ALPINE CITY COUNCIL MEETING

June 23, 2026

Mayor Carla Merrill called the meeting to order at 6:03 pm.

I. CALL MEETING TO ORDER

A. Roll Call Mayor Carla Merrill

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

Staff: Shane Sorensen, Caden Lyon, Steve Doxey, Chief Brian Gwilliam, Chief Brian Patten. DeAnn Parry attended by Zoom.

Others: Greg Duffy, Cindy Butler, Barry Butler, Morgan Andersen, Elizabeth Rose, Linda Mattfeldt, Emily Birch Maughan, Caitlin Willow Payne, Brianna Zurcher, Julie Peterson, Lorna Hill, Ella Lyman, Garrett Seeley, Rick Christensen, Kristin Eberting, P. Stewart, Bryce & Kathy Bergen, Ben & Jonna Blank, Karl Clegg, Cory McArthur, Steve & Laurie Vaughan, Stefanie Basil, Sara Mangum, Tiffany Reynolds, Carolyn Riley, Marla Fox, Scott Johnson, Steve Burrows, Laurie Payne, Adwen Payne, Wesley Funk, Marvin Payne, Preston Reading, John Denney, Karl Naegle, Julianne Rowley, Lisa Marion, Jennifer Wadsworth, David Rowley, Joe & Trish Harwood, Britt Jenkins, Jared Jenkins, Lyla Hauser, Crystal Hauser, George Kirkham, Teresa Sanofsky, Nancy Brown, Terry Brown, Lindy Williams, Michael Williams, Beth Montour, Mike Schaumann, Mary Beth Schaumann, David Peterson, Aaron Drussel, Sara Drussel, David Smith, Jeff Guptill

B. Prayer Andrew Young

C. Pledge Brent Rummler

II. CONSENT CALENDAR

A. Approval of Minutes from the May 26, June 3, and June 16 City Council meetings

Motion: Chrissy Hannemann moved to approve the Consent Calendar with the edit to the minutes from May 26, 2026, on Page 6. Jessica Smuin seconded the motion. The motion passed unanimously.

III. PUBLIC COMMENT

Mayor Carla Merrill explained that we will hold three public hearings tonight. Regarding Action Item E – the Long Ranger Shooters site plan, the mayor has received and read all the emails from residents. A public hearing is not required for this item, and in an effort to expedite a lengthy agenda, she will not be taking public comment on this item tonight.

IV. REPORTS & PRESENTATIONS

There were no reports or presentations.

V. ACTION ITEMS

A. Public Hearing: Ordinance 2026-13 – Increase in Compensation for Municipal Executive Officers

City Administrator Shane Sorensen said that the Legislature passed S.B. 91 in 2024, amending Utah Code Section 10-3-818 regarding compensation increases for executive municipal officers. Prior to a municipal executive officer receiving a compensation increase, the city is required to hold a public hearing outlining any increase in compensation and publish a notice at least seven days before the date of the public hearing which includes the time, place, and purpose of the public hearing. The amendment went into effect May 1, 2024, and tonight's public hearing was noticed as required.

Ordinance 2026-13 outlines compensation increases for the City Administrator/Public Works Director and the Assistant City Administrator/City Planner. The budgeted increases include COLA and merit components, as well as a one-time 1.3 percent bonus (paid in quarterly installments) for URS Tier II employees to offset the additional cost of URS retirement contributions for this fiscal year. Tier 2 for

URS is for newer employees, who now have to contribute a portion of their retirement. This is amount is adjusted each year. For the last couple of years, the city has reimbursed the employees for this amount.

The total percent increase for executive municipal officers can be found in the exhibit attached to the ordinance. For the second year in a row, the URS contribution for both Tier I and II employees decreased by 1 percent for this fiscal year. Shane apologized that the cover sheet was accidentally left out of the initial packet.

Mayor Carla Merrill explained that a table was sent to the council last night. The twelve-month average for the Consumer Price Index (CPI) is 4.2 percent. A merit-based Christmas bonus of 0.8 percent is also proposed. The raises for Shane Sorensen and Caden Lyon are the same percentage as proposed for the rest of the staff.

Public Hearing – Executive Compensation

Mayor Carla Merrill opened the public hearing at 6:16 pm.

