



Alpine Master Plan

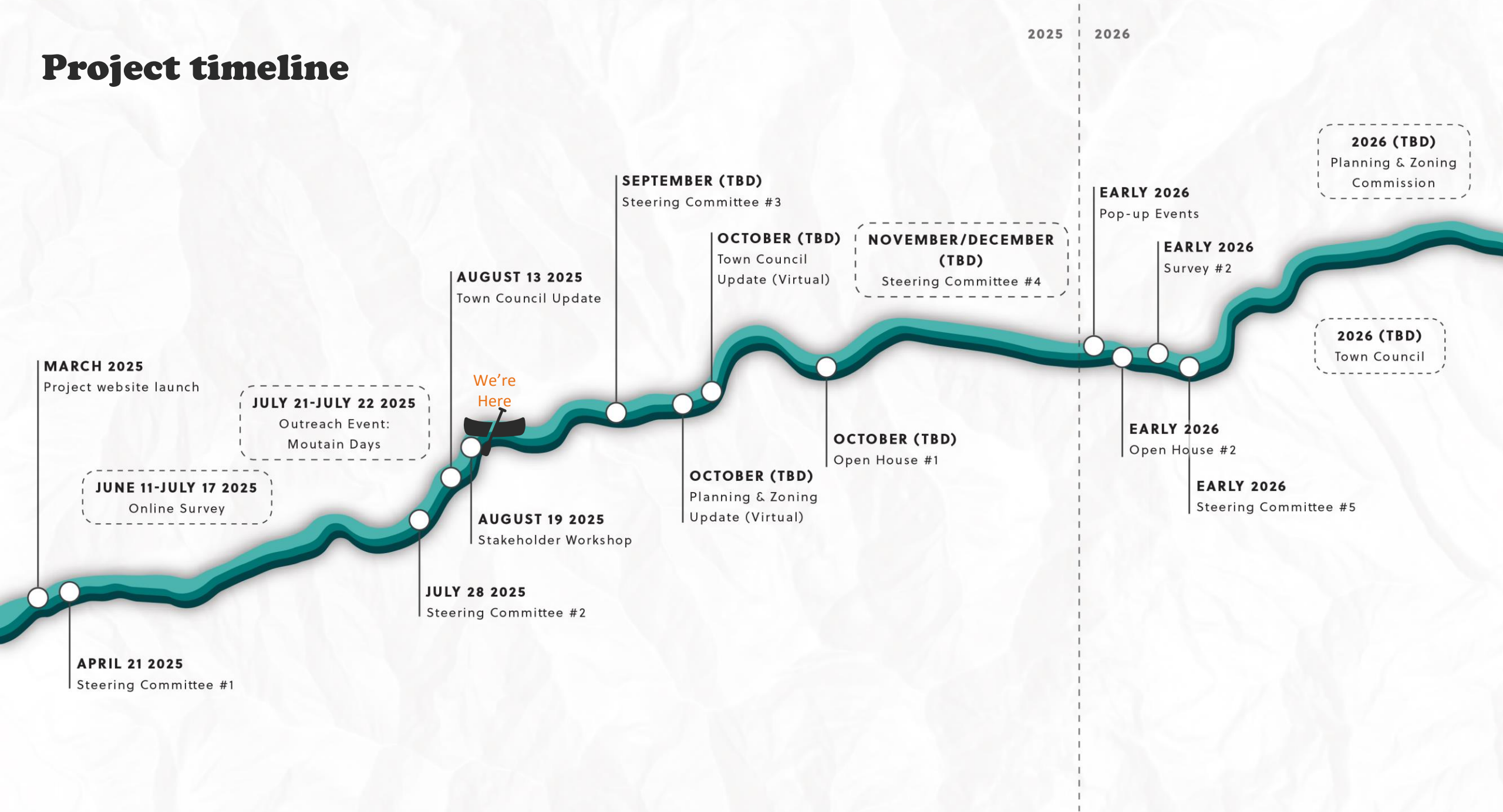
Commission Update 8-19-25

Agenda

1. Project Timeline
2. Review Survey Results
3. Next Steps



Project timeline



Online Survey

Overview

Timeframe

- June 11 – July 17

Response

- 218 respondents

Survey Promotion

- Steering Committee
- Alpine Mountain Days
- Town social media channels
- Print copies left at key Town businesses/areas

Primary Response Demographic

- Full-time residents
- Homeowners
- Middle- to senior-aged

WHO WE HEARD FROM!

218 TOTAL RESPONSES

Own their Home

84%

Don't live in Alpine or didn't answer

10%

Rent their Home

6%

75%
Live in Alpine Full-time

Of the 189 responses that provided an age, the vast majority came from residents between 35 to 65+ years old.

25%

35-44

22%

45-54

24%

55-64

15%

65+

7%

25-34

ALPINE MASTER PLAN SURVEY KEY TAKEAWAYS

Q1



Natural features and outdoor recreation were the most common reasons why people love Alpine!

Q2



The Palisades Reservoir and the Three Rivers were some of respondents' favorite places in Town.

Q3



A balance of growth and preservation, adventure and recreation, and friendliness should be what guides Alpine into the future.

Q4




Respondents want land use to focus on creating walkable areas with new businesses, while preserving natural places and open spaces.

Q5



Respondents felt the Town was lacking bike paths and multi-use trails, a community pool, and other recreational facilities.

Q6




There is demand for a new school located in Alpine. With half of the responses saying they wouldn't move to be closer to one already located outside of Town.

Q7



Most respondents travel by car, with some preferring to walk or bike. Many responses also noted that they never use bus service in Town.

Q8




A lack of infrastructure and connectivity were cited as major reasons respondents didn't move around without a car.

Q9




Pedestrian infrastructure, including more trails and paths, as well as new and enhanced sidewalks were considered top transportation priorities for Alpine.

Q10




Respondents expressed interest in water conservation strategies such as fixing leaks, collecting and reusing graywater, and reducing irrigation use.

Q11



Respondents said that most of their shopping needs, like groceries, drugstores, or fuel, were able to be fulfilled in Alpine.

Q12



Respondents said that they only eat or dine out some of the time in Alpine, with a small number saying they never do.

Q13




Respondents felt that local restaurants, bakeries, coffee shops and family-friendly entertainment would be the most successful new businesses in Town.

Q14



Quality of housing and the range of housing options were considered strengths in Alpine. Though availability of affordable housing was considered a weakness.

Q15




The majority of respondents live in Alpine full-time, with some only working in Town or visiting from elsewhere.

Q16



Nearly all respondents own their own home in Alpine, with a small amount renting or living elsewhere.

