



Date: September 1, 2026
Department: Administration
Presenter: Monica Chenault
Subject: 2026 Master Plan Adoption Draft — Council Discussion

Purpose:

To provide the Town Council an opportunity to review and discuss the most recent adoption draft of the Town of Alpine 2026 Master Plan and recommend specific revisions to the consultant before the Plan is presented for adoption.

Background:

Nora from Cushing Terrell will attend the meeting to assist Council with its review and deliberation on the most recent adoption draft of the Town of Alpine 2026 Master Plan.

Cushing Terrell's August 17, 2026, memorandum is attached. The memorandum summarizes substantive changes made to the Master Plan in response to community and stakeholder feedback since the prior meetings. The list is not exhaustive and does not include minor spelling or grammar corrections. Council may use the memorandum to identify additional provisions it would like to discuss with the consultant.

The Master Plan is intended to guide the Town's growth, development, infrastructure, services, and community priorities for approximately the next 20 years. This meeting is Council's opportunity to review the adoption draft with the consultant and recommend specific changes necessary to ensure that the Plan's goals, policies, and actions accurately reflect the Town's long-term direction.

The following provisions have been specifically identified for Council discussion. For each item, Council may recommend specific revisions or determine that the language and assigned priority should remain unchanged.

Discussion Item 1 — Mission Statement, Page 7

The adoption draft includes the following proposed Mission Statement:

"The Mission of the Town of Alpine Master Plan is to guide the community's future by promoting a balanced mix of land uses; supporting attainable housing; protecting natural



resources while allowing for responsible recreation; fostering a resilient economy; and offering a welcoming place for residents and visitors to connect and thrive.”

Council should discuss whether the proposed Mission Statement accurately reflects the Town’s vision and priorities for the next 20 years.

Council Direction:

- Recommend specific revisions to the proposed language; or
- Leave the proposed language unchanged.

Discussion Item 2 — LU Action 3.5.A, Page 64

Under the Master Plan’s goals, policies, and actions, LU Action 3.5.A states:

“Explore opportunities with property owners in the Air Park to come to a mutually beneficial annexation agreement.”

Council should discuss whether the proposed action accurately reflects the Town’s long-term direction concerning the Air Park.

Council Direction:

- Recommend specific revisions to the proposed language;
- Recommend removing the action from the draft; or
- Leave the proposed language unchanged.

Discussion Item 3 — TSI Action 1.1.A, Page 98

“As the Town continues to grow, work with Lincoln County School District to open a permanent K–12 school in Alpine.”

Council should discuss whether the proposed action accurately reflects the Town’s intended role and long-term priorities concerning a permanent K–12 school in Alpine.

Council Direction:

- Recommend specific revisions to the proposed language or assigned priority;
- Recommend removing the action from the draft; or
- Leave the proposed language and assigned priority unchanged.

Discussion Item 4 — TSI Action 1.1.C, Page 98

“Continue to support the temporary school located at 200 Buffalo Drive.”

Council should discuss whether the proposed action accurately reflects the Town’s intended role and long-term priorities concerning the temporary school located at 200 Buffalo Drive.



Council Direction:

- Recommend specific revisions to the proposed language or assigned priority;
- Recommend removing the action from the draft; or
- Leave the proposed language and assigned priority unchanged.

Council may also discuss any other goals, policies, actions, priorities, or language contained in the adoption draft or identified in Cushing Terrell's August 17 memorandum.

For each additional item, Council may recommend specific revisions, recommend removing the provision, or leave the proposed language and assigned priority unchanged.

Alternatives:

Option A — Recommend Revisions. Identify specific language, priority, or timing changes for Cushing Terrell to incorporate into the Master Plan adoption draft.

Option B — Leave Provisions Unchanged. Determine that no revisions are needed to one or more of the identified provisions.

Council may choose Option A for some provisions and Option B for others.

Fiscal Impact:

This discussion will have a fiscal impact. Nora from Cushing Terrell will travel to Alpine to assist Council with its review and discussion of the Master Plan adoption draft. Because this additional meeting was not included in Cushing Terrell's contract, the Town will be responsible for her expenses. The total cost is not yet known.

Strategic or Community Impact:

The Master Plan is intended to guide the Town's growth, development, infrastructure, services, and community priorities for approximately the next 20 years. Council's review will help ensure that the goals, policies, actions, and implementation priorities in the adoption draft accurately reflect the Town's long-term vision and intended direction before the Plan is presented for adoption.

**Key Questions:**

1. Does the adoption draft accurately reflect Council's vision for the Town of Alpine over the next 20 years?
2. Do the proposed goals, policies, and actions reflect the Town's priorities and the role Council believes the Town should have in carrying them out?
3. Are the proposed priorities and implementation timeframes appropriate?
4. Is there language Council believes should be revised, added, or removed before the Master Plan is presented for adoption?
5. Are there other provisions in the adoption draft or the August 17 memorandum that Council wants to discuss with the consultant?

Suggested Motion:

No formal motion is required. Council may provide specific direction and recommended language changes to Cushing Terrell during the discussion.

Attachments:

1. Cushing Terrell Memorandum of Draft Changes dated August 17, 2026
2. Town of Alpine 2026 Master Plan — Most Recent Adoption Draft