ALPINE CITY COUNCIL MEETING

May 26, 2026

Mayor Carla Merrill called the meeting to order at 6:05 pm.

I. CALL MEETING TO ORDER

A. Roll Call Mayor Carla Merrill

The following were present at the anchor location, which constituted a quorum: Sarah Blackwell, Chrissy Hannemann, Andrew Young, and Brent Rummler. Jessica Smuin attended by Zoom.

Staff: Shane Sorensen, Caden Lyon, Steve Doxey, Chief Brian Gwilliam, Chief Brian Patten, Heidi Smith, DeAnn Parry

Others: Rebecca Dutson, Stephanie Warner, Tom Watkins, Mike Marion, Matt Lovelady, Lisa Marion, Jenni Lovelady, Sullivan Love, Brooke Neuenschwander, Bryan Irving, Steve Burrows, David Mortensen, Cydney Reeve, Dave & Keri Witbeck, Preston Reading, Chad Littlewood, Will Jones, Kent Parry

B. Prayer Sarah Blackwell

C. Pledge Andrew Young

II. CONSENT CALENDAR

A. Approval of Minutes of the May 12th City Council Meeting

B. Resolution R2026-21: Approval of Memorandum of Understanding with Highland Alpine Chamber of Commerce

C. Resolution R2026-22: Appointment of Alternate Land Use Hearing Officer

D. Resolution R2026-23: Cooperative Agreement with Utah Division of Forestry, Fire and State Lands

E. Approval of Proposal for Lightweight Chip Seal Aggregate, Amrize: $37,090.59

F. Approval for Proposal for Sealcoat, Anderson Asphalt: $277,286.52

G. Approval for Proposal for Emulsion Coating, NU Rock Asphalt: $61,521.90

Andrew Young raised two questions prior to the vote. Regarding item D (Resolution R2026-23, Cooperative Agreement with Utah Division of Forestry, Fire and State Lands), he asked Fire Chief Brian Patten to explain the City's obligations under the agreement.

Fire Chief Patten explained that this is a longstanding Cooperative Wildland Fire Management Agreement (CWS) with the state, previously signed at the Lone Peak Public Safety District level but now broken out to individual cities. The agreement establishes how Alpine deploys resources inside and outside the state and ensures the state will cover costs for any wildland fire that becomes delegated. This relieves the city of financial liability. The city accrues in-kind credit through equipment purchases, mitigation projects, and water system investments, meaning it is unlikely that a cash payment will ever be required to the state.

Chrissy Hanneman confirmed that Highland City approved their equivalent agreement the prior week.

Andrew Young also asked for clarification on the map provided for items E, F, and G (the chip seal, sealcoat, and emulsion coating proposals totaling approximately $375,000), and City Engineer Jason Judd noted that residents with concerns about specific roads should contact Landon Wallce. A list of road improvements planned for future years is also available upon request.

Motion: Brent Rummler moved to approve the Consent Calendar with an edit to the budget work session minutes. Chrissy Hannemann seconded the motion. The motion passed unanimously.

III. PUBLIC COMMENT

Jenny Lovelady *– Alpine*

Jenny expressed her opposition to the proposed roundabout at Ridge Dive and Canyon Crest, indicating that it could cause additional traffic issues rather than solving the existing problems. She suggested that a more *effective solution would be to relocate the crosswalks to a different area, which she believed would better address safety concerns without the complications she expects a roundabout might bring.*

Mike Marion *– Alpine*
Mike expressed his gratitude to the council for their dedicated service, acknowledging the commitment and effort required. Then he highlighted a key concern regarding the prioritization of city projects. Mike urged the council members to focus on decisions that benefit the entire city rather than concentrating efforts on a single corridor like Canyon Crest. He emphasized the need for an equitable distribution of resources across the city and voiced his apprehension that, if the focus remains narrow, it could overlook other important citywide priorities that might require urgent attention and resources.

Bryan Irving *– Alpine*
Bryan addressed the council regarding the budget process, voicing a strong opinion on the necessity of data-driven decision-making. He urged the council to rely on professional studies to guide their budget allocations, especially when considering large expenditures such as the proposed $2 million for the roundabout. Brian wants to see a more prudent approach to spending, one that would ensure fiscal responsibility and efficient resource utilization. He implied that without careful analysis and justification based on reliable data, such significant investments could strain the city's budget without guaranteed benefits.