Q17



Most respondents were older adults between 35-64 years old. There was a large gap in responses from younger residents.

Q18



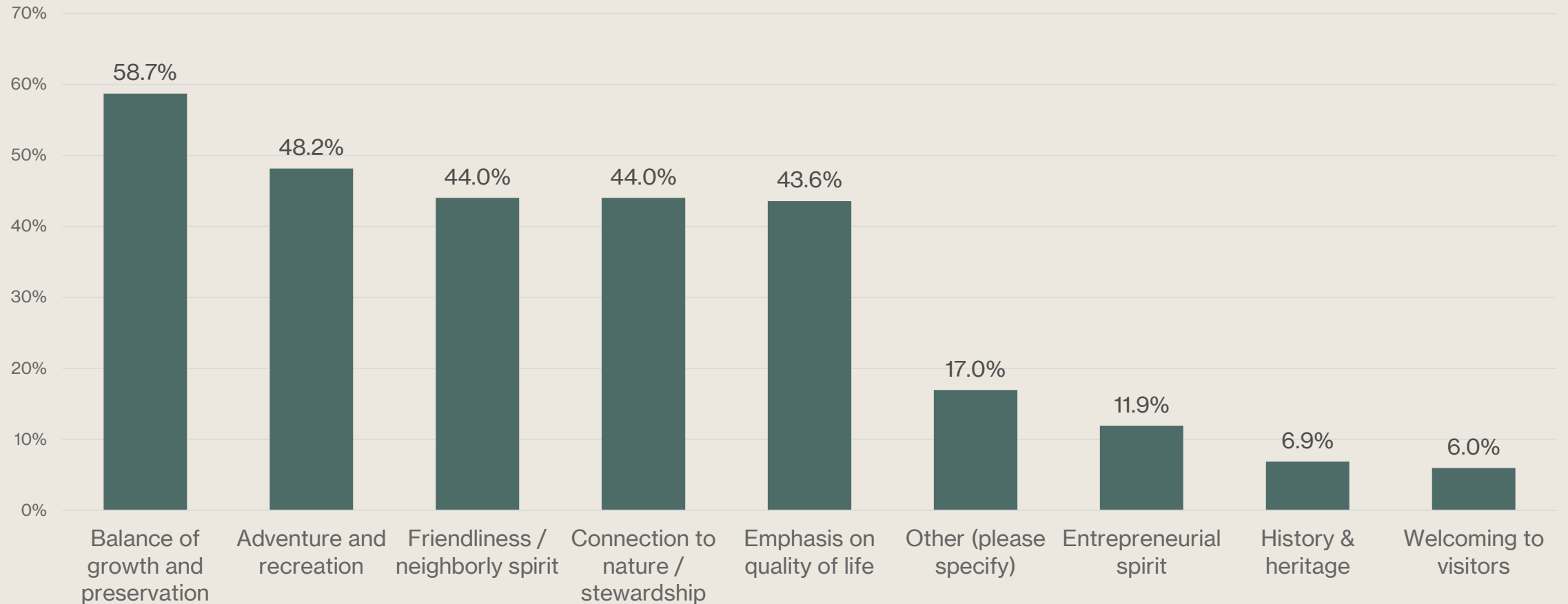
The overall vision for the future of Alpine among respondents was a small, vibrant community that values people and natural spaces.

SUMMARY

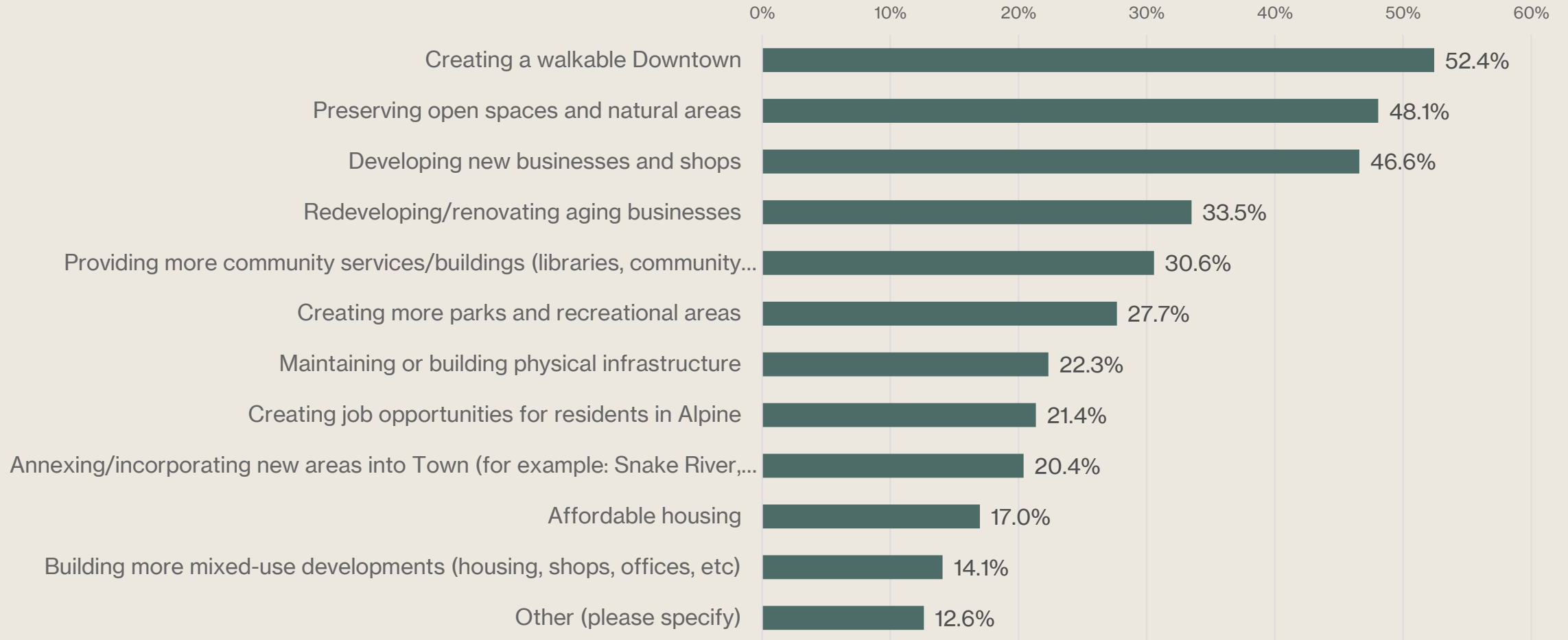
Residents of Alpine love the town's natural beauty and outdoor recreation, especially spots like the Palisades Reservoir and its three rivers. They envision a future that balances growth with preservation, creating a walkable, vibrant community. Key priorities include more bike paths, trails, a community pool, and a local school, while maintaining open spaces and supporting local businesses like restaurants and coffee shops. Transportation improvements, such as better pedestrian infrastructure and connectivity, are needed, as well as a focus on water conservation. Housing is seen as high-quality, but affordable options are a concern. Most respondents were full-time homeowners aged 35-64, and the overall vision is for Alpine to remain a small, people-focused town that values nature and thoughtful growth.



