



Recommendation Summary

Land Use and Development Code (LUDC) Consultant Selection

Planning & Zoning Administrator Recommendation

The attached Staff Evaluation Summary concluded that both consultant teams possess the qualifications and technical expertise necessary to successfully complete the Town's comprehensive Land Use and Development Code rewrite.

The evaluation also identified distinct strengths within each proposal.

Kendig Keast Collaborative

- Comprehensive code drafting
- Multidisciplinary technical resources
- Long-term code administration
- Digital implementation

OPS Strategies

- Wyoming planning experience
- Local familiarity
- Collaboration
- Practical implementation

Based on the technical evaluation, the Planning & Zoning Administrator recommends Kendig Keast Collaborative due to its demonstrated strengths in comprehensive code drafting, multidisciplinary technical resources, and long-term code administration.

Planning & Zoning Commission Recommendation

Following review of the revised consultant proposals, Planning & Zoning Commissioners independently evaluated both firms and provided advisory comments to staff.



Commissioners agreed that both consultants are highly qualified and capable of successfully completing the Land Use and Development Code rewrite. The Commission's comments reflected differing priorities rather than concerns regarding qualifications.

Commissioners supporting OPS Strategies generally cited:

(keep your bullets almost exactly as they are)

Commissioners supporting Kendig Keast Collaborative generally cited:

(keep your bullets almost exactly as they are)

Then

Commission Preferences

Commissioner Preference

Melissa Wilson OPS

Dan Schou KKC

Rachael Stewart OPS

Current responses:

OPS — 2

KKC — 1



Background

Following the July Planning & Zoning Commission meeting, Commissioners were asked to review the updated consultant proposals submitted by OPS Strategies and Kendig Keast Collaborative (KKC) and provide their individual recommendations for consideration by the Town Council.

All Commissioners agreed that both firms are highly qualified and capable of successfully completing the Town's Land Use and Development Code rewrite. The comments received reflected differing priorities rather than concerns about either firm's qualifications.

Commissioner Feedback

OPS Strategies

Commissioners supporting OPS Strategies generally cited:

- Extensive Wyoming and regional planning experience.
- Familiarity with Alpine and surrounding communities.
- Confidence that local knowledge would result in regulations better tailored to the Town's character and needs.
- The value of having a consultant located within the region and available for more direct collaboration throughout the project.
- A preference for maintaining a practical, user-friendly permitting process.

Kendig Keast Collaborative (KKC)

Commissioners supporting Kendig Keast Collaborative generally cited:



- Extensive national experience preparing comprehensive land use and development codes.
- Strong emphasis on code organization, clarity, and long-term administration.
- Experience developing objective, easy-to-administer regulations.
- The optional enCodePlus digital platform and future code management capabilities.
- Confidence in the firm's experience in preparing modern, comprehensive development regulations.

Commission Recommendation

The Planning & Zoning Commission's recommendations were as follows:

Commissioner Recommendation

Melissa Wilson OPS Strategies

Dan Schou Kendig Keast Collaborative

Rachael Stewart OPS Strategies

At the time this recommendation was prepared, responses had been received from three Commissioners.

Based on those responses, the Planning & Zoning Commission's current recommendation is:

OPS Strategies (2)

Kendig Keast Collaborative (1)

Additional Commissioner comments may be provided prior to the Town Council's consideration of consultant selection.

Overall Observation



Commissioners consistently expressed that either consultant is capable of successfully completing the project. The differing recommendations primarily reflected varying priorities regarding local familiarity, long-term code administration, consultant accessibility, and implementation approach rather than concerns regarding qualifications or competence.

The Planning & Zoning Commission respectfully submits these comments and recommendations for the Town Council's consideration as part of its consultant selection process.