



# Proposal for Services: Town of Alpine Master Plan

Alpine, Wyoming

October 12

**2024**

**Presented to**

Monica Chenault  
Town of Alpine Clerk  
250 River Circle  
Alpine, WY 83128

**Presented by**



**HARMONY**  
DESIGN & ENGINEERING

80 E Pearl Ave, Jackson, Wyoming  
18 N. Main St, Ste 305, Driggs, ID

October 12, 2024



Monica Chenault  
Town of Alpine Clerk  
250 River Circle  
Alpine, WY 83128

**RE: Statement of Qualifications for Planning Services for Town of Alpine Master Plan**

Dear Ms. Chenault,

Harmony Design & Engineering (Harmony) is pleased to submit the enclosed response to the Request for Proposals (RFP) for the update of its Town Master Plan. We are excited to work with Town of Alpine staff and residents to create an updated plan that not only meets Wyoming statutes, but brings the community together through a transparent public process. We bring to this project first-class planning expertise, a wealth of experience, a commitment to delivering high-quality products, and responsive project management.

Harmony has broad-based experience creating successful master plans and comprehensive plans for communities throughout the intermountain west. Our plans are visually pleasing and easy to use and have helped communities grow and prosper in a resilient and economically responsible way. The plan we help Alpine develop will include all of the required and desired information outlined in the RFP with the overarching goal to capture community priorities in a strategy for infrastructure upgrades and an effective, straight-forward implementation plan to make these projects a reality.

Harmony is uniquely positioned to deliver exceptional results for reasonable fees, thanks to our location in nearby Teton County, Wyoming, combined with our efficient project management. If you require any additional information, please do not hesitate to reach out. I can be reached at 208-354-1331 x4003 (office) or via email at [jen.zung@harmonydesigninc.com](mailto:jen.zung@harmonydesigninc.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Jen Zung", written over a light blue circular graphic element.

Jennifer Zung, PE, CFM

Principal, Harmony Design & Engineering

Enclosures

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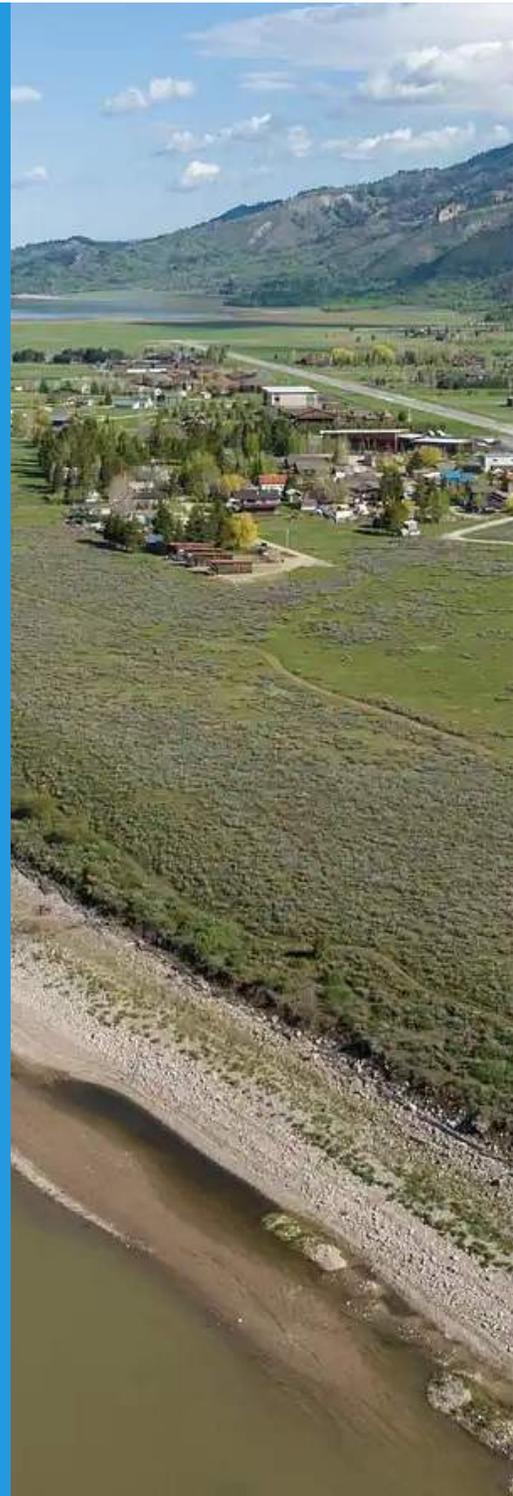


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# About Us - The Harmony Team



Harmony Design & Engineering has offices in Jackson, Wyoming, and Driggs, Idaho, and has been providing professional engineering and planning services to public and private clients in small, western communities for almost 20-years. Our land planning, civil engineering, landscape architecture, land surveying, and water resources services are considered the best in the region. We have provided high-quality engineering and planning services for municipalities within Teton County, Idaho; Teton County, Wyoming; Fremont County, Wyoming; and the Cities of Jackson, Driggs, Victor, Rexburg, McCall, and Hailey, among others.

Harmony is a nationally certified Women Business Enterprise, an Idaho Department of Transportation Department DBE, and a Wyoming S-corporation with two principal owners, Jennifer Zung and Randel Blough. We have a long history of exceptional service and high client satisfaction creating master plans for communities across Idaho and Wyoming. With a tight-knit team of 20 highly qualified professionals, we can efficiently accomplish in-house tasks and effectively communicate with partners.

**Because we are invested local residents, we seek out projects that create long term benefits for our region, cultivating meaningful relationships with our clients and our communities.**



# Project Understanding & Approach

Harmony's approach to community planning is holistic and adaptive, allowing thorough conditions analysis, local context, and public feedback to define the product. Our extensive experience creating Comprehensive Plans and Master Plans for rural and recreation gateway communities in the West allows our team to anticipate challenges, staying true to the scope and schedule. One of our key strengths is our commitment to clear communication and responsive project management throughout the life of our projects. The result will be a plan that meets the Town's goals, represents the Community, and can act as an effective and easy-to-use decision making tool.