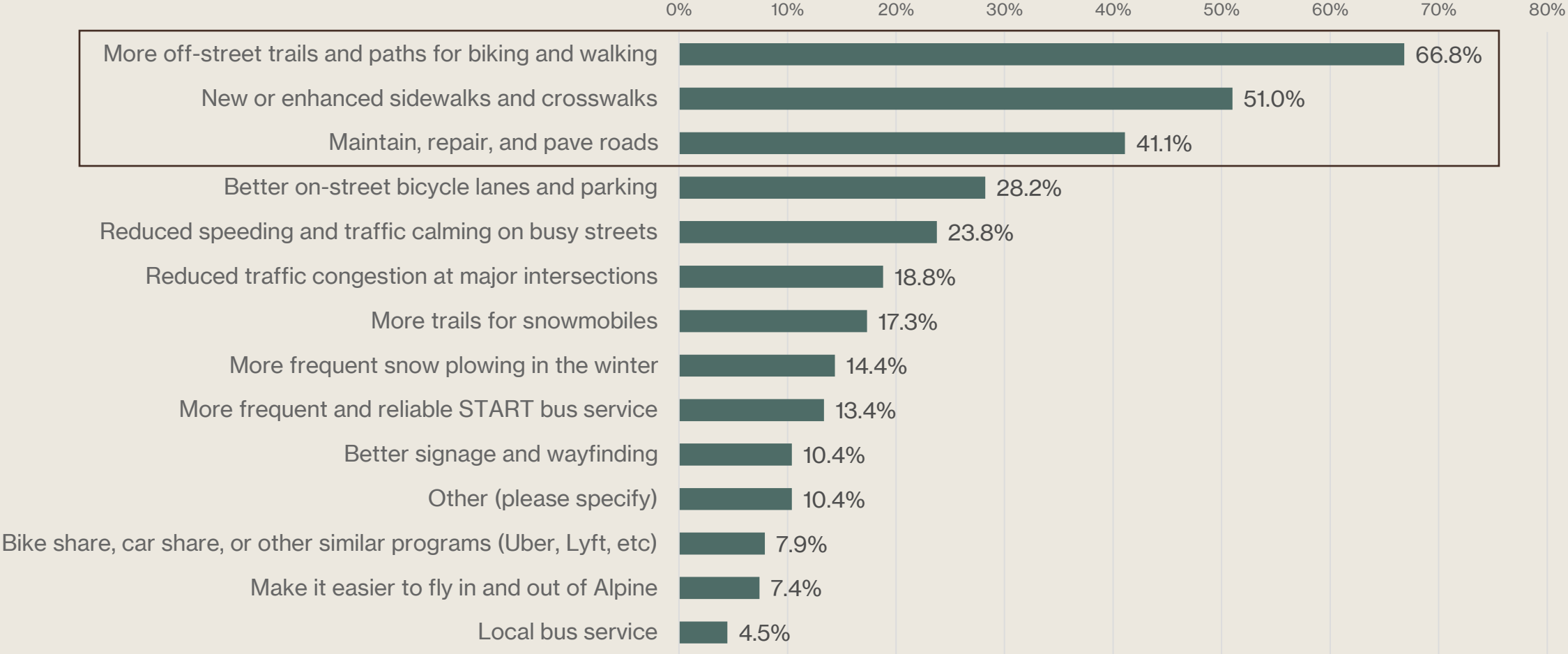
Q3: What community values should the Town of Alpine rely on when making decisions over the next 10 years? Please select your top three.



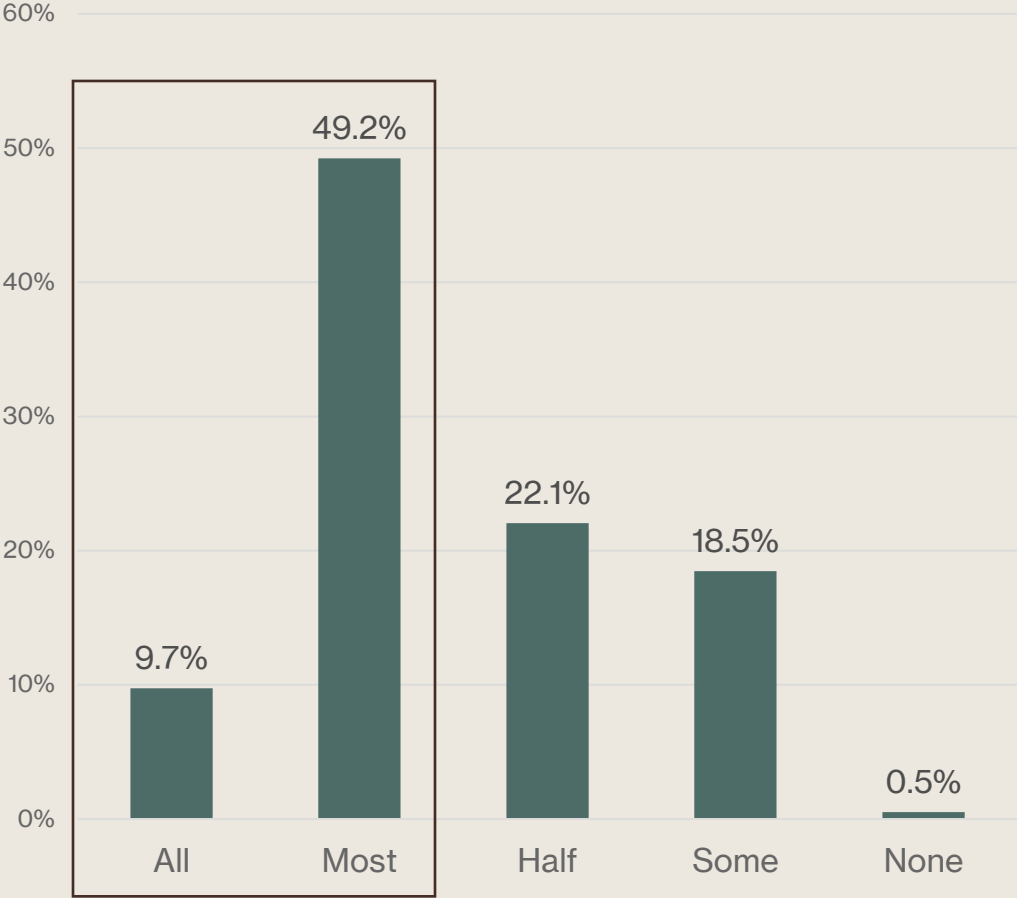
Q4: What should be the primary focus of land use in Alpine when thinking about the future? Please select your top 4.



