



June 30, 2026

25-13

Town of Alpine
PO Box 3070
Alpine, WY 83128
Via email: planning@alpinewy.gov

ATTN: Gina Corson
RE: Proposal/Agreement, Alpine LUDC Update

Gina,

As requested, this is a proposal for professional services to rewrite the Alpine Land Use Development Code. This letter can serve as an agreement or a scope of work attached to a standard Town contract.

We are excited about this opportunity to help Alpine achieve its desired future. When we first spoke about this opportunity, the chance to work in a neighboring community experiencing growth and all of its promise and barriers immediately seemed like a great fit. In reading the updated Master Plan, the fit only seems to have grown. Having worked on the Regional Housing Needs Assessment and the Victor Transportation Plan referenced in the Alpine Master Plan, I'm excited that we can bring both local knowledge and relevant context to Alpine's vision. We are local, know your community members, and understand the issues related to your location between Afton and Jackson. We have worked on Lincoln County school enrollment projections and have been at public hearings about the importance of local schools. We are excited to bring our professional expertise to help our friends and colleagues in Alpine.

A code rewrite and digitization to modernize and clarify the development process so it serves Alpine's vision are daunting tasks. Jackson and Teton County faced the same task ten years ago following the adoption of their Comprehensive Plan. Alex and Rian rewrote and reorganized the entire code to clarify processes, eliminate duplication and confusion, and implement new zoning districts. We are also housing specialists, having written and implemented housing requirements, incentives, and allowances, and have implemented numerous software-as-a-service solutions to help digitize local government processes. Our specialty is understanding both the creation and implementation of code. In addition to writing code, we have implemented it from both the government-review and developer-interpretation perspectives. We have not worked with the Alpine LUDC and have no conflicts, but we do understand the needs of staff and landowners throughout this process and have experience writing code that can achieve community goals.

The code we wrote in Jackson and Teton County increased the production of workforce housing while protecting the rural character of outlying communities. It leveraged developable land adjacent to the Town of Jackson for housing consistent with the community's vision. We are your neighbors and are excited about the opportunity to bring our skills and experience to your project.

Thank you again for this opportunity, and please reach out with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Norton'.

Alex Norton, AICP
Principal, OPS Strategies

FIRM QUALIFICATIONS

OPS Strategies is a single-person LLC founded in 2019 to assist communities, organizations, and landowners in achieving their goals through strategic organization, planning, and analysis. OPS Strategies has worked with counties, towns, school districts, nonprofits, and landowners to identify strategic solutions that align with community values, trends, and needs. Principal Alex Norton brings award-winning experience in comprehensive planning and public engagement, as well as in affordable housing, growth management, conservation development, small-area planning, land development regulation writing, organizational planning, trend monitoring and analysis, and adaptive management. Alex also has experience implementing SaaS solutions, providing the crucial bridge between practical planning needs and the software developers. Alex has lived in Jackson, Wyoming, his entire life, is available to attend meetings, workshops, and hearings in Alpine, and specializes in the unique community dynamics of living in the mountains of Wyoming.

Rian Rooney of RDR Planning is also available to assist OPS Strategies remotely for this project as a subconsultant. Rian began working as a planning and housing consultant for local governments in 2022. Rian has also worked in Jackson, as well as in Ketchum, Idaho, and brings experience writing zoning districts and PUD/Master Plan implementation standards in Wyoming. His current work in Ketchum includes updating the City's affordable housing development incentive program in its zoning code. Our resumes are attached.

Alex will manage the project, serve as the staff's contact, and lead public engagement; he will also lead software and GIS work, drawing on his experience in software-as-a-service and GIS integration. Alex and Rian will work together on the audit, drafting, editing, and development of public materials.

Examples of past work experience relevant to this project are listed below.