Small towns like Alpine do not have the time and resources for plans that sit on a shelf or analysis and public outreach to answer questions that we already know. Harmony understands that we can limit time and expense by avoiding performative and vague information gathering, instead focusing on a strategic public outreach campaign to provide meaningful, concise feedback. This data will be directly applied to policy recommendations.

The basis of the Plan will be an in-depth inventory of current infrastructure, available land, and facilities. We will also undertake a demographic analysis, projecting future needs for these resources based on growth rates and capacity limitations.

An implementation plan will provide an attainable path to achieving community goals for the future of Alpine. If desired, Harmony will include a cost of community services analysis and Future Land Use Map. These will define a playlist for achieving revenue generation to fulfill future needs. A zoning/annexation strategy will support the implementation plan and can be augmented with policy strategies for housing and economic development.

## Harmony will create a Master Plan for Alpine that:

- **Simplifies land use decisions and capital improvements budgeting**
- **Defines future facility and infrastructure needs**
- **Provides policy strategies that reflect community goals**
- **Prioritizes projects for implementation, and provides accurate cost and timeframe estimates**
- **Provides a method for fiscally responsible policy implementation**

# Plan Content

The following elements will make up the content of the Town Master Plan and will be supplemented with introduction, appendices, etc. The elements that are highlighted in yellow will enhance the accuracy and effectiveness of the Plan while meeting the requirements of Wyoming Statute 15-1-503 to “make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the municipality and its environs.” The estimated cost of these are broken out as additions in the fee scope. Elements in white are part of the base scope described in the Request for Proposals.



## Vision & Goals

Community Statement from Public Outreach

Most Master Plans lead with a vision and goals statement supported by the community. This validates the direction of recommendations and signals that these support the public interest. Visioning can be a fun way to involve the community and build support for the process.



## Demographic Analysis

Current Population Characteristics and Available Services

Mirroring Alpine’s 2006 Master Plan, this section will describe current conditions as a baseline. This is important to measure the effectiveness of implemented projects and policies over time.



## Infrastructure Inventory

Transportation Network, Recreational and Municipal Facilities, Water/Sewer

Understanding what we have on the ground will make it possible to assess what we will need to meet future demand. With our team of surveyors and GIS technicians, we can accurately and quickly create an inventory based on surveyed data with detailed attributes made accessible through GIS to City Officials, and if desired, the public.



## Future Land Use Map

Land use allocation for a 15-20 year timeframe with annexation plan

A Future Land Use Map is a helpful tool for guiding land use decisions such as zone changes and annexations, working in conjunction with the capital improvements plan. By defining the desired land use scenario, an estimate of tax revenue and infrastructure expenditures can be made (Cost of Community Services Analysis).

# Plan Content, continued



## Needs Gap Analysis

Residential & Visitor  
Population Growth  
Traffic Demand Modeling  
Services Demand  
Projections

Combining our demographic analysis and infrastructure inventory with projections based on growth statistics, we will assess what services and infrastructure are needed for a timeframe matching the Future Land Use Map. Service demand will be analyzed for Medical, EMS, Schools, Recreation, Municipal Capacity and Water/Sewer and Telecoms. Our team of engineers understands the cost of upgrades and improvements to utilities infrastructure and can create accurate estimates for capital budgeting.



## Recommended Projects & Implementation

Prioritization Framework  
Estimated Cost and Time to Complete  
Funding Sources and Responsible Parties

The meat of the plan will be the recommended projects list, based on the needs gap analysis and input from the CAC and TAC. We will create a project prioritization framework based on evaluation criteria such as cost, complexity, community desire, safety impacts, and environmental impacts. The resulting list will provide a straight-forward tool for budgeting and implementation, making it clear which projects must be undertaken now, and when others should be initiated.



## Policy Strategies

Zoning/Annexation  
Housing  
Economic Development

Recommendations on zoning updates will be based on successes in similar communities, adapted for Alpine's unique conditions. If desired, a housing strategy can address affordability, availability, quality, and density. Economic Development strategies will work in conjunction with these, providing guidance for improving Alpine's quality of life. Each strategy will be accompanied by recommendations to finance proposed directives.



## Public Engagement

Validation of Public Input  
Documentation of Community Goals in Plan  
Monitoring for Effectiveness of Plan Elements

Public Engagement activities will be documented and summarized, ensuring that public opinion is represented in the Plan. A monitoring plan can also be developed to assess whether implemented projects meet their intended purpose and remain aligned with community desire.

# Plan Methods



Enhance effectiveness by integrating with concurrent planning efforts such as SS4A and Water Master Plan



Inspire community buy-in with meaningful public engagement



Create accessible, directly useable products by formatting GIS and other data for simple hand-over

## Approach to Consensus

As a small business operating in rural Idaho and Wyoming, Harmony has a deep understanding of the issues surrounding land use regulations. When people do not agree, it is paramount to ensure that each perspective is validated publicly. As facilitators, we can approach compromise by identifying a group's interests as well as their position on controversial subjects. In all likelihood, this leads to common ground that strengthens community buy-in of the process and the resulting plan.

We understand that no issue is black or white. When the data from public outreach are inconclusive, we can understand the results by rephrasing the question. The answer to a different question is contained in the data, which is likely the heart of the matter. Context and intimate knowledge of the issues help our planners understand what the community is telling us so we can craft policies that elected officials can confidently support.

# Public Outreach

Through consultation with Town of Alpine Staff, a Public Engagement Plan will be created including the desired elements and timeframe for outreach. We aim to engage the public through the most meaningful avenues for participation, maintaining our timeframe and budget.