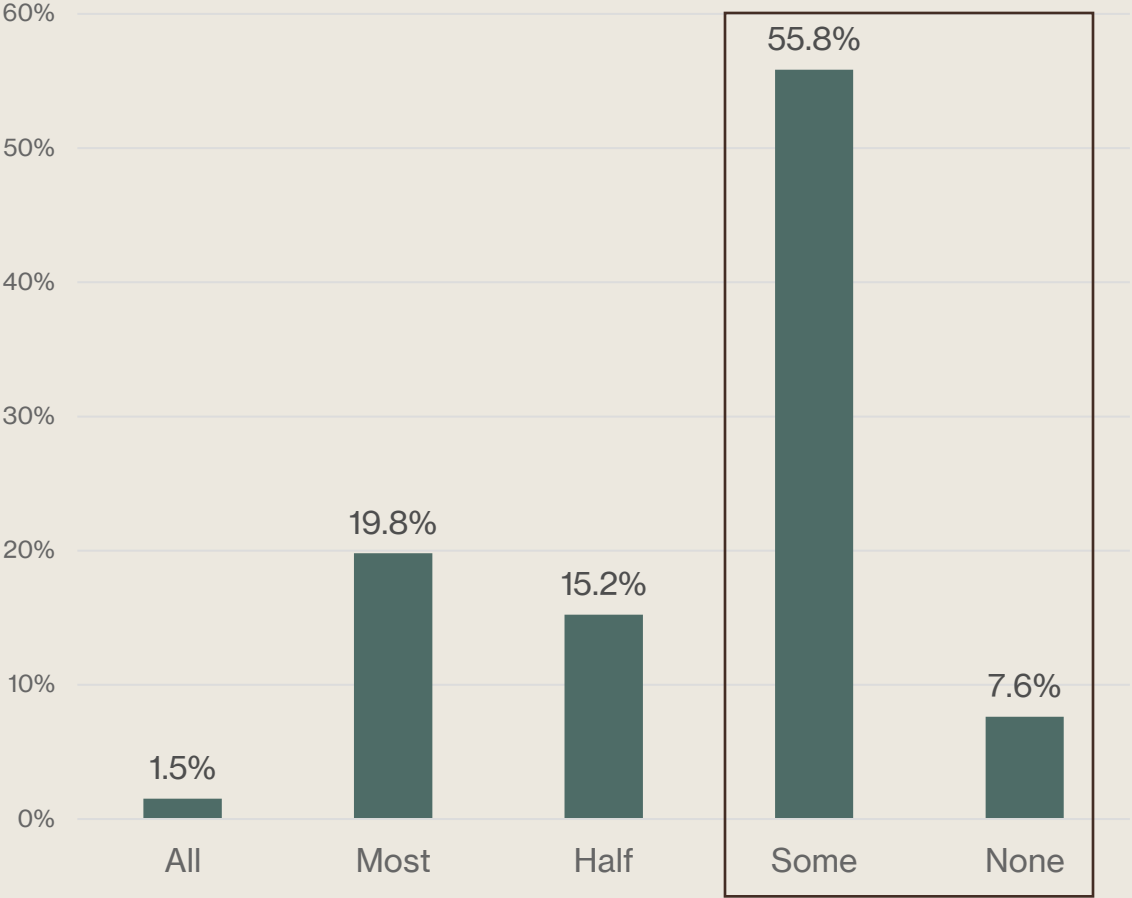
Q9: What are the top transportation and mobility priorities Alpine should focus on? Please select your top 4.



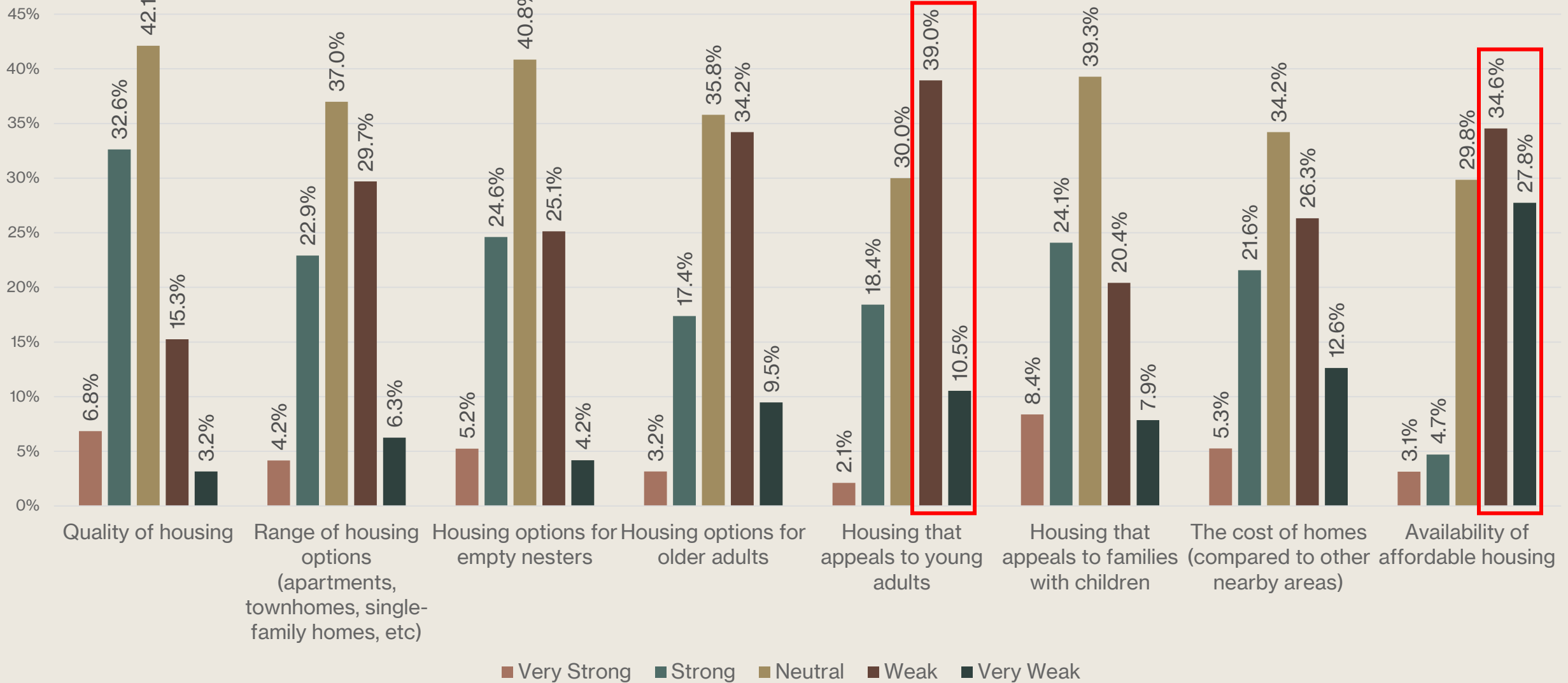
Q11: What percentage of your routine shopping needs (grocery, drugstores, fuel, etc) are you able to fufill in Alpine?