- **Teton County Northern South Park Master Plan Implementation Code (2024).** As a consultant for Teton County, Rian Rooney led the drafting of a new incentive zoning overlay and standards to enable the development of over 1,300 new “missing middle” housing units on greenfield ranch land, adjacent to the Town of Jackson. The zoning overlay and development standards were created to implement the vision and goals of the Northern South Park Neighborhood Plan, which provides a framework for significant new residential development, requiring that 70% of new units be deed-restricted for the local workforce. The development standards support and encourage a diversity of housing types, including small-lot single-family, duplexes, triplexes, multifamily, and townhomes, and include minimum density requirements. Rian was responsible for developing the standards, drafting and finalizing code language and graphics, and communicating code and policy concepts to stakeholders.
 - Reference: Ryan Hostetter, Principal Long Range Planner, Teton County
rhostetter@tetoncountwy.gov
- **Town of Jackson and Teton County LDR Cleanup Amendments (2020, 2022, 2023).** Both Alex and Rian have overseen significant, periodic clean-up amendments to the Town of Jackson and Teton County Land Development Regulations. Each of these amendment projects includes dozens of items throughout the zoning code, ranging from clarifications, inconsistencies, and internal conflicts to compliance with state and federal law and minor policy changes. Our team is comfortable organizing, categorizing, and communicating about large sets of code amendments to make their review digestible to both the public and elected officials. We will implement similar strategies in both the Code Audit and Draft Review processes.
- **Town of Jackson and Teton County Zoning Update to Implement Comprehensive Plan (2016-2022).** Alex and Rian have together drafted code and standards for over 20 new zones throughout the Town of Jackson and Teton County. These new zones were developed over several years to achieve the policy goals of the joint Jackson/Teton County Comprehensive Plan. Key elements of these updates include zoning standards in rural areas in the county to encourage conservation of large parcels, the corresponding

creation of density bonus tools in the Town of Jackson to incentivize the creation of deed-restricted workforce housing, and development standards to enable infill and development of accessory dwelling units within the Town. The Town of Jackson standards also included streetscape and massing standards to activate downtown areas and pedestrian connectivity. Creation of new zoning districts followed extensive public outreach and engagement, which included public meetings and information sessions as well as home visits and property walks with impacted property owners.

- References: Tyler Sinclair, Town Manager, Town of Jackson tsinclair@jacksonwy.gov

- **Town of Jackson and Teton County LDR Restructure (2014).** Following the adoption of the joint Jackson/Teton County Comprehensive Plan, Alex led a significant restructuring of the land development regulations for both jurisdictions. This was the first major code restructure since 1994 and marked a shift in code administration from discretionary and conditional planning reviews to clear, predictable standards and review processes for the public, applicants, staff, and elected officials. This project also modernized the organization and user experience of the code with easy-to-use reference tables, a legible visual hierarchy, illustrative graphics and diagrams, and cross-references throughout the document. The code format has since been digitized using the hierarchy and references created.

- Reference: Tyler Sinclair, Town Manager, Town of Jackson tsinclair@jacksonwy.gov

- **Teton County permit database SaaS implementation and administration (2007-2018).** Alex led the conceptualization and integration of a multiplatform permit database for Teton County. The permit database drew on information collected through a digitized permit application system, tracking both planning applications and building permits. The system was designed to be queried to deliver data used in Teton County's annual indicator report and in growth management planning. Alex also managed GIS integration for the Teton County Planning Department and worked on numerous data organization and visualization projects for local government and nonprofit clients.

PROJECT UNDERSTANDING

It is our understanding that the Town of Alpine desires professional consulting services to create a modern, user-friendly, legally defensible Land Use and Development Code that achieves the following project objectives:

- Implements the recently adopted Master Plan.
- Improves code organization and usability.
- Eliminates inconsistencies and conflicting provisions.
- Simplifies development review procedures.
- Clarifies administrative responsibilities and approval processes.
- Modernizes zoning, subdivision, and development standards.
- Improves transparency for applicants, staff, elected officials, and the public.
- Ensures consistency with Wyoming law.
- Provides a framework for future growth and development.