## Engagement Strategies



### Citizen Advisory Committee

With up to ten community members, the Citizen Advisory Committee (CAC) will participate in an activity to create a list of high-level community goals, which will be vetted with the public and City Officials. These goals will guide project prioritization and provide a community statement to introduce the new plan. The CAC will be our most valuable opportunity to listen and learn from one another, acting as representatives for groups that may not participate in traditional outreach activities. Harmony understands that each of the committee members have many other obligations, and their time is valuable. We will structure our meetings as work sessions, with activities designed to facilitate decision making at key points in the planning process.



### Technical Advisory Committee

City Officials and Key Stakeholders will comprise the Technical Advisory Committee (TAC), offering guidance about feasibility, cost, and implementation of projects and plan elements. The main function of the TAC will be to generate the proposed project list, contribute to prioritization, and review plan components such as community goals and future land uses. The TAC will meet three times with the opportunity to provide feedback throughout. It is assumed that the Town of Alpine will provide the TAC participants list.



### Public Open House

We will create and facilitate a public open house in a community space at two phases of the project, mirrored with digital content on an online platform. Offering as many opportunities as possible to engage will help ensure broad and representative results, increasing community buy-in.

# Public Outreach

## Engagement Strategies, continued



### Survey

A broad community survey will provide information about community desire for specific projects, such as transportation network connections, recreation facilities, and municipal facilities. This data will be one component of the evaluation criteria used to prioritize the project list. The survey will also solicit comment on community goals created by the CAC to inform a cohesive vision for the Master Plan. The survey will be hosted online, with print copies available at strategic locations. A Spanish language version will be promoted concurrently, with options to translate to other languages.



### Promotion

Our team will create a central online location for the community to gather information and provide feedback. This platform will be user friendly, easily accessed from desktop or mobile apps. We will include links to surveys, project mapping, technical information, draft materials, and other interactive tools to keep this updated throughout the process.

To promote outreach activities, we will create contemporary and functional posts for municipal websites and social media channels, with consistent posts leading up to opportunities. Partnering with local organizations will allow access to newsletters and website traffic to push survey and workshop opportunities. Local newspapers, flyers, and print advertising are key to reaching certain populations. These can be placed on buses and at bus stops, as well as locations identified by the CAC and TAC to reach specific groups, and by pop-up advocates at community events.



# Key Personnel

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Harmony's versatile personnel possess extensive technical expertise, considerable experience, and a track record of delivering top-notch results. Each team member assigned to this project is a full time employee based in Jackson or Driggs and will be actively involved in the project from its inception to completion. Our team has the capacity and capability to complete this project in a timely manner, and is supported by a complete staff of technicians and administrative personnel. Full resumes with roles described are included in the Appendix.

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## **Allison Alhert, AICP**

### **Planner/Project Manager**

Allison will be the project manager and main point of contact for this project. She will be responsible for production of the plan and leading public outreach. Allison has experience managing long-term, complex projects from start to finish, maintaining relationships with municipal officials, developers, and community leaders through professionalism and mutual respect. Allison lends her insights into public policy and government function to create plans with real benefits to communities. She has designed and led multiple community outreach programs, conducting meaningful and inclusive public engagement, and facilitated committees and public meetings. Her high quality products are always accompanied by effective project management and on-going support for the target community.

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## **Jennifer Zung, PE, CFM**

### **Principal Engineer**

Jennifer Zung, PE, will be the Principal in Charge for this project, providing final quality control checks, general oversight, and a secondary point of contact. Jennifer has more than 28 years of professional experience in the engineering field and has been the project manager, lead planner, and lead engineer for numerous projects for Harmony. Jennifer ensures that her teams run smoothly through a supportive and inclusive management style, while providing the technical insights to create great work. She is a responsive communicator and attentive to details while possessing the rare skill of high-level prioritization and oversight for optimum results.



# Key Personnel

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## **Randy Blough, PLA**

### **Principal Landscape Architect**

Randy will be supporting the planning team with production, public outreach, and map design. Randy is a licensed Professional Landscape Architect with more than 35 years of experience. He is a principal owner of Harmony Design & Engineering and has lived and worked in the intermountain west since 1992. He has been involved with a wide variety of projects including commercial and residential neighborhood master plans, pathway design and master plans, urban park plans, small town streetscapes, and small town master plans. From conceptual plans to detailed design, Randy's blend of landscape architecture, planning, and engineering experience offers a unique and broad perspective to all projects.

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## **Lindsay Kissel, PLA**

### **Project Landscape Architect**

Lindsay will provide support with plan production and public outreach, lending her experience with municipal planning in Wyoming to success of the project. With over 17 years of professional experience in the landscape architecture and planning field and 5 years of planning and grant writing experience in the non-profit realm, Lindsay has spent most of her career working in Teton County, WY. She has practiced landscape architecture as a private consultant in residential and commercial settings and as a public servant working at the Town of Jackson and Grand Teton National Park. Lindsay has extensive experience with resort and community master plans, park and pathways master plans, landscape design, and site design in sensitive settings such as National Recreation Areas and National Preserves.

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## **Sarah Foster, PE, CFM**

### **Civil Project Engineer**

Sarah will act as lead civil project engineer for this project. Sarah is a licensed Professional Engineer and Certified Floodplain Manager. She has a well-rounded and diverse civil engineering background developed during her 10 years within the field. Her areas of expertise include wastewater collection system, roadway, and water system design and planning. She's completed numerous system designs for large-scale subdivisions in Twin Falls, Idaho, as well as subdivisions located in Arvada and Lakewood, Colorado. Sarah is detail oriented and always produces high quality work, reliably delivering products and supporting team members to create solutions.