Lisa Marion *– Alpine*
Lisa voiced her frustration over the ongoing focus on the Canyon Crest corridor, stating that it continues to monopolize discussions to the detriment of other areas in the city. She expressed concern that despite the community's prior input and interest in other projects, like the beautification efforts on Main Street and addressing needs in the northwest side of the city, these areas remain neglected. Her comments were echoed by others in the session who felt projects like Main Street beautification deserved as much attention, if not more, due to their potential impact.

Brooke Newenschwander *- Alpine*
Brooke expressed concern over the proposed roundabout on Canyon Crest. She felt that the roundabout was not the best use of the city's funds and believed that other budgetary allocations might be more effective in addressing the city's needs.

Cyd Reeve *– Alpine*
Cyd supported maintaining the focus on Main Street, highlighting the importance of continuing with the Main Street beautification grant. She emphasized the need for consistency in project priorities, cautioning against diverting funds towards other projects she referred to as "side projects," which she believed might not have the same wide-scale impact or community support. Cyd would like to see projects that align with the community's longstanding goals and values, and a strategic approach to project prioritization.

IV. REPORTS & PRESENTATIONS

A. Presentation: The Children’s Center Utah – Rebecca Dutson, President and CEO

Rebecca Dutson, President and CEO of The Children's Center Utah, presented on the organization's planned expansion into Utah County. Ms. Dutson introduced Government Relations Manager Stephanie Warner and provided an overview of the organization's mission: Providing mental health treatment for infants, toddlers, preschoolers and their families.

The Children's Center Utah was established in 1962 and is the only organization in the state providing this specialized level of early childhood mental health care. They currently serve approximately 1,000 children and families each year in Salt Lake County.

Rebecca highlighted several key points;

- The new Utah County facility will be located on the Intermountain Primary Children's Hospital Larry H. and Gail Miller Family Campus in Lehi, with a planned opening in July 2026 and a formal ribbon cutting on October 1, 2026.
- Services will include outpatient mental health treatment and an intensive day treatment program for children ages 2–5, with transportation provided to remove access barriers.

- The organization accepts Medicaid, all commercial payers, and does not turn away families who cannot afford treatment, relying on private fundraising to fill gaps.

Rebecca cited significant need in Utah, noting that nearly 60 percent of children ages 3–17 with a diagnosed mental or behavioral health condition are not receiving treatment. Utah has one-third fewer behavioral health providers per 100,000 residents than the national average. She also noted the organization's existing presence in Utah County through its Infant-Toddler Court Program, which is already active in the Fourth and Fifth Judicial Districts.

Council members expressed appreciation for the work being done and asked how residents can access services.

Rebecca said that services can be accessed directly (no referral required) or through a pediatrician referral. The organization is also coordinating with local providers such as Kids on the Move.

Brent Rummler directed Rebecca to City Communications Director Heidi Smith for inclusion in the Alpine City monthly newsletter.

V. ACTION ITEMS

A. Site Plan Approval – Alpine Fire Station Addition/Community Center Site Plan

Assistant City Administrator/City Planner Caden Lyon presented three revised design options for the Alpine Fire Station Addition and Community Center, prepared in response to a council request from the previous meeting for alternatives that more closely align with the city's architectural character. Caden summarized the three options:

- Option 1: Minimal changes from the current approved design, with an updated gabled roof at the community center entrance and revised colors.
- Option 2: Removal of all faux wood material, gabled roof at community center entrance, and updated colors.
- Option 3: Same as Option 2, with the addition of eyebrow window details and a two-toned accent band.

The council engaged in substantial discussion on the competing priorities of cost, schedule, and design character. Key positions included:

- Sarah Blackwell expressed preference for Option 3 and suggested adding brick to the north face above the bay doors and around the tall windows to break up the stucco surface. She also raised the question of whether to wait for the small area plan design standards to be finalized before approving final exterior materials, so the building can serve as a model for future development.
- Chrissy Hanneman emphasized the building's role as a long-term precedent for Main Street development and supported a compressed timeline for reconciling the design with Planning Commission guidance. She proposed approving the site plan as submitted while allowing 21 days to finalize exterior design changes in coordination with the Planning Commission.
- Jessica Smuin supported moving forward without delay to the foundation and structural work, while addressing material substitutions, primarily replacing wood cladding with brick. She said that the most consistent council and Planning Commission feedback was to add brick and remove faux wood.
- Brent Rummler expressed support for natural materials and noted that faux wood, while currently popular, may not stand the test of time. He suggested consulting with the donor, Don Watkins, a respected community member and former mayor, to seek alignment before finalizing changes.
- Andrew Young said that residents near the site expressed general satisfaction with all three options and with the original design and were most concerned about the impact on the park. He noted that Don Watkins, as a significant donor, expressed strong preference for the original

design, and urged the council to seek a compromise that satisfies both the donors and the Planning Commission.