Our project team is uniquely qualified to deliver this full Land Use and Development Code rewrite. This project uses the opportunity and momentum of the new Alpine Master Plan to not only develop zoning and development standards for implementation but also to complete a comprehensive clean-up, reorganization, and modernization of the LUDC. We have significant experience addressing each element of the code update through our work on the Jackson and Teton County Land Development Regulations. We have worked for years with small mountain towns in Idaho and Wyoming and understand their specific land use challenges and community concerns, including development pressures, workforce housing, and balancing growth with conservation and preservation.

We understand the balance between vision and right-sizing an LUDC to the community's size. Too many zoning districts and standards make development review and approval overly complicated and obtuse. Too few leave the

community unprepared for the future it envisions. Our understanding of the real challenges for a place like Alpine that values its small-town character and clear identity but is facing outsized pressure/opportunity from neighboring communities is invaluable in creating an LUDC that will facilitate Alpine’s vision.

Our approach to completing the work is detailed in the scope of services section below. It is centered on two major public engagement efforts. The first is an early engagement that will allow the community to provide high-level direction on how we will approach the big issues in the rewrite. The second is later in the process, when the community can review the whole LUDC to understand what it will mean.

SCOPE OF SERVICES

Phase 1 – Comprehensive LUDC Rewrite

Descriptions of the OPS approach to each task follow the table outlining the deliverables to be produced and the meetings included in each task. The parentheses in the meeting column indicate the number and type of meetings – in-person or virtual – included in the base proposal.

Task	Deliverables	Meetings
1: Initiation	- Project Work Plan and Schedule - List of data, maps, and review coordination needed	Kickoff meeting with staff (1-IP)
2: Audit	- Public Review Code Audit - Final Code Audit Memorandum	- Stakeholder interviews (10-V) - Staff workshop (1-V) - Public workshop (1-IP) - P&Z workshop (1-IP) - Council workshop (1-IP)
3: Engagement	Public Meeting Materials	See other tasks
4: Drafting	Administrative Draft LUDC	- Staff check-ins on sections (12-V) - Staff workshop (1-V)
5: Review	- Public Review Draft LUDC - Revised Draft LUDC	- Public workshop (2-IP) - P&Z hearing (3-IP) - Council hearing (3-IP)
6: Adoption	- Final Adoption Draft LUDC in editable Microsoft Word and searchable PDF formats, fully incorporating all tables, graphics, illustrations, appendices, definitions, and cross-references - Final adoption-ready zoning map in PDF format along with editable GIS spatial files - Adoption Ordinance - Final Project Summary - All editable source files created for the project, including tables, graphics, diagrams, maps, and supporting documents.	Council readings (3-IP)

Phase 1 Task 1 – Project Initiation and Existing Conditions Review

Task 1 will begin with an initial review of all documents by the OPS team. We will come to the kickoff meeting with a list of questions about the current LUDC, Master Plan, schedule, and available data. The kickoff meeting will be an opportunity for Town staff to share any additional context and discuss OPS’s questions. Following the meeting, OPS will provide a full project schedule and an initial list of the data and information for the Town to share with OPS. The kickoff meeting may also include a tour of the Town and key locations.

Phase 1 Task 2 – Code Audit and Diagnostic Assessment

The code audit will include a detailed review of the existing LUDC to identify gaps, inconsistencies, duplications, and confusions in the current LUDC relative to the 2026 Master Plan from OPS's outside perspective. This review will include a high-level analysis of the potential of current zoning to accommodate the growth projected in the Master Plan. In addition to OPS's professional, outside perspective, the audit will include up to 10 stakeholder interviews to gather local opinion and context. From this review, OPS will develop draft audit materials for staff review, including options for addressing the major issues in the LUDC update. Staff review comments will be incorporated into revised materials for presentation at public, P&Z, and Council workshops. The feedback from these in-person workshops in the fall of 2026 will inform the Final LUDC Audit Memo that will direct OPS's updates to the LUDC.