Q12: If you eat/drink out (restaurants, cafe, coffee shop, bars), what percentage is in Alpine?



Q14: When considering existing housing and residential areas, please rank each of the following as strong or weak for the Town of Alpine today.



Q18: What is your Vision for Alpine?

A word cloud visualization of responses to the question 'Q18: What is your Vision for Alpine?'. The words are arranged in a circular pattern on a white background. The most prominent words, shown in the largest font, are 'community', 'school', 'people', 'love', 'growth', and 'development'. Other words of varying sizes include 'restaurants', 'businesses', 'residents', 'infrastructure', 'business', 'public', 'needs', 'beautiful', 'walkable', 'small', 'access', 'natural', 'better', 'options', 'downtown', 'water', 'river', 'housing', and 'opportunities'. The colors of the words range from dark grey to light green.

community

love

people

school

growth

development

restaurants

businesses

residents

infrastructure

business

public

needs

beautiful

walkable

small

access

natural

better

options

downtown

water

river

housing

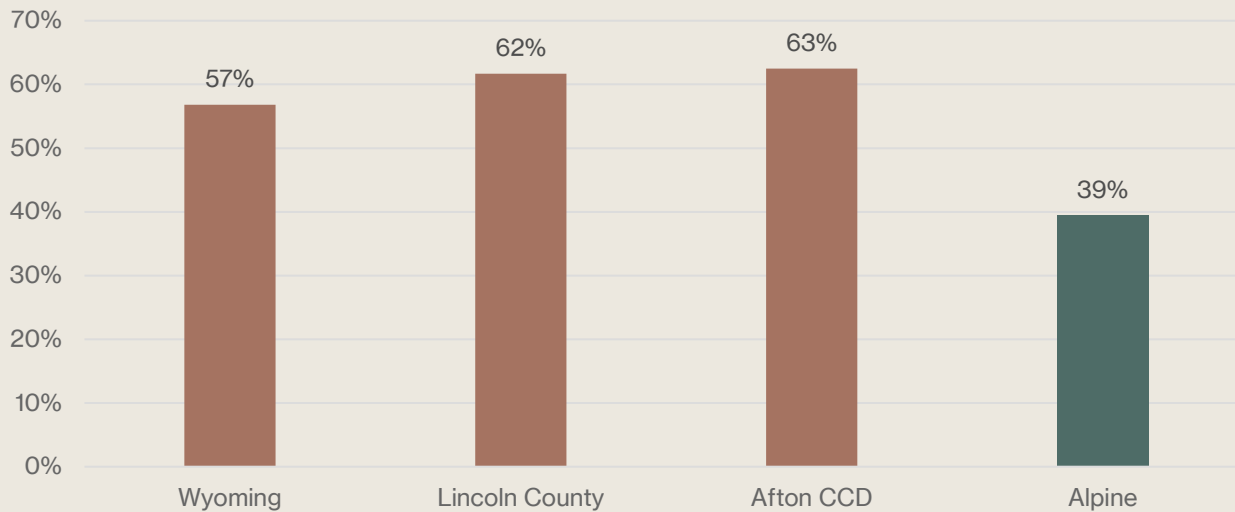
opportunities

Highlights from Existing Conditions

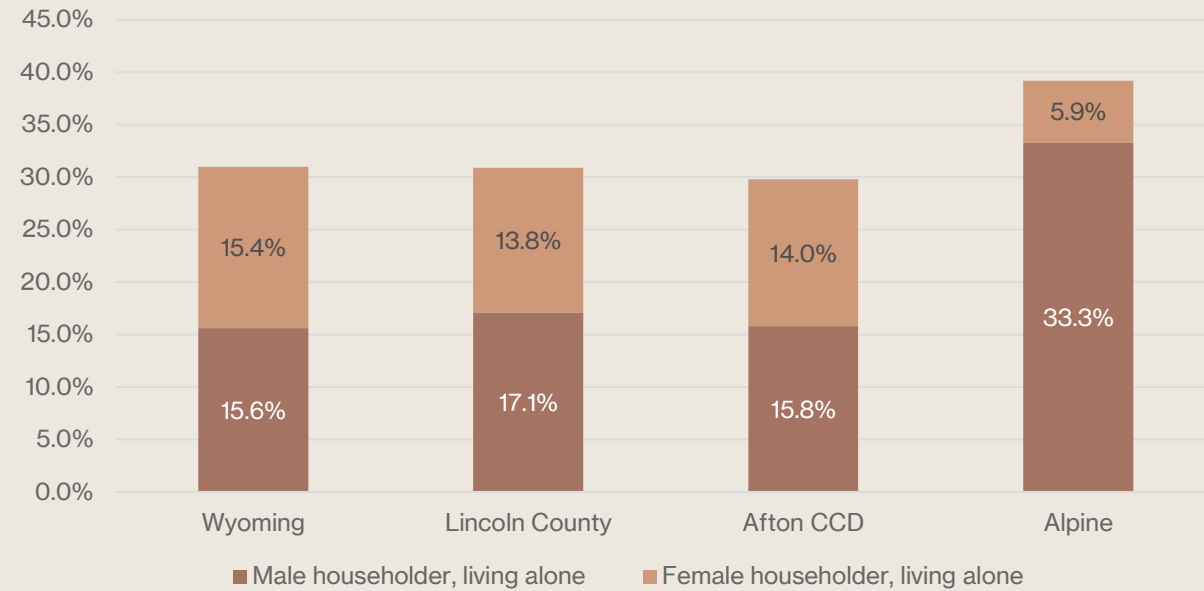
Demographics

- Alpine has fewer married and cohabitating couples than comparison areas
- Alpine has an almost doubled percentage of males living alone (1/3rd) than comparison areas

