Date: October 20, 2026

Department: Planning & Development

Presenter: Riley Hovorka

Subject: Design Standards Cost Estimates

Purpose:

Staff request that Council consider working with Jorgensen Engineering to develop hillside/slope, road, lift station, and stormwater design standards.

Background:

The Town of Alpine contracted with OPS Strategies to re-write the Land Use and Development Code (LUDC). Prior to beginning the rewrite, staff identified that certain design standards were insufficient or missing from the LUDC. OPS Strategies also identified during the early stages of the "audit" phase that these design standards were insufficient or missing. Jorgensen Engineering can develop these standards, which could then be integrated into the new LUDC. They could also be adopted by resolution sooner than the LUDC, which is not anticipated to be completed until June of 2027.

The standards and cost estimates are as follows:

- Hillside Development Standards $15,800
- Roadway Slope Standards $9,600
- Roadway Standards (Non-Slope) $6,100
- Lift Station Standards $5,900
- Storm Water Standards $6,500

Alternatives:

Option A — Contract with Jorgensen to develop the standards now.

- Benefits Include: The product will be ready to implement ahead of the 2027 building season.
- Challenges Include: OPS Strategies would begin the re-write without these standards and would integrate them once adopted.

Option B — Wait until the LUDC is finalized before beginning work on new design standards.

- Benefits Include: OPS Strategies may identify additional insufficient or missing standards. The Town may want to consider a more comprehensive look at engineering and design standards once the new LUDC is in effect.
- Challenges Include: The current insufficient or missing standards would persist until later in 2027.

Option C — Postpone a decision on this item until FY28 budget discussions begin.

- Benefits Include: The Council could weigh this priority against other competing financial priorities.
- Challenges Include: New standards would not be in effect for the start of the 2027 building season.

Fiscal Impact:

The cost to develop all standards is $43,900. The Town budgeted $24,000 for legal and professional services for the Building and Development Department in FY27. There are other routine legal and professional services needed by the Building and Development Department throughout the year.

Strategic or Community Impact:

The Town of Alpine is able to ensure that privately funded and constructed infrastructure is safe, consistent, and built to the Town's desired specifications.

Key Questions:

Does Council wish to prioritize the development of these standards in FY27?

Suggested Motion:

I move to contract with Jorgensen Engineering to develop Hillside, Roadway (Slope), Rodway (Non-Slope), List Station, and Storm Water standards in an amount not to exceed $43,900.