Garrett Seeley lives on 280 South in Alpine. Garrett said he supports Shane Sorensen and this resolution. The city gets a bargain with Shane's knowledge of engineering, public works, and because he is the city manager. Garrett deals with other cities and what we get from Shane and our employees is impeccable. He fully supports this proposal and hopes the council will adopt the compensation increase.

With no further public comments, the mayor closed the public hearing at 6:17 pm.

Andrew Young expressed general dissatisfaction with the level of responsiveness he perceived from staff toward resident requests and indicated he was not prepared to support raises without a clearer connection to measurable performance outcomes. He stated he has regularly received resident complaints that were not resolved and felt the compensation increases should be more directly tied to demonstrated responsiveness.

Brent Rummler noted his background as a retired federal public servant and his desire to make an informed decision on behalf of taxpayers. He referenced an earlier request from himself and Chrissy Hannemann for a comprehensive total compensation comparison, not just base salary, before making a determination, and said he felt he had not had adequate time to review the compensation study data provided by staff the prior week.

Jessica Smuin echoed the concern about not having had sufficient time to collectively review the data as a body. She acknowledged that all employees are dealing with rising costs but emphasized the importance of responsible stewardship for taxpayer funds. She also noted the difficulty of comparing compensation without understanding where Alpine's salaries fall in the overall market. Does this put them in the lower, mid, or upper range when total benefits, when the 100 percent employer-paid medical and dental coverage are factored in?

Sarah Blackwell expressed support for holding a work session on the matter and indicated she believed the COLA should be based on the Social Security COLA figure (2.8%) rather than the CPI (4.2%), noting that other comparable cities appeared to use a lower COLA combined with a merit component.

Chrissy Hannemann offered context on the difference between CPI and COLA, noting that CPI is tied more closely to consumer products and fluctuates with short-term economic conditions such as fuel prices, while COLA is a broader and more stable measure. She noted that the total dollar impact for the two employees covered under this ordinance was approximately $10,000, and that the full COLA for all city staff was approximately $64,000, or roughly $15,000 per percentage point. While acknowledging the questions raised by other council members, she did not feel the dollar amounts warranted the level of delay being considered.

City Attorney Steve Doxey clarified that the council cannot table the final budget but must adopt it this evening. Any compensation adjustments not included in the final budget could be addressed through a subsequent budget amendment.

Additional Public Comment

Michael R. Robertson expressed appreciation for the city services after his neighborhood in the Cove was annexed into Alpine. He noted improvements in roads, snowplowing, and water services which created an enhanced quality of life. He felt this was due to the attentive efforts of the city staff. He encouraged the council to approve the compensation increases.

Shane Sorensen clarified that Alpine City's health benefits, specifically the 100 percent employer-paid medical and dental coverage, are considerable and noted that as of this amendment, employee healthcare costs increased by 7.7 percent and dental by 3.9 percent.

Motion: Jessica Smuin moved to table Ordinance 2026-13 the Increase in Compensation for Municipal Executive Officers until a future City Council meeting, following a publicly noticed work session about the city’s compensation study, compensation philosophy, market comparisons, and long-term fiscal impacts, to be held no later than June 30, 2026. Andrew Young seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

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

B. Public Hearing: Ordinance 2026-14 – Approval of Final Budget FY2027

Shane Sorensen said that the final proposed budget for FY2027 was included in the packet. This budget includes shows maintenance, capital improvements, and special projects that have been prioritized by the City Council in their budget discussions. While not all requested projects could be worked into the budget, there are a significant number of projects included for a city of our size. More details and highlights of the proposed FY2027 Final Budget were outlined in the message included in the front of the budget.

Shane provided an overview of the proposed Fiscal Year 2027 budget, highlighting the following key elements:

- **Revenue:** The city adopted the certified tax rate, collecting the same amount of property tax as the prior year plus approximately $38,000 for new growth. Sales tax revenue was projected at $50,000 above the current fiscal year estimate.

- **Staffing:** The budget proposes hiring an entry-level planner to address workload and allow the Assistant City Administrator additional capacity to develop administrative skills.

- **Lone Peak Public Safety District:** The city's assessment reflects a 13.94 percent increase, partially offset by a $140,390 credit resulting from a 50 percent funding step-in previously agreed upon by both member cities, resulting in a net increase of approximately $304,000.