Married Couple & Cohabiting Couple Households



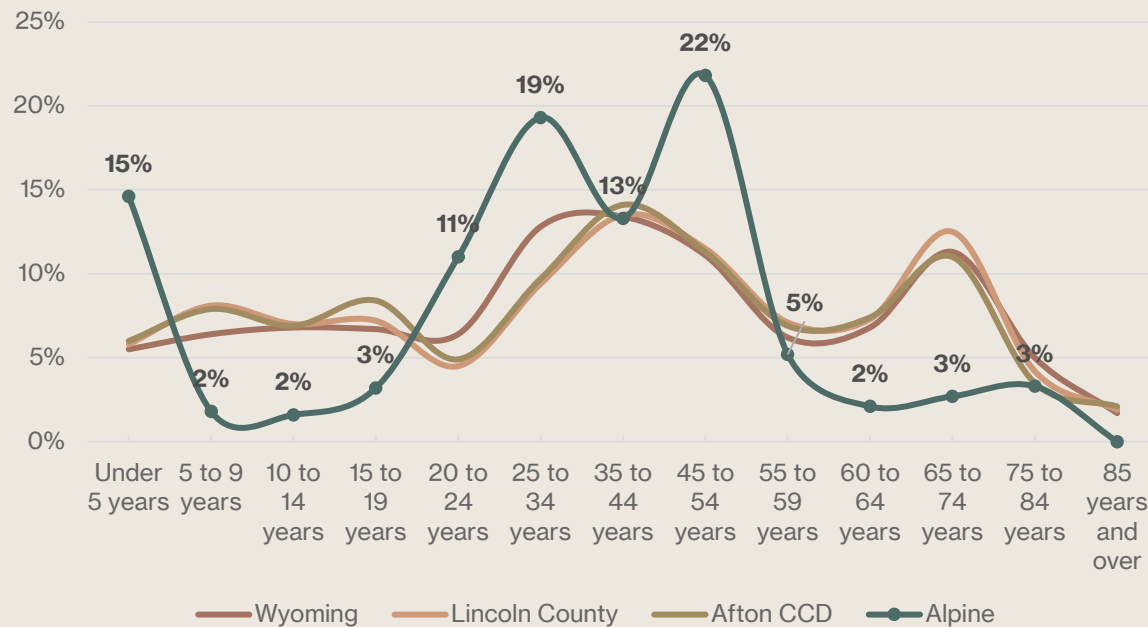
Households Living Alone



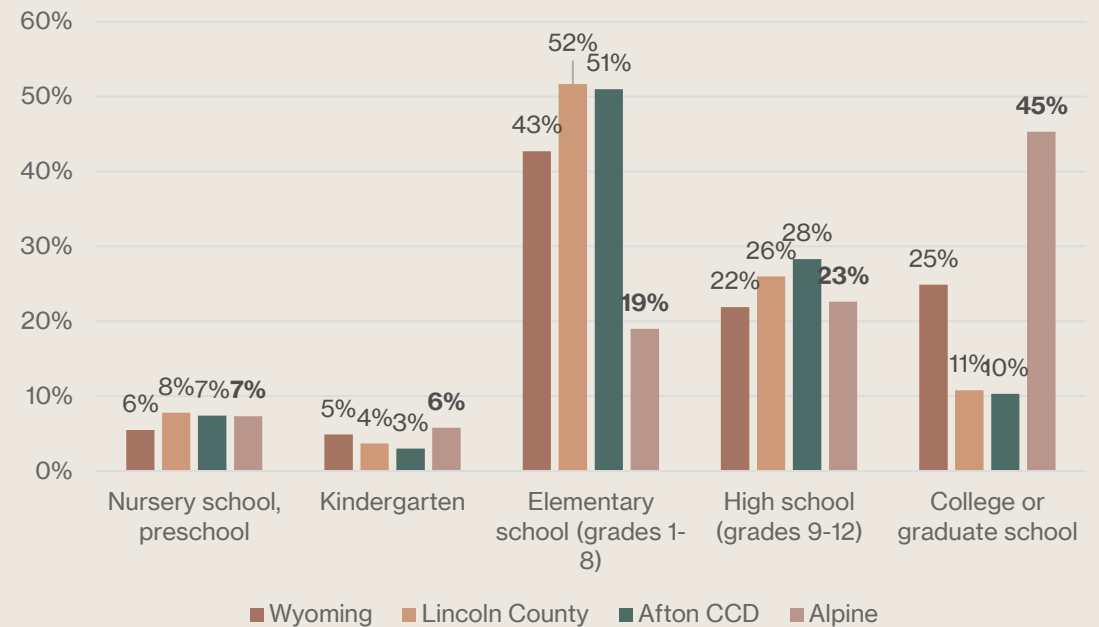
Demographics

- Alpine has more people in the following age brackets than comparison areas: under 5, 24 - 35, and 45 – 54; with lower population of elementary-aged children and seniors.
- Almost half (45%) of the school-enrolled population in Alpine are in college or graduate school