Chad Littlewood of Babcock Design provided clarification. Chad noted that any design change from the original bid documents constitutes a change order, and because the project is currently in bidding, all three revised options are schematic only and would require additional design and engineering time to document formally. He also clarified that the gabled roof option carries the most significant engineering implications, while material substitutions such as thin brick veneer are more straightforward. Chad advised the council that continued design work beyond the construction documents phase constitutes a scope and fee change and encouraged the city to involve him in any collaborative design sessions. He stated that he personally agrees that real wood is timeless and preferable, but that maintenance concerns drove the faux wood selection. He offered material samples for the council to review.

Planning Commission Chair Alan MacDonald then addressed the council to provide context on the Planning Commission's recommendations. He explained that the commission has been working for years to streamline the Gateway Historic District architectural guidelines to reflect a "Utah historic/traditional" character, emphasizing red brick, rectangular windows, and timber accents, and that the fire station represents a rare opportunity to set a precedent for future Main Street development. He acknowledged that the commission was aware the building's design had already been advanced based on existing guidelines, and that their recommendations were advisory, given budget and timeline constraints.

Navigate CM & Development representative Preston Reading noted that material procurement lead times could affect the schedule if changes are significant, and that the project completion timeline, with the addition in December and the community center in May, is tight.

The Council agreed to approve the site plan as originally submitted, with a condition that exterior design details be finalized within 21 days in consultation with the Planning Commission. A joint work session between the City Council, Planning Commission, and architect was discussed, with several days in early June identified as potential options. The goal would be to produce revised renderings for a council vote no later than June 9.

Motion: Chrissy Hannemann moved to approve the construction of the Alpine Fire Station Addition/Remodel as submitted in the site plan according to the original option, that a landscape plan will be provided before installation, that the exception to the setbacks for parking be allowed based on the criteria in Development Code 3.24.030, and with the condition that the exterior design be reconfigured in congruence with the Planning Commission and the Main Street guidelines in the next 21 days. Andrew Young seconded the motion.

City Engineer Jason Judd noted that no Guaranteed Maximum Price (GMP) has yet been established. The target budget is $5.8M and the GMP is expected to be presented to the council on June 9.

Chad Littlewood said that he serves on the Sandy City Architectural Planning and Review Committee, and he respects the City Council's position. He explained that the city entered into a contract with him to design the fire station. The design phase of the contract is now complete because the plans are currently out for bid. He knows the council is trying to keep costs down, but changes in the timing or the renderings will involve additional fees. Chad also said that he agrees that natural wood is timeless; the trade-off is continued maintenance. Chad is not pressing an agenda, but he does have valuable opinions based on his professional career. He is willing to continue to help in this process.

Responding to a question from council, City Attorney Steve Doxey said that it is very common for councils and commissions to hold a joint work session. The requirement is that it must be noticed as a meeting of both groups.

Chad Littlewood said that he could have new renderings ready in two or three days.

After the discussion of possible dates for the meeting, Brent Rummler suggested the motion be amended to include that the council will schedule a meeting on June 1, 3, or 4 with as many of the City Council and Planning Commission members as possible, and when the architect is available.

Chrissy Hannemann accepted Brent Rummler's amendment.

Amended Motion: Chrissy Hannemann moved to approve the construction of the Alpine Fire Station Addition/Remodel as submitted in the site plan according to the original option, that a landscape plan will be provided before installation, that the exception to the setbacks for parking be allowed based on the criteria in Development Code 3.24.030, with the condition that the exterior design be reconfigured in congruence with the Planning Commission and the Main Street guidelines, and that another meeting will be held on June 1, 3, or 4 with as many of the City Council and Planning Commission members as possible, and when the architect is available. Andrew Young agreed to the amended motion. There were 5 yes votes and 0 no votes, as recorded below. The amended motion passed unanimously.

Yes	No	Excused
Sarah Blackwell		
Chrissy Hannemann		
Brent Rummler		
Jessica Smuin		
Andrew Young		

B. Ordinance 2026-12: Boundary Adjustment with Draper City

Caden Lyon presented the proposed municipal boundary adjustment with Draper City. The application submitted by surveyor Dave Mortensen of Civil Science requests annexation of an approximately 0.45-acre parcel currently within Draper City into Alpine City. The council had discussed this item at the prior meeting.