Phase 1 Task 3 – Public and Stakeholder Engagement

Public and stakeholder engagement will have two major components – in Task 2 and Task 5. This approach allows the community, P&Z, and Council to provide initial high-level direction at the beginning of the process and to then refine the rewritten draft LUDC through a trackable, efficient process that will lead to adoption.

In Task 2, there will be a public engagement to assess options for the approach to the rewritten LUDC. The purpose of the Task 2 engagement will be to identify a high-level direction for the LUDC rewrite before we get into the details and drafting. OPS will create workshop materials based on our initial LUDC audit for public, P&Z, and Council review and comment. OPS will attend all of these workshops in person. Feedback will be incorporated into the Final LUDC Audit Memo and will serve to refine the scope of work as we move into Task 4. At the beginning of Task 2, we will also conduct stakeholder interviews to inform the initial LUDC audit.

In Task 5, there will be a second public engagement to refine the draft LUDC into its adoption form. OPS will create workshop materials to help staff, the public, P&Z, and the Council understand which parts of the LUDC have been retained, moved, modified, deleted, or introduced. Materials will also help the public understand how the proposed code changes will affect the application, permit, and review processes, as well as future physical development. OPS will track comments and document the evolution of suggested edits to preserve a public record of the draft's development through the review process. This record will enable refinements through the adoption process to build on one another, allowing P&Z and Council to focus their review on the most important questions. In Task 5, OPS assumes that the P&Z and Council hearings will each be a 3-meeting series, with the Council hearing continued to First Reading in Task 6. After the P&Z hearing, OPS will redraft sections of code as needed so that Council can review the recommended changes. OPS has found this approach easier to follow and more efficient than a separate set of workshops and hearings with a fully revised draft between the Public Review Draft and P&Z hearing, which can lead to redundant conversations and cause the public to lose track of how their comments are being addressed.

That being said, if the Town would prefer a Revised Draft, following the public open houses, the process will be modified to have one P&Z and one Council workshop in Task 5, followed by a 2-meeting P&Z hearing in Task 6 and a 5-meeting Council hearing, including readings, in Task 6. The number of meetings and cost are the same, but the allocation of hours shifts from Task 5 to Task 6.

In addition to the stakeholder and public engagement, OPS will also have check-in meetings with staff throughout the process to ensure that the deliverables being developed meet Town expectations. The table below shows the number of meetings included in the proposal for each task by meeting type. Most staff work sessions and stakeholder interviews are assumed to be virtual, though OPS is willing to hold a few in person. All Public, P&Z, and Council workshops will be attended in person by OPS.

Task	Staff work sessions	P&Z workshops or hearings	Council workshops or hearings	Stakeholder interviews	Public workshops
1: Kickoff	1				
2: Audit	2	1	1	10	1
4: Drafting	12				
5: Review	1	3	3		2
6: Adoption			3		

Phase 1 Task 4 – Drafting of the Updated LUDC

Based on the Audit review process, OPS will begin drafting the updated LUDC to include all of the components outlined in the RFP:

- Administrative Procedures
- Land Use Regulations
- Development Standards
- Subdivision Regulations
- Definitions
- Zoning Map

As OPS drafts the components of the LUDC, it will check in iteratively with staff to ensure the LUDC is meeting Town expectations. Once all sections are complete, OPS will present a complete Administrative Draft to the Town for staff review and facilitate an in-person or virtual review to gather refinements prior to the release of the Public Review Draft.

Phase 1 Task 5 – Draft Review and Revisions

The purpose of Task 5 is to refine the Public Review Draft for adoption. While this review will be conducted as a hearing and reading process, it will be designed to allow the public, P&Z, and Council to participate in a workshop-style review while meeting their statutory duties regarding adoption of the code.

Task 5 will begin with the release of the Public Review Draft, accompanied by a system for collecting comments. OPS will facilitate a public open house to collect additional comments on the draft, then compile all comments and suggested edits for presentation to the P&Z. At the P&Z hearing, which is anticipated to take 2-3 meetings, the P&Z will review the list of suggested edits and add any of its own suggestions. The P&Z will then go through the list and take straw polls on the suggested edits. The results of the straw polls will form a list of conditions for the P&Z's vote to recommend conditional approval.