Age Distribution

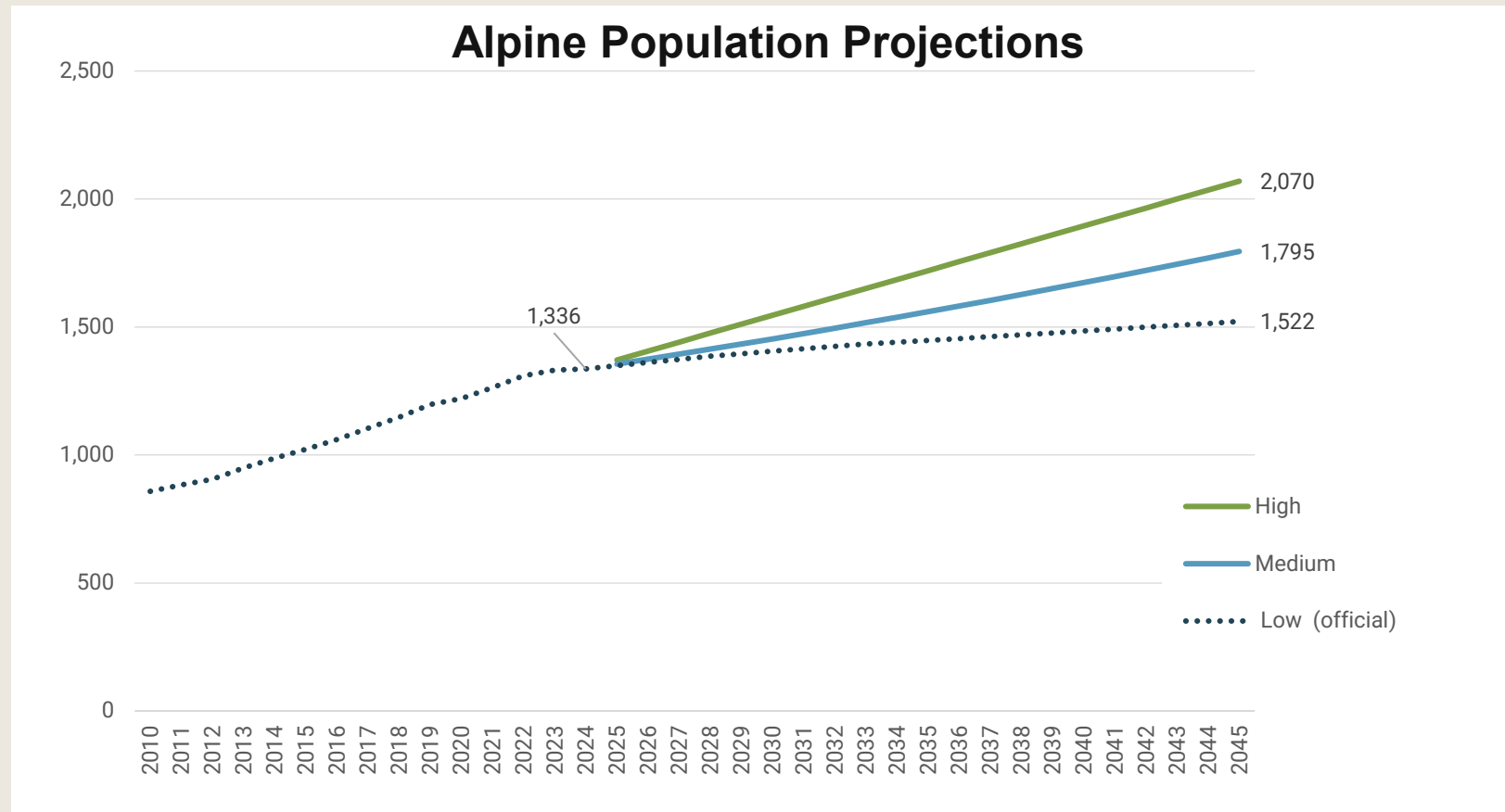


School Enrollement



Demographics

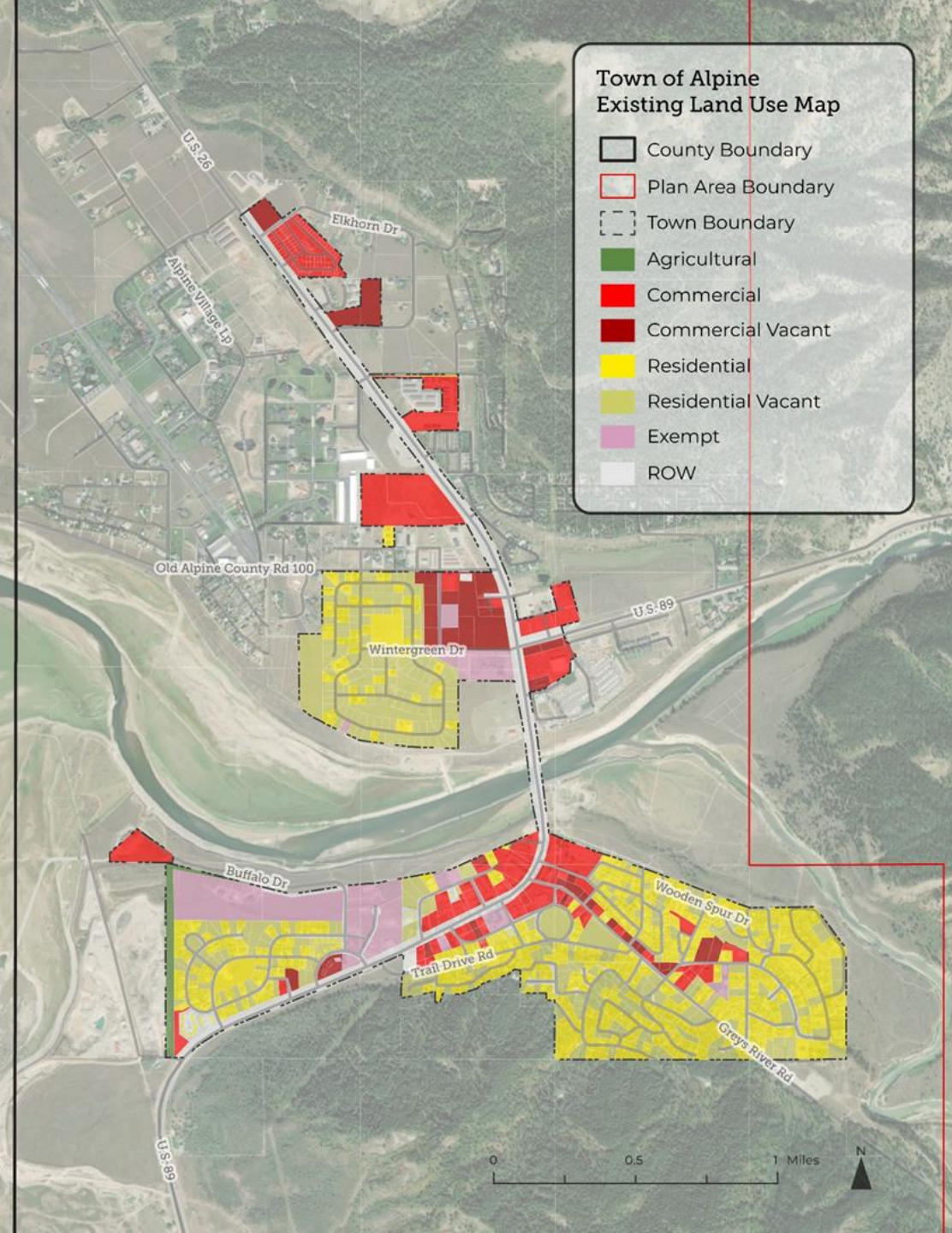
- The State's population projections are too low, we need to be planning for the growth that's coming