The following is a summary of the request taken from an email sent by Mr. Mortensen:

- ***Project Overview***
  - *Project name: Alpine and Draper Municipal Boundary Adjustment*
  - *Property location: (address and/or parcel numbers) parcels 11:008:0003, 66:579:0003, 66:579:0004, and 11:008:0012*
  - *Brief description of the property: Parcels are vacant*
  - *High-level description of the boundary issue: There is an ambiguity between the deeded parcels and the city line. The city line overlaps parcels: 11:008:0003, 66:579:0003, and 66:579:0004 as monumented on the ground.*
  - *Clear statement of what is being requested (resolution of intent to modify the boundary): We are working to make the city line match the deeded boundary lines.*
- ***Rationale for Boundary Modification***
  - *Alignment of municipal services: We are proposing a Municipal Boundary Adjustment per Utah Code Title 10, Chapter 2, Part 9 Municipal Boundary Adjustments (Utah Code Part 10-2-9).*
  - *Access and connectivity considerations: No access is planned to be needed between the parcel in Draper and the parcels in Alpine.*
  - *Infrastructure efficiency: This is not applicable as we are not affecting any roadways. The lots in Alpine are utilizing the built roadway for access to the two parcels.*
  - *Consistency with long-term planning goals: This proposal should not affect any long-term planning.*

City Attorney Steve Doxey clarified that this action adjusts only the municipal boundary and does not affect property lines or require a plat amendment at this stage. He noted that any future development or setback-related matters would be addressed separately through the standard permitting process.

Motion: Brent Rummler moved to approve Ordinance 2026-12 the Municipal Boundary Line Adjustment Between Alpine City and Draper City according to the submitted application. Sarah Blackwell seconded the motion.

Andrew Young asked whether the boundary change would affect the underlying lot configurations. Mr. Doxey indicated that the ordinance itself does not move lots, and that if the individual lot legal descriptions referenced in the municipal boundary need to be amended, that would be determined separately.

There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes	**No**	**Excused**
Sarah Blackwell		
Chrissy Hannemann		
Brent Rummler		
Jessica Smuin		
Andrew Young		

C. FY2027 Budget Project Priorities

City Administrator Shane Sorensen introduced the budget project priority discussion, noting several challenges with the project priority matrix that had been distributed: inconsistent ranking methodology, incomplete responses, and difficulty comparing projects funded from different sources. Shane recommended the council focus on identifying priorities for the upcoming fiscal year and commit to refining the matrix process earlier in future budget cycles.

Mayor Carla Merrill noted the importance of ensuring the council has clear visibility into each project's funding source and remaining fund balances.

Brent Rummler commented that the council discussed the projects in previous work sessions and talked about which funds could pay for them

Shane presented a fund analysis spreadsheet showing current-year balances as of 4/30/2026, projected carry-overs, and the estimated impact of proposed projects on each fund, noting particular concern about the draw on the Capital Improvement Fund if all projects were funded in a single year.

Council member priorities were expressed as follows:

Sarah Blackwell prioritized projects supporting life, safety, and infrastructure — including PI and culinary water system improvements, the roundabout at Ridge and Canyon Crest (citing personal observations of near-accidents), sidewalk improvements (particularly along Grove Drive/Alpine Boulevard where schoolchildren walk to meet the bus), and the Ranch Drive extension planning. She suggested deferring park improvements until the Parks Master Plan is completed and noted that fire mitigation and raccoon abatement may be better addressed by individual property owners. She supported allocating funds for history preservation from PARC taxes.

Chrissy Hanneman presented a brief slideshow organizing her priorities by funding category. She placed the Carlton Shop improvements first, as the city has already purchased the building and it will serve multiple departments. Chrissy would like to see a long-term PARC tax spending strategy, allocating approximately 75 percent of projected PARC tax revenue (~$90,000) to parks capital needs and the remainder to arts, recreation, and culture. For street-related projects, she recommended developing a criteria-based policy (a "heat map" approach) before committing to specific traffic calming installations, to ensure decisions are data-driven. She expressed significant concern about depleting the Capital Improvement Fund by 55 percent in a single year to fund the roundabout, and suggested that if the roundabout is to proceed, bonding for a portion may be preferable to depleting the fund balance. She also proposed that the Finance Committee develop a formal fund balance policy.