- **Solid Waste:** Costs increased but staff did not recommend a rate increase at this time.

- **Capital Projects:** Notable projects included street maintenance, $50,000 for traffic calming, $25,000 for sidewalks, the fire station remodel and addition, and a proposed roundabout at Ridge Drive and Canyon Crest Road. The budget also addressed a proposed Canyon Crest Road improvement project with MAG funding, for which Alpine City would bear approximately 6.77 percent of the cost. A pressurized irrigation system improvement totaling approximately $9M was noted but not included in the budget. This will be brought back through a future budget amendment following a planned work session.

- **Equipment:** Two pickup trucks, one large mower, and the annual lease payments on a backhoe and mini excavator were included.

- **PARC Tax:** A suggested allocation of 80 percent for parks and open space and 20 percent for historical, arts, and cultural purposes was discussed, though not yet formally voted upon.

- **Fund Balance:** Shane noted that a $1,250,000 transfer from the General Fund to the Capital Improvement Fund was included to maintain the General Fund balance at or below the state-mandated 35 percent cap. He acknowledged that the budget will decrease fund balances in nearly every category to fund the proposed project list and expressed some unease with the level of capital expenditure in a single year.

- **Wages:** The budget as presented included a 5 percent wage increase for all staff. Shane noted this figure would require adjustment consistent with whatever compensation decision the council ultimately made.

Public Hearing – General Budget

Mayor Carla Merrill opened the public hearing at 6:22 p.m.

Jeff Guptill (near Ridge Drive) stated he had conducted an informal survey of approximately 39 homes on the south side of Ridge Drive and offered to conduct further research if requested by the city. He expressed strong support for the proposed roundabout at Canyon Crest and Ridge Drive, citing serious safety concerns at that intersection. He referred to a near-miss involving a child and stated that the intersection functions like a freeway. He offered his survey results to the council.

Barry Butler (Cascade Avenue) described a personal near-collision while legally crossing Canyon Crest Road at the pedestrian crosswalk. He stated that on that occasion, a vehicle came through at high speed and only stopped when he physically signaled the driver. He also observed pedestrian crosswalk behavior on the last day of school and noted that approximately 75 percent of vehicles did not stop as required. He expressed strong support for the roundabout and noted that increased traffic from Mountainville Academy would further worsen conditions.

Kristen Eberting (Cascade Avenue) stated she first raised traffic safety concerns at Canyon Crest with the city in 2016 or 2017 and has not seen meaningful action since. She cited four separate professional engineering recommendations in favor of a roundabout and called on the council to commit to a clear path forward, stating the question should no longer be whether something needs to be done, but when.

Lisa Marion (Pfeifferhorn Drive) acknowledged safety concerns but expressed opposition to the roundabout, stating she believed it would create more problems than it would solve. She noted that roundabouts can be particularly confusing for young children and cited her experience living in Carmel, Indiana, a city known for its extensive use of roundabouts. She noted that when the city commissioned its own study, a roundabout was reportedly the fourth-ranked option and the most expensive.

Lindy Williams (Pineview Drive) stated she drives on High Bench and Ridge Drive regularly and does not see the need for a roundabout due to manageable traffic volumes.

Mike Williams (Pineview Drive) stated he was only recently made aware of the roundabout proposal and expressed opposition, suggesting there may be less expensive solutions to the safety concerns.

Karl Neagle (Cascade Avenue) said that any compensation comparison that does not account for Alpine City's 100 percent employer-paid medical coverage is incomplete and urged the council to factor total *compensation into the analysis. He also expressed support for the roundabout and stated that a fatality at the crosswalk, particularly involving a child, would have significant political consequences for the council members.*

With no further public comments, the mayor closed public hearing at 7:37 pm.

The council engaged in an extended discussion covering several topics within the proposed budget.

Roundabout at Ridge Drive and Canyon Crest Road:

Andrew Young acknowledged the strong resident interest in a solution but raised the question of timing, noting that even if approved, construction could be 10 to 18 months away depending on right-of-way acquisition by Highland City. He suggested exploring interim measures such as a temporary pedestrian refuge or stop signs as a short-term safety solution.