# Key Personnel

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## **Tyler Bushong, EIT**

### **Civil Project Engineer**

Tyler will be supporting Sarah with capital facilities evaluation. Tyler produces excellent work and has outstanding evaluation and management skills. His experience with utility and infrastructure design, drainage and grading, accessible routes and pathways, and projects on a variety of scales makes him an invaluable team member. Tyler is responsive and attentive during the construction phase, providing requests for information, submittal reviews, and site visits. He is always on time and is dedicated to completing tasks accurately.

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## **Daniel Johnson-Shcunk**

### **Survey/GIS Technician**

Daniel will be responsible for map production and analysis using ArcGIS products including ArcPro and ArcGIS Online. Daniel is a GIS Specialist and Land Survey Technician. He has experience as a survey technician for a land and water conservation group in Wisconsin prior to joining Harmony in 2022. He has completed various topographic survey field work and processes information using Trimble Business Center and ESRI ArcGIS software.

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## **Aaron Farmer, LSIT**

### **Surveyor II**

Aaron will be responsible for conducting the field work to gather data to support the infrastructure inventory. Aaron is a Land Surveyor In Training with 5 years of experience working in the field and office. He has completed numerous topographic surveys, as well as boundary surveys, lot flaggings, and ALTA surveys. He has also completed construction staking for large roadway projects as well as small single family residential projects. He has a B.S. in Construction Engineering Technology with a minor in Land Surveying from Montana State University. Aaron is enthusiastic, energetic, and always has a smile on his face, especially when he is working hard surveying a tough site.

# Project Examples

The following project examples demonstrate our team’s experience with projects that are similar to the Alpine Master Plan. In addition, Harmony has completed many other public outreach programs, community plans, master plans, and neighborhood plans as shown on our resumes.

## VICTOR, IDAHO COMPREHENSIVE PLAN UPDATE

### Victor, Idaho

#### Project Description

Victor, Idaho undertook an update of its Comprehensive Plan, Envision Victor, in 2020. The update included broad public outreach, a new future land use map to inform ongoing Capital Improvements Plans Updates, and redefined vision and goals for the community. The project involved over 500 community members through public outreach in a town of just over 2000 people. The new plan, Re-envision Victor, defines six key values identified by the community, with policies supporting each, in an accessible and attractive document.

#### Services Provided

Harmony Design & Engineering worked closely with City staff and Logan Simpson as a sub-contractor for this six-month public outreach campaign. Harmony acted as a local intermediary and representative to the larger, nationwide consultant team.

Harmony planned and staged an extensive public outreach program, including stakeholder interviews, two open house/workshops, small group workshops, and collaboration with the City’s Technical Advisory Committee.

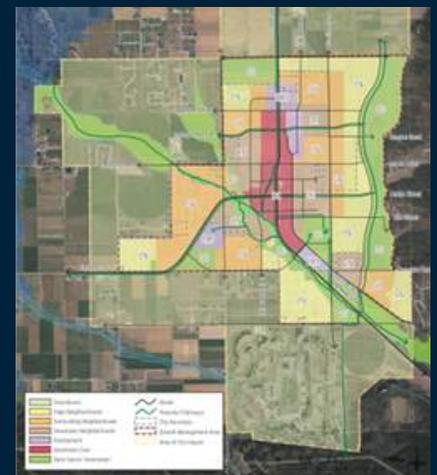
Harmony then created a draft Future Land Use Map and recommendations based on the results of the communitywide workshops. These were vetted with the Technical Advisory Committee and the consulting partners before presentation at public open house. Harmony worked closely and efficiently with Logan Simpson in order to achieve Victor’s goal to accurately represent Community desires in policy recommendations. The project was a resounding success, with Re-envision Victor adopted as an exemplary small-town comprehensive plan.



Re-Envision Victor is filled with local imagery and can be downloaded from the City website



Many Victor residents participated in a variety of events in multiple locations



Victor’s Future Land Use Map has broad categories to guide development

# TETON COUNTY, IDAHO

## COMPREHENSIVE PLAN UPDATE

### Teton County, Idaho

#### Project Description

Teton County, Idaho, is the gateway to Grand Targhee Resort, an international destination with 1,200 skiable acres. From 2000 to 2010, Teton County was one of the fastest-growing counties in the nation. However, under a previous controversy-laden comprehensive plan, the County experienced its largest-ever development boom/bust cycle, resulting in inefficient, fiscally irresponsible and unsustainable development patterns.

The Teton County, Idaho Comprehensive Plan Update project started in 2010 and was completed in 2012. The update process emphasized an opportunity to outline a new direction for the county: one based on lessons learned from the past and from other western communities. This process represented western, grassroots planning at its best and resulted in a landscape-based approach to development levels and incentives and an implementation framework aimed at creating actionable change and an economically resilient county.

#### Services Provided

Harmony Design & Engineering worked closely with the County staff and managed the consultant team which included AECOM, Jorgensen Associates, and Intermountain Aquatics. Harmony managed the public outreach component of the plan, facilitated citizen committee meetings, wrote several sections of the Plan and coordinated the final composition of the Plan. The Comprehensive Plan included information on the history of the County, community vision, goals and policies, future land uses and implementation strategies.

Extensive community engagement efforts included public workshops; open houses; stakeholder interviews; a mobile “plan van;” online surveys; special events; landowner workshops; newspaper articles; and a dedicated website. More than 4,000 comments and other input were received, with a significant portion of the County’s 10,000 residents participating. The plan was unanimously adopted by the Board of County Commissioners in August 2012. In October 2012, the plan was awarded the **2012 APA Idaho Public Outreach Award**.



The community filled the fire station during extra meetings held in response to public needs



The Comprehensive Plan Update strove to balance natural resource preservation with property rights using creative solutions



The “Plan Van” went to where the people were to gather input

# DRIGGS, IDAHO

## COMPREHENSIVE PLAN UPDATE

### Driggs, Idaho

#### Project Description

The City of Driggs, Idaho, updated their Comprehensive Plan in 2019. Entitled “Uniquely Driggs” the Driggs Comprehensive Plan update had a goal to create an efficacious and easily understood tool for developers and planners to guide growth into the future. The project included analyzing existing conditions and trends for background information and outlines an implementation timeline and monitoring plan to ensure that decision making remains relevant.