Andrew Young focused primarily on the water infrastructure bond, asking that the council receive a full accounting of the rate impact and interest costs associated with the proposed $9M water bond before committing it. He also asked that the traffic calming budget be broken into more specific line items and noted that the original traffic calming proposal encompassed multiple corridors including Main Street, Westfield, Canyon Crest, Grove, Alpine Boulevard, and Fort Canyon. He expressed support for addressing Main Street traffic before the start of the school year. He noted that residents near the fire station expressed satisfaction with all design options and were most concerned about impacts to the park. He also provided an update on the Alpine Highway Easement, indicating that Utah County has confirmed that researching the ownership and chain of title is outside their scope of services, and that a formal title search will be needed.

Jessica Smuin asked for clarification on whether Main Street traffic improvements could be advanced in the current fiscal year, and Shane confirmed that remaining funds from the current street maintenance budget could support minor improvements before school starts in the fall. Staff is preparing a proposal for council review. She expressed support for prioritizing the roundabout, citing multiple professional engineering recommendations, the timing alignment with the planned Canyon Crest trail improvements, and anticipated future growth from entitled lots. She noted that spreading the roundabout cost across two fiscal years would reduce the single-year impact on the Capital Improvement Fund to an acceptable level.

Brent Rummler provided a detailed summary of professional recommendations in support of the roundabout, citing four independent traffic and safety engineering firms and a UDOT engineer who all recommended a roundabout at Ridge Drive and Canyon Crest. He noted unique safety challenges at the intersection — limited sight distance, close proximity of multiple intersections, topographic constraints that prevent police enforcement, and increasing pedestrian traffic from upcoming trail improvements. He cited a resident-led petition in which 40 of 42 neighbors surveyed expressed support. He stated his top three priorities as: (1) roundabout at Ridge and Canyon Crest; (2) sidewalk improvements focused on safety; and (3) additional traffic calming measures. He supported Peterson Park improvements as a priority once the Parks Master Plan is complete and noted the timing advantage of doing park improvements concurrently with Canyon Crest Road work.

The Council also briefly discussed:

- Water infrastructure ($9M bond): They agreed that this warrants a separate, dedicated discussion. Zions Public Finance representative Mark Anderson will present on both the fire station bond and the water bond at the June 9 meeting. Staff is also pursuing federal grant opportunities through a consultant with 25+ years of federal agency experience.
- Ranch Drive extension: Chrissy Hanneman's proposal to pursue conceptual planning for a Ranch Drive connection was supported by staff. Shane indicated that preliminary planning work can be done in-house at minimal cost, and that engaging Metro Water and easement holders early is important given the slow nature of those negotiations.
- Tennis courts at Burgess Park: Shane recommended deferring resurfacing for one year as the courts can sustain another season.
- Parks Master Plan: The consultants reported approximately 300 survey responses, which they described as excellent for a project of this size.

After extended discussion, the council identified the following projects as FY2027 budget priorities, to be funded based on staff's analysis of available sources. The final prioritized order, as amended, was:

- Traffic calming measures (up to $50,000, with priority on West Canyon Crest and school/park proximity areas)
- Roundabout at Ridge Drive and Canyon Crest
- Sidewalk improvements focused on pedestrian safety
- Carlton Shop improvements (as requested by staff)
- Fire prevention projects on public property
- Alpine Highway Easement (title research and beautification)
- Raccoon abatement (storm drain exclusion pilot)

The council separately agreed that Alpine Historic Preservation Projects would be funded through the PARC tax rather than the General Fund, and a separate motion on PARC tax allocations would be with the final budget.

Staff were directed to determine specific funding mechanisms for each project and to return with individual project approvals as they become ready, consistent with the city's standard practice of council approval for expenditures over $15,000.

Motion: Brent Rummler moved to include following projects as priorities in the FY2027 budget and instruct staff to determine how to fund them based on tonight's council input: the roundabout at Ridge Drive and Canyon Crest, sidewalk improvements that relate to safety, and traffic calming measures up to $50,000, focusing on W. Canyon Crest where we have a vulnerable student population. The motion was seconded by Jessica Smuin.

Mayor Carla Merrill wanted the traffic calming measures to include curb extensions. She is especially concerned about the students walking to school on W. Canyon Crest, and the students at Alpine Elementary. The priority should be near schools.

Amendments: Brent Rummler moved to also include the Carlton Shop improvements as requested by staff, and the historic preservation project funding with an initial amount of $20,000. Jessica Smuin accepted the amendments.