Once the P&Z hearings are complete, the list of suggested edits along with P&Z's recommendation will be presented to the Council. For more complicated revisions, OPS will draft revised code language based on the P&Z recommendation for Council review. Instead of a fully Revised Draft of the LUDC, these targeted revisions will maintain continuity in conversation from the public review to the adoption. The initial meetings in the Council hearing will follow the same process as the P&Z hearings, resulting in a list of edits to the draft LUDC that have been approved by Council straw polls. With this list, OPS will update the draft in preparation for the First Reading.

OPS has found that using a list of suggested, recommended, and approved edits to the Public Review Draft is easier for the public and future staff to follow than a fully revised draft at each stage of public review. This process emphasizes public engagement designed to capture all voices, lets the public see how the P&Z and Council addressed their comments, and allows for clear discussion of topics that might affect multiple parts of the

LUDC, without creating confusion over versions or making reviewers feel they have to reread sections that are unchanged.

Phase 1 Task 6 – Adoption Assistance

Once the Adoption Draft has incorporated all of the directed changes from the Council’s list, the LUDC can move to first reading. If additional edits are identified at first reading, OPS will make final edits in preparation for the second and third readings. OPS will attend all readings. The proposal assumes that there are only 3 readings.

Phase 2

OPS Strategies will serve as an advisor to the Town in its pursuit of software to digitize the code on a time-and-materials basis and is willing to define the scope of these services through the Phase 1 process. Selecting software that focuses on the Town’s priorities and meets its needs is a tricky process, but one OPS has managed for other municipalities. OPS will act as a bridge between the practical desires of the Town and the technical capabilities of software providers, which is an important role for ensuring a positive long-term outcome. OPS has implemented permit-tracking, GIS, digital code, and database platforms for municipalities and understands the pitfalls to avoid in selecting a service. OPS suggests these conversations start as Phase 1 is in process so that our deliverables can best accommodate any software needs. We will begin the conversation about the Town’s digitization goals in Task 1. OPS does not have a digitization platform to sell, so all subscription costs will come from another vendor, but we believe that this independence will be valuable to the Town as you select the most appropriate software for your future, and we are happy to facilitate and advise on that selection.

PROJECT SCHEDULE

Assuming this agreement is signed in July 2026, OPS Strategies projects the following schedule for the project. A more detailed schedule will be developed as part of Task 1.

- Task 1: Initiation - Complete by August 15, 2026
- Task 2: Audit – Complete by November 1, 2026
 - o Draft audit by late September
 - o Public, P&Z, and Council workshops in mid-October
- Task 3: Engagement – incorporated into the schedule for other tasks
- Task 4: Drafting – Complete by February 15, 2027
 - o Administrative Draft by late-January
 - o Staff review by early-February
- Task 5: Review – Complete by April 15, 2027
 - o Public Review Draft by late-February
 - o Public Open Houses mid-March
 - o P&Z Hearing meetings late-March
 - o Council Hearing meetings early-April
- Task 6: Adoption by July 1, 2027
 - o Adoption Draft and all material by early-May
 - o First Reading May 25, 2027
 - o Second Reading June 8, 2027
 - o Third Reading June 22, 2027

The above schedule assumes that some of the P&Z and Council meetings in Task 5 will be special meetings outside of the regular schedule to maintain momentum and the overall project schedule. If this is not possible, the schedule will be extended to utilize the regular meeting interval. The schedule also assumes that the Public Review Draft will be used to meet noticing requirements, with hearings continued across meetings and the list of suggested, recommended, and approved changes to maintaining the chain of notice. If the Town prefers to publish

a Revised Draft and push the P&Z hearing into Task 6, the timeline will be extended to accommodate an additional notice period.

The schedule will also be extended if the staff needs more time for review of materials prior to public release. One of the topics to be discussed in Task 1 is the best time for public workshops in the context of the community's annual schedule of events and activities.