Uniquely Driggs divides policies into community defined goals, objectives which meet these goals, and specific actions to fulfill the objectives. By taking the generalized values gathered in public outreach, and making them into specific implementation strategies, the Plan helps City Officials simplify complex land use decisions.

#### Services Provided

Harmony Design & Engineering assisted Logan Simpson as a local representative, working closely with the City of Driggs, the Comprehensive Plan Committee, and the public to achieve a high quality product. Harmony reviewed accuracy of data and existing conditions analysis and took a large roll in community engagement throughout the project. Harmony also collaborated on development of goals, objectives and actions, reviewed plan text, and provided recommendations based on the results of local events.

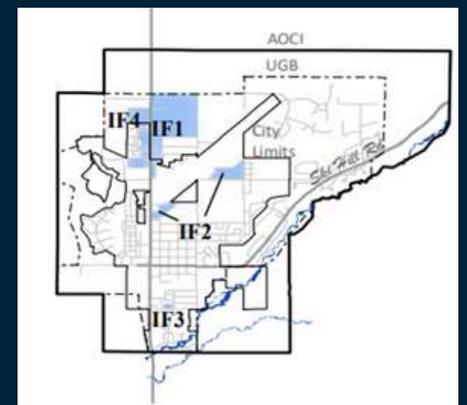
Public input was gathered through a variety of methods despite the challenges of COVID-19, which framed the needs of the community through a new lens. As the local representative and as community members, Harmony was well-suited to connect with the public, including hosting Comprehensive Plan Committee meetings, stakeholder interviews, public open houses, a committee workshop, neighborhood workshops, and presenting at adoption hearings. Harmony’s local presence allowed the project to proceed without delays and hang-ups, and help ensure that the resulting plan was locally sensitive and relevant.



Residents attended meetings, workshops, and participated in online surveys



Public outreach and the resulting Plan sought to represent many community groups



Driggs' Future Land Use Map Designations define goals for specific areas as well as land use types

# Project Timeline

## Notice to Proceed

NOV, 2024



### KICK-OFF WITH STAFF AND CONSULTANTS



- Finalize project schedule
- Create Public Engagement Plan
- Background Research and Plan Review

DEC, 2024



- Convene TAC, CAC
- Demographic Analysis
- Begin Infrastructure Inventory
- Promote Public Outreach Events (on-going)

JAN, 2025



- 1st Open House
- TAC, CAC Meeting
- Draft Vision & Goals

FEB, 2025



### CHECK IN WITH STAFF AND CONSULTANTS



- Draft FLUM
- Cost of Community Services Analysis
- Draft Policy Strategies

APR, 2025



### CHECK IN WITH STAFF AND CONSULTANTS



- Complete Infrastructure Inventory

JUN, 2025



- Create Projects List
- Online Survey
- 2nd Open House
- TAC, CAC Meeting

AUG, 2025



- Prioritize Projects
- Draft Plan Sections
- Format Draft Master Plan and FLUM

NOV, 2025



### PRESENT DRAFT MASTER PLAN TO STAFF



- TAC, CAC Meeting
- Revise/Finalize Draft Master Plan

**Adoption**

WETLAND BOARDWALK WITHIN THE HAILEY GREENWAY  
INCLUDED IN HAILEY GREENWAY MASTER PLAN (HARMONY)

# APPENDIX





# Allison Ahlert, AICP

PUBLIC OUTREACH MANAGER

## Overview

Allison will be the project manager and main point of contact for this project. She will be leading the public outreach program and responsible for production of the plan. She is a deft delegator and can track logistics for complex projects. Allison has distinguished herself as a pragmatic and effective leader in the public and private sectors. As a project manager, she led successful teams in environmental planning consulting and has overseen complex land use applications from concept through final approval. She has designed and led multiple community outreach programs, facilitated committees and public meetings, and endeavors to forge relationships with decision makers and stakeholders throughout her community. As a planner for Harmony, she is working to create positive impacts through community planning projects and implementation of ethical development principles.

## Representative Projects

### Modernizing Mobility for West Jackson, Neighborhood Transportation Plan | 2023-24

Lead planner on joint Town of Jackson/Teton County, WY public engagement for creation of the West Jackson Transportation Plan. Responsible for designing program, leading outreach events, creating reports and presenting results to decision makers.

### Bicycle and Pedestrian Master Plan Update- Blaine County, Idaho | 2022-23

Planner responsible for designing and implementing a comprehensive community outreach program to assess public priorities, creating new methodology for project prioritization including social justice metric, managing steering committee collaboration, and drafting report.

### Pathway Safety Project – Jackson, WY | 2023

Planner responsible for creating a schedule of physical and programmatic interventions to control speeds and reduce user conflicts on Town of Jackson multi-use pathways. The project involved compiling best practices and design standards for speed control and e-bike usage on pathways, vetting alternatives for site specific conditions and project goals, and collaborating on a concept design.

### Downtown Core Framework Plan Update – Driggs, Idaho | 2023

Planner and Project Manager for plan update to Driggs NE and NW Block Master Plans. Responsible for coordinating communication between sub-contractors and municipality, designing and hosting a stakeholder workshop, documenting feedback, updating plan text, graphic design, and presenting to appointed and elected officials.

### Climate Hazards Vulnerability Assessment – Coos Bay, Oregon | 2020-21

Project Manager for a consulting team of graduate students, including creating a work plan for 9 months, defining deliverables, creating methodology for assessing sensitivity and adaptive capacity of community resources, convening stakeholders, developing data gathering methods, and facilitating personal and professional growth in a dispersed work context.