Brent Rummler noted that four independent engineers had recommended the roundabout, and that a fifth review by Fehr and Peers, commissioned in connection with the Mountainville Academy traffic analysis, independently concluded the roundabout would be necessary to prevent the intersection from failing as additional traffic is diverted from Main Street. He also noted the cost efficiency of completing the roundabout concurrently with the MAG-funded Canyon Crest Road improvement project, and that costs could potentially be split across two fiscal years.

Shane Sorensen noted that because the roundabout would likely not be completed within the current fiscal year and because it would draw from the Capital Improvement Fund rather than the General Fund, the concept of spreading costs across fiscal years is less straightforward for that funding source.

Jessica Smuin expressed confidence in moving forward with the roundabout, noting that the city has over 200 entitled but unbuilt lots, and that the engineering consensus, combined with anticipated future growth, made it a smart investment.

Mayor Carla Merrill noted that staff had identified a potential design modification that would move the multi-use trail to the opposite side of Canyon Crest Road, which could reduce project costs by avoiding utility conflicts, though it would still need MAG approval. She also raised the possibility of temporary pedestrian refuge islands and asked staff to investigate.

Traffic Calming:

The council confirmed that the previously voted-upon priority for the $50,000 traffic calming budget was West Canyon Crest Road, given the proximity of two schools, Burgess Park, and a high-pedestrian residential area.

Andrew Young asked whether additional locations including Main Street near Mountainville Academy and East Canyon Crest Road could be added as secondary priorities.

It was confirmed that the May 26 council vote on priorities had focused on West Canyon Crest first, and that any remaining funds would be available for additional locations.

Mayor Carla Merrill noted that Mountainville Academy-related improvements were already planned for the upcoming budget year.

Wages:

The council acknowledged that the budget as presented included a 5 percent wage increase for all staff. Given the tabling of Ordinance 2026-13, it was understood that the wage line would need to be adjusted following the work session and that a budget amendment would be required for that purpose.

Raccoon Abatement and Alpine Highway Easement Beautification:
Andrew Young noted that these two items, which had been included in the council's May 26th priority list, did not appear to have made it into the final budget.

Shane Sorensen confirmed they were removed when the budget reached what staff assessed as the funding limit based on the priorities set by the council.

Andrew Young argued that both items, the raccoon abatement at approximately $3,000 and the easement title search and beautification at approximately $10,000, were too small to justify exclusion and requested they be added back.

Jessica Smuin agreed the items should be included if they were part of the adopted priority list.

Shane Sorensen indicated they could be accommodated from the Capital Improvement Fund and that adding them back would require rebalancing the budget document.

PARC Tax Allocation:
Chrissy Hannemann requested that the budget include a formal allocation of PARC Tax revenues at 80 percent for parks and open space and 20 percent for historical, arts, and cultural purposes.

Sarah Blackwell expressed support for that split.

Fund Balance Policy:
Chrissy Hannemann raised a concern that the budget draws down fund balances in every category and advocated for the adoption of a formal fund balance reserve policy.

Brent Rummler agreed that such a policy was important and suggested it be brought forward as a separate agenda item.

Mayor Carla Merrill agreed and indicated it would be placed on a future agenda.

Chrissy Hannemann requested that the fund balance policy be finalized no later than October 13, 2026.

Pressurized Irrigation (PI) System:
Jessica Smuin asked about the PI project costs.

Shane Sorensen confirmed that no dollar amounts were included in the FY2027 budget because these projects will come back through a budget amendment following a work session to finalize project scope and evaluate grant funding possibilities.

Motion: Jessica Smuin moved to approve Ordinance 2026-14 adopting the FY2027 Final Budget with the following modifications and conditions:

1. The proposed executive and staff compensation increases and new employee hire request are excluded from the FY2027 Final Budget and shall be brought back to the City Council following a publicly noticed work session to review the completed compensation study, market comparisons, compensation philosophy, internal equity, and long-term fiscal impacts no later than June 30, 2026.
2. Funds appropriated for the Ridge Drive/Canyon Crest roundabout shall remain restricted for that project as proposed and shall not be reallocated to another purpose except by subsequent action of the City Council. The City Council further affirms the Ridge Drive/Canyon Crest roundabout as an adopted FY2027 Capital Improvement priority and directs staff to continue engineering, grant administration, permitting, and other project development activities necessary to advance the project.
3. PARC Tax funds will be allocated with 80 percent going to parks and open space, and 20 percent to historical, arts, and culture efforts.