Sarah Blackwell confirmed that this approval does not lock the council to a specific decision until the roundabout comes up for a formal vote. We could start with lower impact interventions like speed reduction or enforcement.

Shane Sorensen said that any project over $15,000 comes to the council for a vote, and it takes a majority to pass.

Andrew Young asked if the Alpine Highway easement, fire prevention, and the racoon plan could be included.

Brent Rummler agreed to accept Andrew's suggestions, stipulating that fire prevention should focus on public property. Jessica Smuin accepted the amendments.

Mayor Carla Merrill asked Chief Brian Patten if we would receive additional fire mitigation funds from the County.

Chief Brian Patten said the Draper project was done with State funds.

Mayor Carla Merrrill requested that the budget items be listed in priority order so that staff has clear direction.

Amended Motion: Brent Rummler moved to include following projects as priorities in the FY2027 budget and instruct staff to determine how to fund them based on tonight's council input: the roundabout at Ridge Drive and Canyon Crest, sidewalk improvements that relate to safety, a combination of traffic calming measures up to $50,000, focusing on W. Canyon Crest where we have a vulnerable student population, the Carlton Shop improvements, the Alpine Highway easement, fire prevention on public property, and the racoon plan. The amended motion was seconded by Jessica Smuin.

Sarah Blackwell asked if the council was also setting a limit on how much may be spent from each fund.

Mayor Carla Merrill said we need to do some due diligence and talk with other cities and subject matter experts before we set a limit. She is concerned about the high cost of some of these projects and said we may not be able to get past the first project, except for those funded by the PARC tax. Staff will bring the individual projects to the council for approval. We will go in order to accomplish as much as possible. The MAG project will likely be postponed again.

Brent Rummler clarified that the $1.5M estimate for the roundabout is not set in stone. Lindon City did theirs for $500,000. Staff have recommended the larger diameter because of the big trucks coming to Alpine. Asphalt would be cheaper than concrete, and because Canyon Crest Road will be resurfaced, much of that will be paid for as part of the MAG project.

Mayor Carla Merrill said that if the city does not get the MAG grant in August, less expensive options could be pursued.

Chrissy Hannemann clarified that the city is actually allocating $980,000 in the Capital Improvement Fund for the roundabout project, whenever it happens.

Andrew Young expressed concern about the prioritization of the expensive roundabout project.

Brent Rummler said that three council members listed the roundabout as their top priority.

Jessica Smuin said that Canyon Crest is one of our three gateways into the city, so it is also important for long-term city planning.

Amended Motion: Brent Rummler moved to include following projects in priority order in the FY2027 budget and instruct staff to determine how to fund them based on tonight's Council input: a combination of traffic calming measures up to $50,000, focusing on W. Canyon Crest where we have a vulnerable student population, the roundabout at Ridge Drive and Canyon Crest, sidewalk improvements that relate to safety, the Carlton Shop improvements, the Alpine Highway easement, fire prevention on public property, and the racoon plan. The amended motion was again seconded by Jessica Smuin. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes	No	Excused
Sarah Blackwell		
Chrissy Hannemann		
Brent Rummler		
Jessica Smuin		
Andrew Young		

VI. REVIEW

A. Review of Main Street and Gateway Corridor Master Plan – Part 3

The Alpine City Main Street and Gateway Corridors Small Area Plan provides 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 small-town character and supporting thoughtful economic development.

The Council reviewed Part I of the plan at a previous City Council meeting on April 28th, 2026. On the docket for this Council meeting is Part II of the plan, as divided by council member suggestion and time constraints. This entails review of the Alpine City Main Street and Gateway Corridors Small Area Plan, Land Acquisition Policy, and Implementation Matrix. If there is sufficient time for review, Parts II and III could be combined.

The Planning Commission decided to break the plan into sections and provide comments/feedback instead of reviewing the entire plan at once. Two public hearings were held by the commission, once before and once after the chapters pertaining to the Planning Commission were reviewed and before a recommendation was made to the City Council.

Over their last several meetings, the commission reviewed the sections of the draft plan that pertain to the Planning Commission and Gateway Historic Committee. The following motions were made pertaining to each section:

- A motion was made by Michelle Schirmer and seconded by Troy Slade to recommend tabling **the Main Street Corridor Gateway Historic District Design Standards** until a future compilation, with the conditions that the building style be defined as Utah Historic Traditional and that secondary materials be removed, limiting allowed materials to red brick, wood, and black-framed windows. The motion passed unanimously, 6-0.