## REGISTRATION & CERTIFICATIONS

American Institute of Certified Planners (AICP)

## EDUCATION

Masters of Community and Regional Planning  
University of Oregon | 2021

Graduate Certificate  
Environmental Conflict Resolution: Land Use

B.A. Geography  
University of Washington, 2008

## Honors and Awards

Kenton Grua Memorial Scholarship,  
The Whale Foundation



# Jennifer Zung, PE, CFM

PRINCIPAL ENGINEER

## Overview

Jennifer will be overseeing this project, conducting quality control on all deliverables and assisting Allison in project management. Facilitating public meetings and developing public outreach plans takes special insight and skill, and Jennifer has the ability to bring groups together to accomplish project goals. Public outreach is the cornerstone of Jennifer's projects and is what sets these projects apart and makes them successful. Jennifer has been the principal-in-charge and project manager for Harmony Design & Engineering over the past 20 years. This has generally included fifteen to twenty-five projects occurring simultaneously for a range of clients from individual homeowners to local municipalities and large government agencies.

## Representative Projects

### Hailey Greenway Master Plan and Lions Park Improvements – Hailey, Idaho | 2017 & 2023

Project manager for this master plan that combines long-term floodplain management and ecosystem health with recreation access and land use planning. Extensive public outreach was conducted to help address immediate flooding concerns from the neighboring properties. Lions park improvements includes picnic areas, parking, baseball field, and concession areas.

### R Park – Wilson, Wyoming | 2016

Project civil engineer and facilitator collaborating with a large project team to develop the final plan for this natural park on the west bank of the Snake River that includes large ponds, wetlands, nature playgrounds, trails, and public art. Programming for the park emphasized connecting people to water while preserving space for wildlife. Lead engineer responsible for the SWPPP, final park grading plans, roadway plans, and utility plans.

### Blaine County Community Bicycle and Pedestrian Master Plan | 2015

Project manager and facilitator working with six different jurisdictions to develop a comprehensive plan for bike and pedestrian infrastructure using a variety of public outreach tools. The plan was awarded the 2016 Citizen Advocacy Award by Idaho Smart Growth and a 2015 Honorable Mention Award of Merit by the Idaho APA.

### Downtown McCall Master Plan – McCall, Idaho | 2013

Project Manager of a large consulting team for this project that synthesized public goals into an integrated vision for Downtown McCall. The plan had broad public support and was awarded the 2014 Idaho APA Outstanding Plan Award and the 2014 Idaho Smart Growth Award.

### McCall Area Pathways Master Plan – McCall, Idaho | 2012

Project Manager and lead author of this Master Plan for pathways in and around McCall. The plan includes recommended improvements and implementation strategies to create a safe, efficient, and interconnected pathway system. Provided detailed design standards and guidelines for trail and pathway development.

### Teton County Idaho Comprehensive Plan Update | 2010

Project manager and lead facilitator for this multi-year project with a significant public outreach component that included six subcommittees that met 72 times, six public meetings, and four public hearings. This project was awarded the 2012 Public Outreach Award from the Idaho Chapter of the American Planning Association.

## REGISTRATION & CERTIFICATIONS

### Professional Engineer

Idaho (No. 11539), Wyoming (No. 10463), Montana (No. 49392), Colorado (No. 34767), Washington (No. 55758)

### Water Pollution Control Manager (WPCM)

### Certified Floodplain Manager (CFM)

### LEED Accredited Professional

## EDUCATION

### M.S. Civil Engineering - Hydrologic and Environmental Sciences and Engineering

Colorado State University,  
Fort Collins, Colorado,  
Summa Cum Laude | 1996

B.S. Civil Engineering | Missouri  
University of Science & Technology,  
Rolla, Missouri, Summa Cum Laude  
| 1994

## Civic Involvement

Teton County Wyoming School  
District #1 Trustee | 2020- present



## REGISTRATION & CERTIFICATIONS

Licensed Professional Landscape Architect (Idaho, Wyoming, Utah, Montana)

American Society of Landscape Architects (ASLA) Member

Council of Landscape Architectural Registration Boards (CLARB) Certified

## EDUCATION

B.S. Landscape Architecture  
West Virginia University | 1986

## Civic Involvement

Community Foundation of Teton Valley – Past Board Member

Teton Valley Trails and Pathways – Past President

Volunteer Nordic trail groomer in Alta, WY

Targhee Towne Water Board – Past President

# Randel G. Blough, PLA

PRINCIPAL LANDSCAPE ARCHITECT

## Overview

Randy will be supporting the planning team with production, public outreach, and map design. Randy is a licensed Professional Landscape Architect with more than 35 years of experience in the landscape architecture, planning, and engineering fields. He is a principal owner of Harmony Design & Engineering and has lived and worked in the intermountain west since 1992 and the Greater Yellowstone region since 2003. He has been involved with a wide variety of projects including commercial and residential neighborhood master plans, pathway design and master plans, single-family, multi-family, and commercial site planning and engineering, urban park plans, small town streetscapes, campus plans, and small town master plans. From conceptual plans to detailed design, Randy's blend of landscape architecture, planning, and engineering experience offers a unique and broad perspective to all projects.

## Representative Projects

### Teton Creek Corridor Greenway Path – Driggs, Idaho | ongoing

Lead planner and design engineer for this multipurpose pathway along Teton Creek in Driggs, Idaho. The pathway is being designed to include river access but also respect sensitive riparian habitat.

### Blaine County Community Bicycle and Pedestrian Master Plan | 2015

Planner and outreach coordinator for this comprehensive plan for bike and pedestrian infrastructure throughout Blaine County, Idaho. The plan was awarded the [2016 Citizen Advocacy Award by Idaho Smart Growth](#) and a [2015 Honorable Mention Award of Merit by the Idaho APA](#).

### Teton County Recreation and Public Access Master Plan - Teton County, Idaho | 2014

Project planner for this Master Plan that provided a framework for making recreation and public access even better, which would allow the valley to grow economically, socially, and physically. This included options for funding and concrete implementation steps.