If there are protracted delays for reasons beyond my control, I would expect to negotiate with you an equitable adjustment of the completion date and my compensation, taking into consideration the impact of such a delay on items including, but not limited to, reallocation of my time and changes in price indices and pay scales applicable to the period when services are in fact being rendered. Additional services, if requested, may constitute just cause for OPS Strategies to renegotiate the completion date of the services.

EXCLUSIONS TO SCOPE OF SERVICES

The scope of services **does not** include the following:

1. Legal review of proposed regulations.
2. Printing or publishing (OPS will bill the Town for workshop printing costs if the Town cannot print the materials itself).
3. Subscription to SaaS digital code service.
4. Ongoing maintenance of the digital code.

FEE AND PAYMENT TERMS

	Alex Norton	Rian Rooney	Cost
Hourly Rate	\$195	\$175	
Hours by Task			
Task 1: Initiation	13	9	\$4,110
Task 2: Audit	78	60	\$25,710
Task 3: Engagement	included	included	included
Task 4: Drafting	123	107	\$42,710
Task 5: Review	75	45	\$22,500
Task 6: Adoption	48	40	\$16,360
Phase 1 Total	337	261	\$111,390
Phase 2	TBD	TBD	At Rate

The Task 3 public engagement hours and costs are built into the tasks where the public engagement will occur. Printing costs are not included in the above cost proposal and will be billed to the Town if the Town does not have the capacity to complete the printing itself. No travel costs are anticipated for the project as OPS is a local firm.

OPS Strategies will complete the **Phase 1** scope of services at the above rates, with a total project cost not to exceed **\$111,390**. You will receive an invoice at the end of each month for the work completed the previous month. OPS Strategies will provide **Phase 2** consulting services at the above rates on an as-needed basis and is willing to negotiate a not-to-exceed with a defined scope.

This financial agreement is based upon the prompt payment of OPS Strategies invoices and the orderly, continuous progress of the project. OPS Strategies reserves the right to stop work if invoices remain unpaid 60 days past the date of invoice. Past due invoices will be charged finance charges at a rate of 1% per month.

ADDITIONAL SERVICES

If services in addition to the proposed scope of services become necessary, I will discuss the services with you and will request your approval to perform such services on a time and materials basis or for an agreed-upon lump sum fee. I will require your approval before proceeding with additional services. Please note that unanticipated revisions requested to completed work will be considered additional services.

CLIENT RESPONSIBILITIES

As the Client, you agree to provide OPS Strategies with all pertinent and available project information and promptly inform OPS Strategies of any change in the work that pertains to the scope of services. Needed project information will be identified in Task 1.

AGREEMENT

This proposal can serve as a Letter of Agreement for services. This proposal represents the understanding between you and OPS Strategies with respect to the project and may only be modified in writing signed by both parties. If it satisfactorily sets forth your understanding of our agreement, please sign in the space provided and return a signed copy as soon as possible.

Thank you for the opportunity to submit this proposal and to be of service to you. Please call if you have any questions.

Sincerely,



Alex Norton, AICP
Principal

Proposal Accepted by: Town of Alpine
Eric Green, Mayor

(signature)

(date)



ALEX NORTON, AICP

Principal | alex@opsstrategies.com | 307-690-9892

Education

B.S., Urban and Regional Studies, Cornell University, 2006

Certifications & Trainings

American Institute of Certified Planners, 2013

Essential Facilitation, Interaction Associates, 2016

Techniques of Public Participation, IAPP, 2012

Community

Teton County Search and Rescue, 2007-today

Coach, Jackson Youth Hockey, 2006-today

Coach, Jackson Hole Youth Soccer, 2021-today

Skills

×Comprehensive Planning
×Land Development Regulation Writing
×Technical Writing and Presentation
×Public Process Design
×Facilitation
×Organizational Structure
×Project Management
×GIS and Mapping
×Land Use Policy
×Housing Policy
×Transportation Policy
×Conservation Incentives
×Natural Resource Protections
×Success Metrics
×Trend Analysis and Projections