- 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 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 100 South and Main Street.
- MOTION: Planning Commission member Michelle Schirmer moved to Table the **Main Street & Gateway Corridor Master Plan: Traffic Management Plan** until a future meeting with these recommendations:
  - 1. Reduce Main Street speed to 25 mph.
  - 2. Temporary no left turn during school drop off and pick up.
  - 3. Use temporary bollards instead of a permanent median for traffic safety.
  - 4. No roundabout at 120 South.
  - 5. Lower Canyon Crest to 30 mph before adding other traffic calming measures.
  - 6. Prioritize Roundabout at Ridge Drive and Canyon Crest.
  - 7. Work with UDOT to lower the speed on Alpine Highway.
- MOTION: Planning Commission member John MacKay moved to recommend Tabling **the proposed Main Street & Gateway Corridor Master Plan** with these recommendations:
  - 1. Extend the residential area to the southeast area south of the roundabout.
  - 2. Remove any language that identifies mixed use residential/commercial in the Field. This area should be used as flex housing for mixed use housing like senior and smaller homes, and extend the area farther to the north up to the Art Center.
  - 3. Preserve agricultural and open space as identified as linear park.
  - 4. Language not consistent with residential should be deleted from the Character Areas of the Field.

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.* (Policy1.4 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 stoplights, 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 like-minded 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)*

CITY CODE REFERENCE:

- Alpine Development Code 3.07 Business Commercial Zone
- Alpine Development Code 3.11 Gateway/Historic Zone
- Alpine Development Code 3.02 TR-10,000 Zone
- Alpine Development Code 3.03 CR-20,000 Zone
- Alpine Development Code 3.04 CR-40,000 Zone

PUBLIC NOTICE:
Two public hearings were held as part of the Planning Commission reviews.

STAFF RECOMMENDATION:
Staff recommend that the council take measured steps to understand and consider the Small Area Plan for Alpine's Main Street and Gateway Corridors. The consultant hired on the project is waiting on the council's recommendations to work on changes in the plan as necessary, with consideration of the changes proposed by the Planning Commission. No action is needed at this time.

Due to the length of the meeting, the council agreed to address only Part 3 of the Small Area Plan — the street design guidelines and Appendix B — rather than Part 2 as originally scheduled. Caden Lyon noted this section is intended to replace and enhance the existing Gateway Historic District design guidelines, with the goal of creating a walkable, multimodal, mixed-use Main Street environment. Key points of discussion included:

- **Setbacks:** Mayor Merrill relayed feedback from Main Street property owners who expressed concern that the proposed front setbacks (15 feet for Town Center, 20 feet for Main Street Mixed Use) may not leave sufficient room for rear parking and delivery access. The council and Caden agreed the setbacks should remain flexible, and that the guiding document can reflect this. Jason Judd agreed, noting that rigid setbacks could make it difficult for landowners to pencil future projects.
- **Exterior Materials:** Caden noted that the current draft lists the same primary materials as the existing Gateway Historic guidelines. Planning Commission Chair MacDonald (present earlier in the meeting) had recommended narrowing the list to red brick, specific wood types, and black-framed windows. The council discussed whether to limit materials further or retain flexibility. Brent Rummler (not present for this portion due to a prior commitment) had expressed through Chrissy Hanneman that he supports natural materials including stone. Chrissy Hanneman agreed that limiting materials solely to red brick would be overly uniform. The council directed staff to discuss the materials matrix in more detail at the upcoming joint work session with the Planning Commission, and to request that the consultant update the design renderings to reflect actual desired aesthetics rather than generic apartment-style illustrations.
- **Building Height and Massing:** The council discussed concerns about tall, flat-faced structures built close to the street. The existing plan includes a 6-foot step-back requirement after the second story. Members expressed support for this provision and suggested it may need to be strengthened to prevent the pattern seen in some existing Main Street developments. Staff was directed to consider whether additional language is needed to prevent undesirable massing outcomes.
- **Parking:** The council affirmed support for requiring parking to be located to the rear or side of buildings, consistent with the goal of creating a pedestrian-friendly street face. No parking should be permitted at the front lot line. The council also confirmed support for requiring dedicated off-street parking for any ADUs.
- **Accessory Dwelling Units (ADUs):** The plan notes ADUs require lots of 11,000 square feet or larger. The Council discussed owner-occupancy requirements (requiring the property owner to reside in either the primary or accessory unit), height restrictions below the standard 34-foot maximum, and size limits. Caden Lyon confirmed these parameters are within the city's discretion to set and will be addressed in the forthcoming ADU ordinance, which staff is actively drafting. Chrissy Hanneman noted she will send Caden a list of considerations including feedback from the Libertos consulting firm.