### Downtown McCall Master Plan – McCall, Idaho | 2013

Project landscape architect and planner for this project that synthesized public goals into an integrated vision for Downtown McCall. The plan had broad public support and was awarded the 2014 Idaho APA Outstanding Plan Award and the 2014 Idaho Smart Growth Award.

### McCall Area Pathways Master Plan – McCall, Idaho | 2012

Project planner for this Master Plan for pathways in and around McCall. The plan includes recommended improvements and implementation strategies to create a safe, efficient, and interconnected pathway system. Provided detailed design standards and guidelines for trail and pathway development.

### Teton County Idaho Comprehensive Plan Update | 2010

Project planner and facilitator for this multi-year project with a significant public outreach component that included six subcommittees that met 72 times, six public meetings, and four public hearings. This project was awarded the 2012 Public Outreach Award from the Idaho Chapter of the American Planning Association.



# Lindsay Kissel, PLA

PROJECT LANDSCAPE ARCHITECT

## Overview

Lindsay will provide support with plan production and public outreach, lending her experience with municipal planning in Wyoming to success of the project. With over 17 years of professional experience in the landscape architecture and planning field and 5 years of planning and grant writing experience in the non-profit realm, Lindsay has spent most of her career working in Teton County, WY. She has practiced landscape architecture as a private consultant in residential and commercial settings and as a public servant working at the Town of Jackson and Grand Teton National Park. Lindsay has extensive experience with resort and community master plans, park and pathways master plans, landscape design, and site design in sensitive settings such as National Recreation Areas and National Preserves.

During her time as a planner for the Town of Jackson, Lindsay was involved in public outreach and engagement related to the 2012 update to the Town of Jackson Comprehensive Plan and the Town of Jackson Land Development Regulations, assisting with open houses and leading small breakout groups to elicit public input. She led the adoption of the 2015 Community Streets Plan by the Town of Jackson, organizing public workshops, gathering feedback from stakeholder groups, and guiding the plan through the public approval process. Lindsay was appointed to the Teton County Tribal Trails Connector Project Stakeholder Committee between 2021 and 2023. She advised Teton County staff and elected officials on transportation options to connect South Park Loop Road to Wyoming Highway 22 with consideration to multimodal goals. In Lindsay's current position with Harmony, she is involved with outreach and engagement projects such as the City of Rexburg Comprehensive Plan update.

## Representative Projects

### City of Rexburg Comprehensive Plan update | 2022-2023

The City of Rexburg is currently updating their Comprehensive Plan with opportunities for public outreach and engagement throughout the process. Responsibilities include attending public engagement events to elicit public comment on the draft Comprehensive Plan, discussing plan highlights with citizens, and attending steering committee meetings to report on public feedback findings.

### Town of Jackson Land Development Regulations update – Jackson, Wyoming | 2013-2016

The Town of Jackson began the Land Development Regulations update after approval of the Teton County/Town of Jackson Comprehensive Plan update in 2012. Responsibilities included assisting with public outreach workshops, gathering citizen input, explaining proposed regulation updates to the public at open house meetings, writing and editing proposed revisions for public meeting presentations.

### Town of Jackson/Teton County Comprehensive Plan update, 2011-2012

The Town of Jackson/ Teton County began their Comprehensive Plan update in 2007 and began the final phases of Plan approval during the “Illustrating Our Vision: Character Districts” Plan development process in 2011. Responsibilities included facilitating attendee workshop participation and summarizing community feedback recorded during the workshops, preparing graphics and illustrations that incorporated community feedback.

## REGISTRATION & CERTIFICATIONS

Professional Landscape Architect  
Wyoming (No. 108B)

## EDUCATION

M.E.M.  
Environmental Management –  
Resource Ecology  
Duke University, Durham,  
North Carolina | 2005

B.L.A. Landscape Architecture  
University of Georgia, Athens,  
Georgia, Cum Laude | 2000

## Civic Involvement

Tribal Trail Connector Project  
-Stakeholder Advisory Committee  
Member

Teton County Integrated Solid  
Waste and Recycling - Past Board  
Member



# Sarah Foster, PE

PROJECT ENGINEER

## Overview

Sarah is a licensed Professional Engineer and Certified Floodplain Manager. She has a well-rounded and diverse civil engineering background developed during her 8 years within the field. Originally from Idaho, she attended school in Montana. After gaining experience as an engineer in Montana, Washington, Colorado, and New Mexico, she returned to Idaho and the Northern Rockies where she currently resides. Sarah is detail oriented and always produces high quality work.

## Representative Projects

### Hydrologic and Hydraulic Analysis and Floodplain Mapping for FEMA RiskMAP updates - Chippewa County, Wisconsin | Ongoing

Project engineer responsible for hydrologic analysis to determine peak flood discharges utilizing HEC-HMS and hydraulic analysis utilizing HEC-RAS 1D and 2D modeling for all mapped stream in Chippewa County, which includes approximately 217.2 stream miles.

### The Preserve Subdivision Improvement Plans – Twin Falls, Idaho | Ongoing

Project engineer responsible for design of roads, water distribution, sewer collection, and stormwater system designs for this 250-acre subdivision which is being developed in multiple phases. The first phase is under construction and includes 65 lots on approximately 35 acres.

### Teton Creek Pedestrian Bridge – Driggs, Idaho | 2021

Design engineer for this multipurpose pathway extension in Driggs, Idaho. The pathway was designed to link up the existing path through town with the pathway along Teton Creek. The pathway design included a pedestrian bridge design to cross over Teton Creek, separately from the existing vehicular bridge.