Andrew Young seconded the motion.

Andrew Young then suggested several amendments:

- That an exploration and definition of “merit,” including benchmarks and performance, be added to the list the council will consider at the compensation work session.
- Funding for the roundabout will be prioritized as: first, grant funds from MAG, second, the sale of Alpine City land, and third, other funds.
- The traffic-calming budget will include a list of specific streets for improvements, adding Main Street and E. Canyon Crest to the list, along with others that will follow.
- The Alpine Highway easement beautification and the racoon plan will be included in the final budget.

Jessica Smuin responded to the amendment suggestions:

- She agreed to add defining merit but did not accept the exploration of merit.
- She agreed to substitute the word “explore” for prioritize.
- She agreed to accept the added streets in the traffic-calming plan.
- She agreed to place the Alpine Highway easement beautification and racoon plan back in the final budget.

Amended Motion: Jessica Smuin moved to approve Ordinance 2026-14 adopting the FY2027 Final Budget with the following modifications and conditions:

1. The proposed executive and staff compensation increases and new employee hire request are excluded from the FY2027 Final Budget and shall be brought back to the City Council following a publicly noticed work session to review the completed compensation study, market comparisons, compensation philosophy, internal equity, the definition of merit, and long-term fiscal impacts no later than June 30, 2026.
2. Funds appropriated for the Ridge Drive/Canyon Crest roundabout shall remain restricted for that project as proposed and shall not be reallocated to another purpose except by subsequent action of the City Council. The City Council further affirms the Ridge Drive/Canyon Crest roundabout as an adopted FY2027 Capital Improvement priority and directs staff to continue engineering, grant administration, permitting, and other project development activities necessary to advance the project.
3. The roundabout funding will be explored as: first, grant funds from MAG, second, the sale of Alpine City land, and third, other funds.
4. PARC Tax funds will be allocated with 80 percent going to parks and open space, and 20 percent to historical, arts, and culture efforts.
5. The traffic-calming budget will include a list of specific streets for improvements, with the addition of Main Street and E. Canyon Crest, along with others that will follow.
6. The Alpine Highway easement beautification and racoon plan will be included in the final budget.

Andrew Young seconded the amended motion.

Shane Sorensen explained that if a line item is added to the budget, we must determine where to find the funding.

After the amended motion was made, discussion among the council and administration was primarily focused on the removal of the Alpine Highway easement beautification and raccoon abatement projects from the budget. Andrew Young voiced concerns over the exclusion, stressing that these projects, modestly priced at $3,000 and $10,000 respectively, were essential and had been part of the council's previously approved priority list. He argued that although funds were limited, the small scale of these projects should not disqualify them from inclusion.

Mayor Carla Merrill and Shane Sorensen highlighted the need to reallocate funds given the limited budget capacity and acknowledged that projects were prioritized based on the available budget. They explained that funds had been allocated to larger, more pressing projects, which necessitated difficult decisions to cut lower priority items as they approached the budget limit.

Jessica Smuin agreed with Andrew Young, stating if these items were previously prioritized by the council, they should be revisited and reinserted into the budget.

Shane Sorensen clarified that the projects could potentially be funded from the Capital Improvement Fund, which would require rebalancing the overall city budget to accommodate these additions.

After further discussion, the council decided to include the Alpine Highway easement beautification and raccoon abatement in the budget, with an understanding that rebudgeting would be required within the Capital Improvement Fund to make room for these projects.

Mayor Carla Merrill asked for a roll call vote on the amended motion. There were 4 yes votes, and 1 who abstained, as recorded below. The motion passed.

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

C. Public Hearing: Ordinance 2026-15 – Approval of Budget Amendment FY2026

Shane Sorensen explained that this budget amendment addresses the end of Fiscal Year 2026 and includes three adjustments, all within the General Fund: 1) a $25,000 increase in parks expenditures due to higher-than-anticipated sprinkler and maintenance costs; 2) a $30,000 increase in streets expenditures to cover the final cost of the chip seal project previously approved by the council; and 3) a $1,250,000 General Fund balance transfer to the Capital Improvement Fund to maintain the General Fund balance at or below the 35 percent statutory cap.

Public Hearing –Budget Amendments

Mayor Carla Merrill opened the public hearing at 8:48 pm.

