

ALPINE CITY PLANNING COMMISSION / CITY COUNCIL WORK SESSION
Alpine City Hall, 20 North Main, Alpine, UT
June 3, 2026

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 3:00 p.m. by Planning Commission Chair Alan Macdonald. The following were present and constituted a quorum:

City Council Members: Chrissy Hanneman, Andrew Young, and Jessica Smuin on Zoom

Planning Commission Chair: Alan Macdonald

Planning Commission Members: Michelle Schirmer, John MacKay

Staff: Shane Sorensen, Caden Lyon, Marla Fox

Others: Chad Littlewood, Chase Hatheway, Seth Jones, Preston Reading, Ryan

III. ACTION ITEM

A. Action Item: Finalization of Alpine Fire Station Addition/Remodel Exterior Design

Alan Macdonald opened the meeting and said the Planning Commission would like to see some changes made to the design of the Fire Station.

Shane Sorensen said the site plan was approved by the City Council for the fire station with these conditions:

1. A landscape plan will be provided before installation.
2. The exception to the setbacks for parking be allowed.
3. The exterior design be reconfigured in congruence with the Planning Commission and the Main Street Guidelines.

Sirq said they carry a contingency for changes that are included in the bid. This is the city's building so now is the time to make those changes. He said their hope is to come to a conclusion so they can get started. If square footage is removed, then the price can go down, but if it is a change order, the price never goes down and is just the nature of the process.

Shane Sorensen said the mayor said there's been some concern expressed by a donor about design changes being made. The donor has committed \$250,000 based on the design that was presented to him, and he doesn't like the proposed changes.

Jessica Smuin said those changes were the iterations to this final design that we are all leaning into and were iterative and not for public consumption and part of a process to get to where we were today. She said she's not sure the donor has seen our latest iterations. Chrissy Hanneman said we had the design option in the agenda and it was public and what we looked at, to clarify.

Alan Macdonald said subject to timeline, the contracting process, and the desire not to disrupt the guaranteed matching price GMP, our suggestions were based on the likely forward look of a more traditional red brick type style building in Alpine. We would have liked to see more red brick on the fire station. He said what we don't know is if there's less stucco and more brick, does that change the timeline and the contracting process. Michelle Schirmer said the faux wood has come up again in the Five 12 building and that's where you're putting the Planning Commission in a hard spot because with the current guidelines, faux wood is not allowed, and in future guidelines they'll be even tighter. If the city uses faux wood, then everybody is going to want to start using it.

Alan Macdonald said he saw an iteration from Sarah Blackwell along the lines of what Planning Commission would like to see. He said it boils down to the use of more traditional materials in a more architecturally attractive application and asked if we could make changes without it costing more money and stay on time. John MacKay said he anticipates that our ordinance for the Main Street small area is going to get more rigorous, not less. He said it is very difficult because we have applicants coming in that we want to point in the right direction.

Chrissy Hanneman said it will put the city in a difficult position if we allow the faux wood on our own building, but not future buildings by others.

Alan Macdonald said we are just trying to firm things up going forward. He said he would like to make some changes now to give the fire station a timeless look. Chrissy Hanneman said there is no way to make a change order and not incur charges.

Jessica Smuin said faux wood is \$65 a square ft and the brick veneer is \$24 a square foot. Alan Macdonald said the brick is about a third of the cost.

Chad Littlewood said the GMP gets frozen in time and the change order costs or credits get added later. The risk you take is that is no longer a competitive market, but the entire GMP will not be looked at, just the part you are changing. Sirq said there is a contingency fund included in the cost that could be used for the change order.

Sirq said we need to look at timeline changes. If you build in the winter, cost could accrue, and asphalt needs to be laid.

Chad Littlewood said his timeline depends on the changes, because plans need to be revised and he doesn't know how long that will take.

Chrissy Hanneman said if this is going to be overly timely or overly costly, we can't go in this direction. Sirq said their concern is to get the asphalt laid. Jessica Smuin said there won't be any changes in the concrete.

Caden Lyon showed a picture of the fire station showing more red brick, black window trim and a change to the roof. Chad Littlewood said they were required to use a thin brick. He said he would recommend a heavier brick which would increase the depth of the walls and need structural ledgers on the windows. If you went with the thin brick, the plan could stay as it is. The reason we went with a thin brick on the community center is because of the swing of the door.

Jessica Smuin asked if the public would see a difference if we used both the thin veneer and the thicker brick in certain areas. Chad Littlewood showed a rendering showing brick where the faux wood previously was. He said we could use the faux brick above the garage bay doors. The gable entrance would be an easy place to use the brick but that would change the structure.

Alan Macdonald, John MacKay, and Michelle Schirmer said they liked the brick and would like to see it go up higher in the columns by the bay doors, across the top of the bay doors, and if possible, in the top of the gable front. Chad Littlewood suggested a concrete precast ledge over the windows for architectural interest. Alan Macdonald asked if we could add brick on the west gable above the door.

Caden Lyon showed an image of the entrance to City Hall to show the windows. This look is less heavy and bulky. Chad Littlewood said he would have to play with that and see what he could come up with. He said if you brick that whole west gable area, it has the look of an LDS church.

Andrew Young asked if we changed the faux wood to natural wood, would that change the Planning Commission's mind or satisfy the guidelines. He asked if the brick veneer met the guidelines.

Chad Littlewood asked what the guidelines say about existing buildings. He said two thirds of this building is already stucco. Alan Macdonald said we don't have a problem with the stucco; we just would like to see as much brick as we can get.

Chad Littlewood said if we make these changes and change to the thicker brick, he feels confident in a twenty-one-day timeframe to make the design changes. Sirq said this is probably a six-week adjustment.

Jessica Smuin asked if we could use the brick veneer instead of the thicker brick to save time and money. Alan Macdonald said we want this to last for fifty years. He said he is fine with a mix of brick and stucco. Andrew Young asked if we could see three different variations showing one with wood, one with more brick and one with a combination of the two. Jessica Smuin said she leans to the Alpine Historic look which would be gables, brick and natural materials.

Chad Littlewood showed different renderings of the fire station and what they would look like with these three options. The Commissioners and Council members had a discussion about what they liked and tried to come up with a compromise. Andrew Young said he is in favor of keeping wood to satisfy the donor. He said it should be real wood. Sirq said real wood would be expensive and have a lot of upkeep.

Chad Littlewood asked if we are keeping the white window trim or changing to black. Jessica Smuin said she would like to follow Sarah Blackwells design and keep the black window trim and white fascia. Chad Littlewood said he wants this decided because he doesn't want to have a meeting every time a decision is made by the builder.

Chad Littlewood said the least impactful is the first option which is what is in the bid set. Number four where we keep the shed roof but add more brick would be next least expensive. The third would be the option with real wood. And number two, the most expensive one, would be the option with the most brick, which the Planning Commission and Sarah Blackwell like the most.

These options will be discussed at the next City Council meeting.

The meeting was adjourned at 5:12 p.m.