



July 21, 2026

Mayor and Members of the Town Council
Town of Alpine
250 River Circle
Alpine, Wyoming 83128

Re: Qualifications and Interest—New Land Use and Development Code

Dear Mayor and Members of the Town Council:

On behalf of Kendig Keast Collaborative, I am pleased to express our strong interest in preparing Alpine's new Land Use and Development Code (LUDC). We recognize that this is more than a regulatory drafting assignment. It is an opportunity to provide the Town with a practical framework for managing growth while protecting the qualities that make Alpine a distinctive and desirable community.

Our Understanding of Alpine

Alpine is at a pivotal point. The Town is experiencing development pressure influenced by the broader Jackson and Teton County region, including rising housing costs, second-home demand and changing market expectations. At the same time, Alpine remains a close-knit mountain community that values:

- Its natural setting and scenic character;
- A small-town scale and strong sense of community;
- Housing opportunities for local families and workers;
- Responsible economic development; and
- Growth that strengthens, rather than diminishes, Alpine's identity.

The new LUDC must balance these priorities—accommodating appropriate growth and investment without producing suburban or resort-style development that is inconsistent with Alpine's character.

What the New Code Must Accomplish

We understand that Alpine needs a complete, integrated and user-friendly LUDC that:

- Implements the recently adopted Comprehensive Master Plan;
- Coordinates zoning, subdivision and development standards;
- Addresses housing, design, transportation, infrastructure and neighborhood compatibility;
- Responds to wildfire, steep slopes, riparian areas, drainage and snow-storage conditions;
- Establishes predictable review procedures and objective approval criteria;

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- Clearly assigns responsibilities among staff, boards, commissions and the Town Council; and
- Can be administered efficiently by a small municipal staff.

Most importantly, the LUDC must provide applicants, property owners, staff, appointed officials and the public with greater clarity, consistency and confidence in the development process.

KKC's Experience and Approach

KKC brings more than four decades of nationwide planning and regulatory experience, including extensive work with small towns, rural jurisdictions and communities facing rapid growth, housing pressures and threats to established community character.

Our work is distinguished by the direct connection we make between planning and implementation. We will translate Alpine's Master Plan into:

- Place-specific zoning districts and development standards;
- Clear and defensible review procedures;
- Practical housing and development strategies;
- Standards that protect Alpine's natural and community assets; and
- Regulations that produce the physical character and development quality the Town intends.

Our character-based approach considers building form, scale, streetscape, site design, use and district transitions, circulation, open space and amenities, and the relationship between development and the surrounding natural environment. The objective is not simply to regulate land use, but to help ensure that future development reinforces Alpine's identity.

A Multidisciplinary, Local-Government Perspective

KKC's team includes professionals with backgrounds in:

- Community and town planning;
- Zoning and land-use administration;
- Architecture and urban design;
- Economics and economic development;
- Housing;
- Transportation; and
- Land-use law.

A majority of our staff members have worked directly for local government. They understand what it means to administer regulations at the counter, prepare staff reports, advise commissions and councils, respond to applicants and residents, and support decisions based on the adopted LUDC. This public-sector experience helps us draft regulations that are not only legally and technically sound, but also practical to administer.

A One-of-a-Kind Platform

KKC offers Alpine a capability unavailable from a traditional planning consultant: our proprietary **enCodePlus online regulatory platform**. The platform can support collaboration during the drafting process and provide the community with an intuitive, public-facing LUDC following adoption. Residents, property owners, applicants and staff can quickly search the Code, follow linked cross-references, view definitions, tables and graphics, and locate the requirements applicable to a particular topic or property. Optional GIS and parcel-based tools can connect the zoning map directly to applicable uses and development standards. For Town staff, the platform supports commenting, version management, ordinance updates and ongoing code administration—helping ensure that Alpine’s regulations remain accessible, transparent and current rather than becoming another static document that is difficult to use and maintain.

Our Commitment to Alpine

We would be honored to partner with the Town Council, Planning and Zoning Commission, staff and community to prepare an adoption-ready Land Use and Development Code that implements Alpine’s Comprehensive Master Plan, protects its distinctive character and provides a durable foundation for the Town’s future.

Respectfully submitted,

KENDIG KEAST COLLABORATIVE

A handwritten signature in black ink, appearing to read "Bret C. Keast".

Bret C. Keast, AICP
CEO | Owner