With no comments from the public, the mayor closed the public hearing at 8:48 pm.

Motion: Brent Rummler moved to approve Ordinance 2026-15 amending the FY2025-26 budget as proposed. Sarah Blackwell seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

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

D. Resolution R2026-25: Alpine Fire Station/Community Center Project – Approval of Amendment No. 1 to the Agreement Between SIRQ Construction and Alpine City including the Guaranteed Maximum Price

Shane Sorensen explained that the site plan was recently approved for the Alpine Fire Station/Community Center, with some changes that will be considered for the exterior of the building. This project is being built with the Construction Manager/General Contractor (CM/GC) form of construction. The City Council followed the process to select SIRQ Construction as the CM/GC firm.

SIRQ has solicited bids for the various aspects of the project to provide a guaranteed maximum price (GMP) to the city. Amendment No. 1 to the agreement between SIRQ Construction and Alpine City, which was approved October 28, 2025, is proposed for approval as Resolution R2026-25. SIRQ

Construction and Navigate, the construction manager and owner's representative, have met over the last two weeks to review the GMP. The GMP came in over the projected budget based on the development design drawings by approximately $220,000.

A major component of the increased cost was due to structural components being larger than expected. A value engineering meeting was held with the city, SIRQ, and Navigate. After reviewing the possible changes to reduce the overall cost, the staff and Mayor Carla Merrill recommend that we do not make any changes to the building. The item that was determined to save the most money involved keeping three of the six bay doors and not replacing them. The doors are 30 years old and are in rough shape. It did not seem prudent to have a new building with 30-year-old doors.

The proposed funding scenario for the Fire Station/Community Center project is outlined in the table below (rounded numbers). SIRQ has provided the city with a GMP of $5,124,327. With additional soft costs the total cost is estimated at $6,050,000 (rounded). Navigate provided an explanation of the amendment to the agreement between SIRQ and the city, which was included in the packet.

Following is the proposed funding scenario:

Funding Source	Amount
FY2026 – General Fund	$1,000,000
FY2026 – Capital Improvement Fund	$2,000,000
FY2027 – General Fund	$500,000
FY2027 – Sales Tax Bond	$2,000,000
FY2028 – General Fund	$200,000
Donation – Don Watkins Family	$250,000
Donation - Altabank	$100,000
Donation – Roskelly Family (Acknowledged for donation of gym equipment. Cost was left out of soft costs.)	
Total	**$6,050,000**

With this funding scenario, the city will only be bonding for the planned $2M.

Staff waited to bring the donations into the funding scenario until the GMP was provided. In addition, the previous funding scenario anticipated needing $500K from the General Fund in the FY2028 budget. This amount is now shown as $200K.

The City Council approved Resolution R2026-26 at their June 9, 2026, meeting, which started the process to issue a sales tax bond for this project. The calendar of events for the bond was provided to the City Council previously.

Motion: Chrissy Hannemann moved to approve Resolution R2026-25 approving Amendment No. 1 to the agreement between SIRQ Construction and Alpine City, including the guaranteed maximum price. Jessica Smuin seconded the motion.

Andrew Young said that the council is approving a 20-year bond that will take over $3.5M to pay back. He thought the previous council raised property taxes to fund this and it was not enough.

Mayor Carla Merrill clarified that the bulk of the property tax increase was to fund wage increases for the fire fighters. If we had built the fire station at that time, it would have been half the current cost. It is the same with the water system. If we had completed those projects when suggested four years ago, it would be less than half the cost in today's dollars. This is due to construction cost inflation.

Andrew Young wanted to see the price locked in, so it does not keep going up. He thinks that the minor change orders are billed at too high a rate. This is why he has said no to this project from the beginning. The residents have not asked for this.

Mayor Carla Merrrill asked for a roll call vote. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

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

E. Site Plan Approval – Long Range Shooters Site Plan

Mayor Carla Merrill reminded the attendees that this is not a public hearing, and no public comments will be accepted. She appreciated everyone sending their emails. Their concerns were similar and well stated, and their opinions did not fall on deaf ears. She asked staff to present the background for this proposal.

