save money to keep it. She said if we could swap out the wood for brick, that would go a long way when we start making people on Main Street follow these new guidelines. We don't want them to say, "look what the city did", that puts us in a hard spot.

Greg Butterfield said brick could be added above the garage doors. He asked what the difference was between the brick and the wood. Caden Lyon said we weren't provided with that information from the

applicant. He said he thought stucco was the cheapest and that's why most of the building is stucco and they are allowed to do that with the current Gateway Historic design guidelines.

Jeff Davis said he's listened to a couple of City Council meetings and they debated on the funding of this for a couple of hours. He said obviously cost is an issue and they don't know what actual costs are going to be. They can say what they want and how much money they have to spend and then send it out to bid. They have a ballpark, but don't know exactly what it will cost.

John MacKay said we're not being asked about costs, we're being asked to render a decision on the design. Jeff Davis said he agrees and said the role of the Planning Commission is to look forward because we've spent months, a couple of years discussing the Gateway Historic and what we want it to look like. This building is going to be the first to replicate what we want and what the citizens provided feedback for and what we spent all our effort on. He said the budget is not our responsibility, we have to adhere to what we want this to look like for decades.

Alan Macdonald said the faux wood is an absolute non-starter and wants to use as much brick as we can get, and he understands the existing stucco. He said the Mayor and City Council will have to figure out how to meet the design guidelines and stay within the budget. He said this is the first building going in and we need to meet our own expectations, our own guidelines. He agreed with Michelle Schirmer and said it's tough to expect others to follow when we as a city do not.

Jeff Davis said our recommendation should be consistent with what our role is. He asked if we were looking at faux wood. Alan Macdonald said we were not looking at faux wood. We wanted prairie style rectangular red brick; black framed windows and some stucco would be permissible. He said he didn't think we were looking at any Trex type siding, decking, faux wood, or anything like that in the recommendations.

Alan Macdonald said this is coming to us during the interim of when we looked at the Master Plan and made recommendations to the City Council. It sounds like they haven't taken that up yet but we need to be consistent with the recommendations for materials in the Gateway Historic District that we made with respect to review that grant plan. He said that's what our recommendation today should be architectural design in the Gateway Historic.

Greg Butterfield asked Alan Macdonald if he was looking at recommending denying the plan until everything was approved with the Gateway Historic. Alan Macdonald said there's been so much that's gone into the architectural design, the Community Center, upgrading the facilities for the fire department, and bringing the building into the 21st century and beyond for the next fifty years. He said he didn't think all of that was in their purview but wanted to know how this building would impact and fit into and become a part of and maybe even a cornerstone for the Gateway Historic District going forward and the architectural details of what we're seeking.

Jeff Davis read the Planning Commission motion where Michelle Schirmer recommended Tabling the Main Street Gateway Historic design standards until future compilation of the following conditions:

1. The building style be defined as Utah Historic Traditional.
2. Secondary materials be removed limiting allowed materials to be red brick, wood, and black framed windows.

Alan Macdonald said he recalls something about wood as far as some timber frame support beams for window canopies or real wood architectural design elements, like something you would see driving through old Heber, Utah. Jeff Davis said we need to clarify what we want the wood to be when we make our motion today.

Troy Slade said we had a conversation about the new wood technologies and the different types, but we didn't say what we were going to do about it.

John MacKay said the current code says innovative applications for design and materials would be considered. He said we are trying to avoid a pre-fab look. He said this is not the aesthetic we are looking for. We considered it and said no.

Alan Macdonald said we could table this until the City Council reviews our Small Area Plan revisions and recommendations. He asked if we could do that or if the City Council needs an answer right away on the Fire Station. Caden Lyon said he thinks this is trying to be pushed along. He said he loves the Small Area Plan and said we need to consider it because that is our future, but the applicant did submit this application based on the guidelines that are currently existing and to require those guidelines would be against code as of right now. Alan Macdonald said the applicant is the city.

John MacKay said we can't be at this juncture and not at least do our best to incorporate the things we've already recommended to the City Council.

Alan Macdonald said there is going to be a lot of money going into this building and it will be the flagship building for the next fifty years. Greg Butterfield asked if we should deny this until we can get some of this stuff flushed out or approve it and identify all the things we've talked about. Jeff Davis said if we deny it, it doesn't come back to the Planning Commission.

The Planning Commission had a discussion about all wanting this new building to meet the new guideline requirements that they have worked on for Main Street Gateway Historic. They said this puts them in a bind because they don't want to recommend this plan as it is. They also said they want to see black framing around the doors and some design elements like timbers to add more dimension. They said the building looks boring and vanilla; this is Alpine image and kind of a big deal.

Caden Lyon said the parking lot is on the northwest corner of the site. He said part of the code states that parking is not allowed in the easement. He said there is an exception allowed with four criteria.

1. The parking lot and the lot or parcel on which the use or building it serves are under the same ownership.
2. All of the off-site parking spaces are on an adjacent lot, or within two hundred feet from the main use or building measured along or across a public street.
3. Safe and accessible pedestrian routes are provided between the alternative parking lot and the primary use.
4. A traffic and parking site plan confirming that the off-site parking will not create undue congestion or negative effects.

The Planning Commission had a discussion about the parking lot layout and handicapped parking stalls.

MOTION: Planning Commission member Greg Butterfield moved to recommend approval of the proposed site plan for the construction of the Alpine Fire Station Addition/Remodel with the following conditions:

1. Consistent with the Small Area Plan in regard to exteriors.
2. No faux wood
3. Use as much brick as possible
4. Landscape plan be provided before landscape is installed
5. Exception to the setbacks for parking based on the four criteria in the ordinance.
6. Use dark aluminum siding on the windows, on the door frames, and on the big garage doors with the same color and material to ensure consistency throughout the building.

John MacKay seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

| | | |
|---------------------|---------------------|------------------------|
| <u>Ayes:</u> | <u>Nays:</u> | <u>Excused:</u> |
| Michelle Schirmer | | Susan Whittenburg |
| John MacKay | | |
| Troy Slade | | |
| Alan Macdonald | | |
| Jeff Davis | | |
| Greg Butterfield | | |

IV. COMMUNICATIONS

Caden Lyon said there is possibility of a Planning Commission meeting on May 19, 2026, based on if applicants get their information in on time.

V. APPROVAL OF PLANNING COMMISSION MINUTES: March 31, 2026

MOTION: Planning Commissioner John MacKay moved to table the minutes for March 31, 2026

Troy Slade seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

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|---------------------|---------------------|------------------------|
| <u>Ayes:</u> | <u>Nays:</u> | <u>Excused:</u> |
| Michelle Schirmer | | Susan Whittenburg |
| John MacKay | | |
| Troy Slade | | |
| Alan Macdonald | | |
| Jeff Davis | | |
| Greg Butterfield | | |

MOTION: Planning Commission member John MacKay moved to adjourn the meeting.

Michelle Schirmer seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

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|---------------------|---------------------|------------------------|
| <u>Ayes:</u> | <u>Nays:</u> | <u>Excused:</u> |
| Michelle Schirmer | | Susan Whittenburg |
| John MacKay | | |
| Troy Slade | | |
| Alan Macdonald | | |
| Jeff Davis | | |
| Greg Butterfield | | |

The meeting was adjourned at 7:11 p.m.