### Indigo at Red Rocks – Lakewood, Colorado | 2020

Project Engineer responsible for the drainage analysis and stormwater design of a 98-acre subdivision site, that was developed over the course 5 phases, resulting in over 200 housing units, including single family homes, multifamily homes, and apartments. Provided an overall drainage analysis for the entire site, followed by detailed drainage reports and stormwater designs for each phase. Designed a storm sewer system to adequately collect and convey stormwater runoff from the housing development site, from both minor and major storms, towards a series of three regional detention ponds. Detention ponds were sized and designed to meet all local standards and regulations. Coordinated closely with site development engineers. Also worked closely with upstream and downstream properties, in the larger drainage system, to address offsite run on and to avoid any adverse impacts for the downstream development. Additionally, worked closely with local jurisdictions to provide improvements to the floodplain throughout the site, and designed the site in a way to improve the health and vitality of the floodplain system.

## REGISTRATION & CERTIFICATIONS

Professional Engineer  
Colorado (No. 56970)  
Idaho (No. 20203) and Wyoming  
(No. 18704)

Certified Floodplain Manager  
(CFM)

## EDUCATION

B.S. Civil Engineering  
B.S. Earth Sciences  
Montana State University | 2014

Stream Management Academy  
Mile High Flood District | 2020

## Civic Involvement

Wyoming Coordinator  
SheJumps Outdoor Experiences for  
Women and Girls that Nurture  
Growth and Transformation

Outreach Committee Member  
Friends of Berthoud Pass



## REGISTRATION & CERTIFICATIONS

Engineer in Training  
Texas (No.60624)

Fitwel Ambassador (ID#3144)

OSHA 10 Certification

## EDUCATION

B.S. Civil Engineering  
Texas Tech University  
Lubbock, Texas | 2017

## Civic Involvement

Coombs Outdoors  
Volunteer

# Tyler Bushong, EIT

CIVIL PROJECT ENGINEER

## Overview

Tyler has 7 years of site civil engineering design experience including utility and infrastructure design, evaluation and management of drainage and grading, and design of accessible routes and pathways. He has led design teams through design and production of plans for public infrastructure, multi-family and single family residential, and commercial and industrial projects while ensuring that project timelines and goals were met. He has experience with preparing technical specifications and drawings, as well as construction phase services including responding to requests for information, reviewing submittals, and construction site visits. Tyler also recently passed the PE exam and is looking forward to becoming a licensed professional engineer!

## Representative Projects

### Sherman Park Apartments – Victor, Idaho | 2024

Project engineer for this HUD sponsored affordable housing project that includes 90 units within 4 apartment buildings located on 2.98 acres. Duties include preparing the schematic, preliminary, and final grading plan, stormwater management plan, horizontal control plan, water distribution, wastewater collection, and dry utility design, as well as project specifications. Construction is expected in 2025-2026.

### Aspen Point Townhomes – Driggs, Idaho | 2024

Project engineer for this housing project that includes 22 units located within six-plex and four-plex townhome buildings on 2.39 acres. Duties include preparing the schematic, preliminary, and final grading plan, stormwater management plan, horizontal control plan, water distribution, wastewater collection, and dry utility design.

### Center Street Apartments – Victor, Idaho | 2023

Project engineer for this housing project that includes a three story 43,767 SF building located on 1.25 acres. The plans accommodated protection of an irrigation canal and its associated riparian vegetation and floodplain. Duties include preparing the schematic, preliminary, and final grading plan, stormwater management plan, horizontal control plan, water distribution, wastewater collection, and dry utility design, as well as project specifications.

### The Preserve PUD – Twin Falls, Idaho | ongoing

Project engineer for two phases of this 347-acre planned unit development subdivision. The first phase was 17.4 acres with 12 residential lots and the second phase was 48.9 acres with 77 residential lots. Infrastructure included approximately 9,000 LF of roadways and utilities. Duties include preparing the schematic, preliminary, and final roadway plans, grading plans, stormwater management plans, horizontal control plans, water distribution, wastewater collection, and dry utility design, as well as project specifications.

### Windmill Ranch – Odessa, Texas

Tyler designed approximately 3,000 linear feet of sanitary sewer and 3,250 Linear feet of domestic water for an +/-18-acre garden style multi-family complex consisting of 326 units across 14 buildings. Tyler also designed the grading of accessible routes, and community amenity spaces on site.



# Daniel Johnson-Schunk

GIS Specialist/ Land Survey Technician

## Overview

Daniel will be responsible for map production using ArcGIS products including ArcPro and ArcGIS Online. Daniel is a GIS Specialist and Land Survey Technician. He has experience as a survey technician for a land and water conservation group in Wisconsin prior to joining Harmony in 2022. He has completed various topographic survey field work and processes information using Trimble Business Center and ESRI ArcGIS software.

## Areas of Expertise

**ArcGIS Desktop and Online Mapping**

**Cartography**

**Data Collection for Survey**

**Carlson Survey Software**

**Trimble Business Center**

## Representative Projects

**Bathymetric Survey – Boise County, Idaho | ongoing**

Performed field survey of channel bottoms for streams in Boise County, Idaho to be used in hydraulic modeling for FEMA RiskMAP update project. Will process the data to meet FEMA DCS requirements and produce the DFIRM Database and metadata.

**Stormwater Management Master Plan – Town of Jackson, Wyoming | ongoing**

Processed existing GIS data from the Town of Jackson and organized survey files. Performed field survey of stormwater system including manhole rims and inverts to be used in a full hydraulic model of the town stormwater infrastructure. Responsible for attributing the existing GIS data with updated data collected during the survey.

## EDUCATION

B.S. Geographic Information  
Systems & Earth Science  
University of Wisconsin – La Crosse,  
WI | 2020

## UNDERGRADUATE RESEARCH GRANT

Mapping Biodiversity in North  
America Prairie in Wisconsin using  
UAS imagery





**HARMONY**  
DESIGN & ENGINEERING

# Thanks



[www.harmonydesigninc.com](http://www.harmonydesigninc.com)