Motion: Jessica Smuin moved to extend the meeting to complete the business of the city. Andrew Young seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

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

Assistant City Administrator/City Planner Caden Lyon presented the commercial site plan for the Long Range Shooters of Utah, which is proposed for a parcel at 200 North and Main Street. The business would include a small retail gun shop, warehouse, office space, a content creation studio, and a one-bedroom owner-occupied apartment above the office area. The project received a recommendation for approval from the Planning Commission the prior week. Caden summarized several key issues that had arisen:

Exterior Materials and Gateway Historic District:

The Planning Commission discussed whether the proposed ACM (aluminum composite material) panels met the Gateway Historic Design guidelines. The commission concluded that the ACM panels could mimic primary exterior materials, specifically wood cladding, and therefore approved them. Caden presented AI-generated renderings provided by the applicant showing alternative design approaches that could better reflect the historic character of the area.

Parking and Cars Backing Out on 200 North:

The parking requirement was calculated at 3.5 stalls per 1,000 square feet of retail and office space, resulting in approximately 6 required stalls. The applicant provided 7 stalls (2 of which are in the garage). Concerns were raised regarding cars potentially backing out of the stalls onto 200 North. Staff noted that city code references a 24-foot two-way aisle requirement, but this configuration involves a one-way aisle for which no specific dimensional standard exists in city or state code. With backing distances of 16–18 feet before the sidewalk and after consultation with the City Engineer staff determined the space was sufficient. Staff recommended installation of an elevated curb along the front property line to physically prevent backing directly onto the road.

Proximity to Schools/Federal Law:

Staff investigated both state and federal law regarding proximity of firearms retailers to schools and found no law that would prohibit this location. The city may regulate where retail uses are allowed generally but cannot specifically discriminate against gun stores.

One-Bedroom Apartment:
The applicant confirmed the apartment would be owner-occupied exclusively, in compliance with city requirements.

Andrew Young said that the Business Commercial zoning in this area does not reflect the actual residential character of the neighborhood and called for a future review of zoning boundaries. He also suggested allowing a period of additional negotiation between the applicant and neighboring residents to reach a mutually acceptable design. He said he would support tabling or denial to allow for such a process.

Brent Rummler noted that the Business Commercial zone has existed for at least 30 years and that this use, as a permitted use under the zoning code, effectively must be approved if it meets applicable standards. He stated that given the 12-customer-per-month, appointment-only business model, this use was likely among the least intrusive of the 15 permitted uses in the zone. He expressed support for the staff-recommended elevated curb as a safety measure.

Jessica Smuin raised two concerns. First, she questioned whether the backing distance of 16–18 feet before the sidewalk (not including the sidewalk itself) was sufficient to allow a vehicle to back out and exit in a forward direction. She cited city code stating that off-street parking areas that require backing onto the street right-of-way "shall not be permitted." She referenced the nearby Snoasis Shaved Ice building as a comparable configuration with what appeared to be greater backing distance. Second, she identified several Gateway Historic District design standards she believed were not yet met, including requirements that new structures mimic details of older buildings, use similar materials, include design features on blank walls, provide decorative treatment for flat roofs, and have a building form that relates to surrounding structures. She also noted that the streetscape requirement, calling for design elements every 30 feet, had not been fully addressed in the application.

Sarah Blackwell said that on the zoning map it appears that the Business Commercial zone goes all the way to 100 West. She suggested that the council may want to change the zone so that houses on Main Street that face east are Business Commercial, but those on 100 West, facing west, remain residential. She agreed with Jessica Smuin that the design did not fully meet the Gateway Historic District guidelines in her view, and noted that the ACM panels, while durable, do not truly replicate natural wood and look like sheet metal. She also asked about the balcony and the setback in the rear.

Rick Christensen, The Bent Nail Construction & Design, confirmed that the balcony is flush with the back of the building, with no encroachment into the setbacks. Rick showed the floor plan and that only the stairway cantilevers outward, with no footings. Rick commented that ACM is an expensive material and will never fade. The owners felt that no one would be able to tell the difference between it and natural wood.

Chrissy Hannemann raised questions about signage (which would require a separate Planning Commission review), fencing (no fence is required other than the barrier for parking on the east side of the property), and screening requirements (fulfilled by the east fence). Chrissy offered aesthetic design suggestions, including the use of coping on the brick, taller windows consistent with historic proportions, and treatment of the blank garage wall, and expressed a personal preference for real wood over metal.