Relevant Experience

OPS Strategies 2019-Today

- Drafted zoning ordinances for the adoption of specific Comprehensive Plan goals in communities in ID and WY.
- Assisted communities in ID and WY with comprehensive evaluation and update of land use regulations, ensuring internal consistency, coherence, and usability.
- Facilitated and authored a strategic partnership and 4-year action plan for Teton County Search and Rescue, which is a public-private-private partnership between the Sheriff, the Search and Rescue volunteers, and a supporting non-profit foundation. Similar work done for other non-profit and B-Corp organizations.
- Co-authored housing needs assessments for numerous communities across WY, ID, CO, CA, and NV, combining local, State, and Federal data with community surveys and engagement to identify needs and strategies for meeting those needs.
- School District enrollment projections to assist in facilities planning and community growth policy.

In Partnership with LegacyWorks Group 2020-Today

- Developed a GIS model of land in Teton County, WY, for potential community conservation efforts, applying working group prioritization of community character values to publicly available datasets.
- Co-developed a [Community Wellbeing Dashboard](#) with guidance from topical community working groups to consolidate and make sense of the array of data and information available in the community.

Town of Jackson and Teton County, WY 2006-2018

- Joint Long-Range Planner for both jurisdictions.
- Administered project tracking database including SaaS migration and software company interface work, and local customizations.
- Project managed and co-authored the 2012 Jackson/Teton County Comprehensive Plan
- Managed projects to update zoning regulations and other policies to integrate and implement community goals across conservation, affordable housing, transportation, and growth management values. Awarded a National Planning Achievement Award from the American Planning Association for public engagement related to housing, parking, and natural resource protection work.
- Developed the Jackson/Teton County Indicator Report methodology and presentation, which was turned into a [dashboard](#) in 2024 by OPS Strategies and LegacyWorks Group.

RIAN ROONEY

he, him, his / rdrplanning@gmail.com / 203.448.6248

Experience

City of Ketchum, ID Housing Dept., Program and Policy Strategist (Contract) Research and design housing development and preservation incentive programs, including density bonuses to support workforce housing. Coordinate with local planning departments on review of affordable housing zoning regulations and development applications. Apply for grant funding, develop educational materials, lead data and research efforts.	8/2022 - Present
Blaine County Housing Authority, Analysis of Impediments (Contract) In collaboration with Root Policy Research, managed production of a countywide Analysis of Impediments to Fair Housing Choice for Blaine County Housing Authority. Led zoning code and land use analysis for six Blaine County jurisdictions. Presented findings to local planning staff, elected official and the public.	2/2025 - 12/2025
Teton County, WY Planning Dept., Independent Planning Consultant (Contract) Coordinated with stakeholders and drafted new zoning regulations and implementation mechanism to enable development of a 1,400 unit neighborhood of market + affordable housing neighborhood. Supported staff in review of related planning applications.	7/2022 - 3/2024
Teton County, WY Planning Dept., Associate + Senior Long Range Planner Promoted to Senior Long Range Planner in less than two years. Developed amendments to zoning map and land development regulations, reflecting stakeholder engagement and technical analysis to achieve policy goals. Reviewed and presented recommendations on applications to elected officials. Produced and presented annual indicator report to analyze community trends. Administered Teton County conservation easements and engaged with property owners and stakeholders.	2/2020 - 5/2022 Jackson, WY
City of Newton Planning & Development Dept., Planning and Zoning Intern Drafted a new zoning map for a citywide update using ArcGIS and Adobe Creative Suite. Developed an Excel model to test and analyze development impacts and outcomes of new code. Presented maps and research to staff and city councilors.	6/2018 - 6/2019 Newton, MA

Education + Certifications

American Institute of Certified Planners (AICP)	2022
Harvard University, Graduate School of Design Master in Urban Planning, with Distinction	2019
Columbia University, Columbia College Bachelor of Arts, Architecture, Cum Laude	2012