



**Date:** October 6, 2026  
**Department:** Administration  
**Presenter:** Monica Chenault  
**Subject:** 2026 Master Plan – Council Adoption

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**Purpose:**

To consider a resolution adopting the Town of Alpine 2026 Master Plan as adopted and certified by the Planning and Zoning Commission, repealing Resolution No. 2025-014, and reinstating Section 1-104(B)(7) of the Town of Alpine Land Use and Development Code.

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**Background:**

A representative from Cushing Terrell attended the September 1 Town Council meeting to assist Council with its review and deliberation of a draft of the Town of Alpine 2026 Master Plan. An updated change log tracking the outcome of those deliberations and additional Council input is attached.

The Master Plan is intended to guide the Town's growth, development, infrastructure, services, and community priorities for approximately the next 20 years. Following Council review and requested revisions, the Planning and Zoning Commission adopted and certified the updated Town of Alpine 2026 Master Plan on September 22, 2026.

The Master Plan is now before the Town Council for formal adoption. The resolution before Council adopts the Master Plan as adopted and certified by the Planning and Zoning Commission, acknowledges Lincoln County's concurrence, repeals Resolution No. 2025-014, and reinstates LUDC Section 1-104(B)(7).

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**Alternatives:**

**Option A — Approve the Resolution.**

Adopt the Town of Alpine 2026 Master Plan as adopted and certified by the Planning and Zoning Commission, acknowledge Lincoln County's concurrence, repeal Resolution No. 2025-014, and reinstate LUDC Section 1-104(B)(7).

**Option B — Do Not Approve the Resolution.**

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Council may decline to approve the resolution or identify concerns requiring further consideration before acting.

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**Fiscal Impact:**

Additional revisions requiring further consultant work may result in additional costs pursuant to the contract with Cushing Terrell.

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**Strategic or Community Impact:**

The Master Plan is intended to guide the Town's growth, development, infrastructure, services, and community priorities for approximately the next 20 years.

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**Key Questions**

1. Does Council have any questions regarding the Planning and Zoning Commission's adoption and certification of the 2026 Master Plan?
  2. Does Council have any questions regarding Lincoln County's concurrence?
  3. Is Council prepared to formally adopt the Town of Alpine 2026 Master Plan and reinstate LUDC Section 1-104(B)(7)?
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**Suggested Motion:**

I move to approve Resolution No. 2026-036 adopting the Town of Alpine 2026 Master Plan as adopted and certified by the Town of Alpine Planning and Zoning Commission, repealing Resolution No. 2025-014, and reinstating Section 1-104(B)(7) of the Town of Alpine Land Use and Development Code.

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**Attachments:**

1. Cushing Terrell Memorandum of Draft Changes dated September 16, 2026
2. Town of Alpine 2026 Master Plan — Adopted and Certified by Planning and Zoning Commission.