Mayor Carla Merrill noted that the business model of 12 customers per month by appointment would generate far less traffic than a typical residential home with multiple drivers. She expressed support for the project in principle, given its low-impact nature and potential to generate sales tax and property tax revenue, while acknowledging that final design details still need to be resolved.

Rick Christensen said that the applicant has been working with AI rendering tools to explore design alternatives and expressed openness to using real wood siding and other historic design elements if that would facilitate approval.

Motion: Sarah Blackwell moved to table the proposed Long Range Shooters of Utah commercial site plan until a future meeting to allow additional time to address parking requirements, and to redesign the elevation and exterior materials to comply with the Gateway Historic District design guidelines and standards adhering to the following: mimics details of older buildings, uses similar materials, includes design features on blank walls, decorative treatment for flat roofs, and use of wood instead of metal. Chrissy Hannemann seconded the motion.

Andrew Young suggested that because this lot is on the border of commercial and residential zones, the character of neighborhood should be considered in the design. He would also like to see a compromise between the landowner and the residents that live close by.

Sarah Blackwell asked Andrew if he thought the historic guidelines as currently outlined are enough to determine the character of the neighborhood.

Andrew Young said that all of the residents' concerns, in addition to design, have not been addressed. Nearby residents and the owners of the school have brought up concerns outside of design.

Sarah Blackwall said that if we are asking the applicant to change the design, we need to be able to reference the requirements in our city documents.

Jessica Smuin quoted the Gateway Historic design standards, "New structures should relate to the fundamental characteristics of the district..."

Sarah Blackwell accepted the language from the Gateway Historic design standards as an amendment.

Amended motion: Sarah Blackwell moved to table the proposed Long Range Shooters of Utah commercial site plan until a future meeting to allow additional time to address parking requirements, and to redesign the elevation and exterior materials to comply with the Gateway Historic District design guidelines and standards adhering to the following: mimics details of older buildings, uses similar materials, includes design features on blank walls, decorative treatment for flat roofs, the use of wood instead of metal, and that new structures should relate to the fundamental characteristics of the district.

Chrissy Hannemann did not second the amended motion.

Rick Christensen asked for the definition of "the district." He thought the district could only be interpreted as the commercial zone, and there are already buildings like this.

Mayor Carla Merrill clarified that this application has been submitted under our current guidelines.

Council members commented that we only have Business Commercial zoning, not other categories such as transitional.

Mayor Carla Merrill directed the council to vote on the original motion.

A vote was taken. There were 4 yes votes, and 1 no vote, as recorded below. The motion to table passed.

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

VI. STAFF REPORTS

Fire Chief Brian Patten reported that the State of Utah is currently in Stage 1 fire restrictions. He clarified that municipalities cannot currently enact a city-wide fireworks ban beyond what state law permits, and that Alpine City's existing fireworks restriction map, which identifies high-risk areas, is in effect. He noted that the planned Alpine Days fireworks show would proceed as scheduled with the fire department in attendance. He encouraged residents to exercise personal responsibility regarding firework use given the current dry conditions.

Caden Lyon reported that work on a proposed fence ordinance amendment is ongoing and that the two sponsoring council members have been given a draft for comment. He also noted that a survey regarding golf cart use in the city would be distributed with the next *Newsline* and via social media.

Shane Sorensen reported that the chip seal portion of this year's street maintenance project is complete and that the seal coat portion has begun, with completion expected in one to two weeks.

VII. COUNCIL COMMUNICATION

Jessica Smuin announced that the Alpine Chamber of Commerce is reviving the Welcome Wagon program beginning July 1st, to be delivered to new residents. The city will contribute branded bags, along with a welcome letter describing Alpine's history and opportunities for civic involvement. The bags are being sponsored by a private donor.

Sarah Blackwell reported that the Water Committee is working on distributing informational flyers and invited residents interested in door-to-door outreach to volunteer.

Andrew Young encouraged residents and staff to use the next two weeks to complete fire mitigation work on private and public lands before conditions become too dry to do so safely. He asked when the budget funds for city fire mitigation projects would become available and was advised they take effect July 1, 2026.

Motion: Chrissy Hannemann moved to adjourn the meeting. Brent Rummler seconded the motion. The motion passed unanimously.

The meeting was adjourned at 10:00 pm.