- **Fenestration:** The council noted that black-framed windows were recommended by the Planning Commission, though members were uncertain about the historical basis for that preference. Sarah Blackwell said that historically, Alpine homes featured white-framed windows, while others acknowledged that black-framed windows may reflect a more contemporary aesthetic. No definitive direction was given, and the matter was deferred to the joint work session.

Staff were directed to compile council members' written comments and examples, pass them to the consultant, and prepare updated renderings and materials for the joint work session with the Planning Commission.

VII. STAFF REPORTS

Caden Lyon reported that he is actively researching fence height requirements, views, shed policies, and related issues raised by council members.

Heidi Smith (Communications/Parks & Recreation) reported that Trucks & Tunes will begin the following Tuesday, running through June and July. She also reported the city's 4^{th} of July T-shirt design had been selected by vote (the design featuring the flag and poppies received 17 of 22 votes), and that a Grand Marshal candidate has emerged as the clear frontrunner from the council's ranked vote.

Shane Sorensen reported the following:

- The city cemetery looked excellent over Memorial Day weekend, with significantly fewer complaints about watering compared to prior years.
- The fire station groundbreaking was well-attended, with an estimated 40–50 attendees.
- Regarding the splash pad, Shane asked whether to limit hours given statewide water conservation concerns. The council discussed and agreed to set splash pad hours from 10:00 AM – 7:00 PM, to be advertised as a water conservation measure.
- Shane noted that a culinary well may need to be activated this summer, earlier than typical years, reflecting tighter water supply conditions.
- The Fitzgerald property has officially changed hands. The new owners are actively working toward meeting the three requirements to record the annexation plat. In the interim, they have begun preliminary geologic investigation work on the property, which is still technically in Utah County. Staff is coordinating with them to minimize disruption to existing trails and to encourage wildfire precautions given the dry vegetation season.

Police Chief Brian Gwilliam reported that a camera trailer will be delivered to the Poppy Garden on June 1 and will be in place for the majority of the month, with a brief period in Orem for their community events.

Fire Chief Brian Patten noted for the record that there are no raised crosswalks in Highland City. Instead, they have curb extensions and painted crosswalks. He also reiterated the fire department's concern about the impact of speed control devices on emergency apparatus response times and ambulance patient comfort.

VIII. COUNCIL COMMUNICATION

Sarah Blackwell reported on the AYC swearing-in ceremony held the prior Thursday. She also reported that the Water Committee has identified water loss due to leakage and is encouraging residents to use the EyeOnWater app. Volunteer committee members are contacting residents with larger leaks to provide education and assistance.

Chrissy Hanneman reported attending the parks open house and noted the strong survey response. She observed that the Burgess Park baseball netting has a growing hole and that staff have obtained a repair quote and intends to proceed. She reported attending the Lone Peak Public Safety District meeting the morning following the prior council meeting, where discussions focused on Tier 1 and Tier 2 Utah Retirement System benefit compensation — a topic she noted should be examined earlier in next year's budget process. She also announced plans to promote summer reading in the city newsletter to address childhood literacy needs and proposed organizing a community gathering for the national America 250 celebration on July 5.

After brief discussion, the council agreed to encourage neighborhood-level gatherings, make pavilions available with waived fees, and communicate the event through the city newsletter and social media. Heidi Smith was directed to include information in the upcoming Newsline.

Andrew Young noted the next Alpine Trail Service Day (June 11). He presented a map of the Bonneville Shoreline Trail in Alpine showing areas where easements are established and the gaps that remain, following a meeting with the local Bonneville Shoreline Trail nonprofit representative. He noted the city has made progress on easements, particularly through the Fitzgerald annexation agreement, and encouraged continued coordination to close the remaining gaps. He also noted a fire break completed on the east hillside over the prior weekend. He provided an update on the Alpine Highway Easement, directing attention to correspondence from Utah County confirming that chain-of-title research is outside their scope, and that a formal title search will be necessary as a next step.

Motion: Brent Rummler moved to adjourn the meeting. Sarah Blackwell seconded the motion. The motion was approved unanimously.

The public meeting was adjourned at 11:46 pm.