

January 20, 2026

Dear Alpine Mayor and Town Council,

I am writing to request that you not proceed with hiring LUDC consultants until after the Master Plan is complete. Since the Master Plan informs the LUDC process it only makes sense to complete this first.

It appears the mayor is attempting to shorten the Master Plan process and expedite this next round of consultants to accommodate his schedule. He seems to want to have everything done before his term expires.

Haste make Waste. Let's focus on the Master Plan. The management of the Master Plan process has its deficits, especially related to soliciting public input and the choices they presented at the open house in November. These deficits should be addressed now so our Master Plan has validity. Otherwise, you will have wasted \$225,000 of our taxpayer money. Not to mention staff and citizens' time.

I also think the idea of developers helping to pay for the LUDC consultants is ridiculous. Trying to claim these developers won't expect special consideration is pure naivety. Who are these unnamed developers? If their motives are so altruistic, I'm sure they won't mind being identified.

I hope you will stop the fast pace that Mayor Green seems to favor. I think that going for the workforce housing money is a mistake. Has the Town made any effort to see if that is what the townspeople want to have happen with the town owned land in Alpine Meadows? Isn't that something the Master Plan should answer? One of the conclusions from the Master Plan is "Affordable Housing mechanisms that have been available in Jackson are not available in Alpine." Why would we forge ahead on this front?

Please vote no on any further consultants until the Master Plan is completed on its original schedule.

Sincerely,

Kathy Owsiany