Land Use

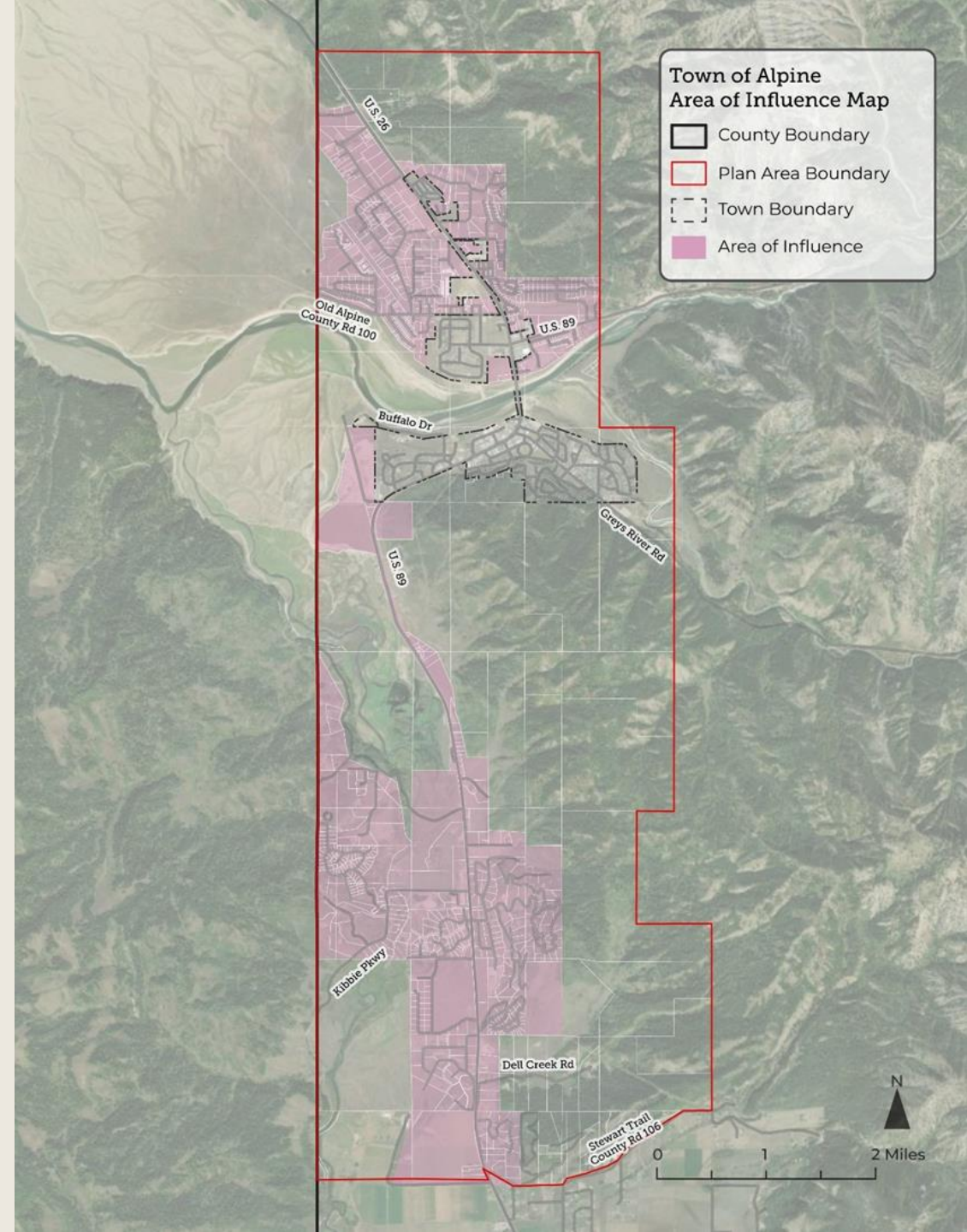
- Alpine’s most prominent land uses are Residential (29%), Residential Vacant (23%), followed by Right of Way (16%) and Commercial (15%)

| Land Use | Land Area (acres) | % Land Area |
|-------------------------|-------------------|-------------|
| Residential | 191.9 | 29.0% |
| Commercial | 99.4 | 15.0% |
| Agricultural | 7.7 | 1.2% |
| ROW | 106.3 | 16.1% |
| Exempt | 59.4 | 9.0% |
| Residential Vacant Land | 152.2 | 23.0% |
| Commercial Vacant Land | 43.9 | 6.6% |
| Total | 660.8 | 100.0% |



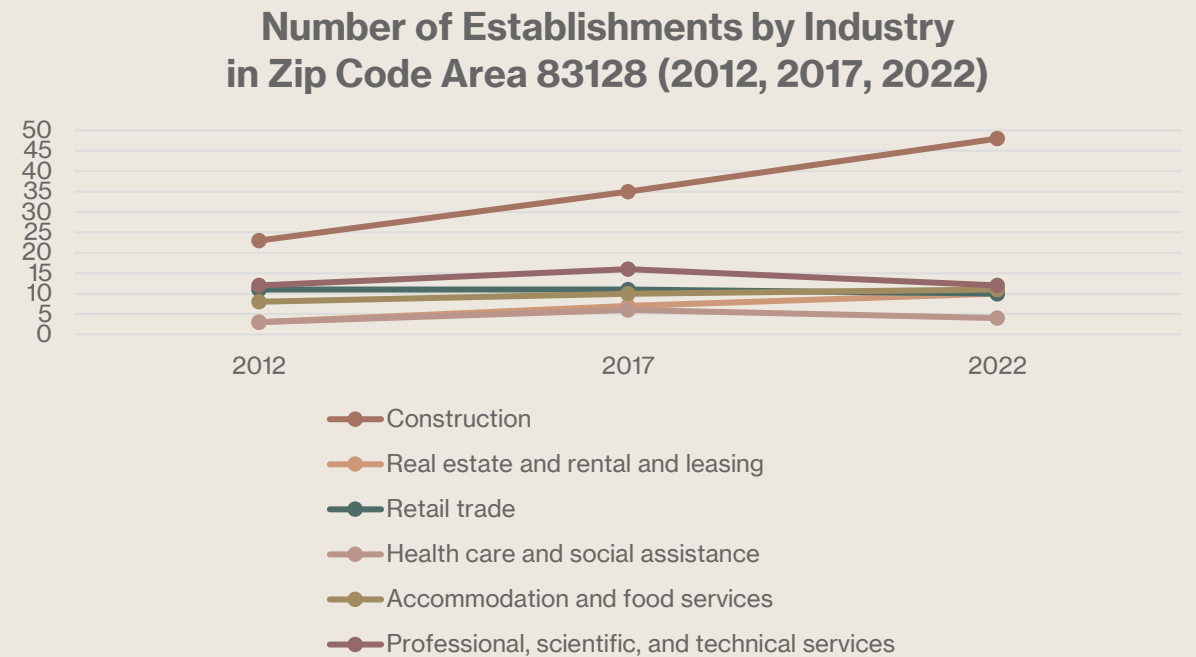
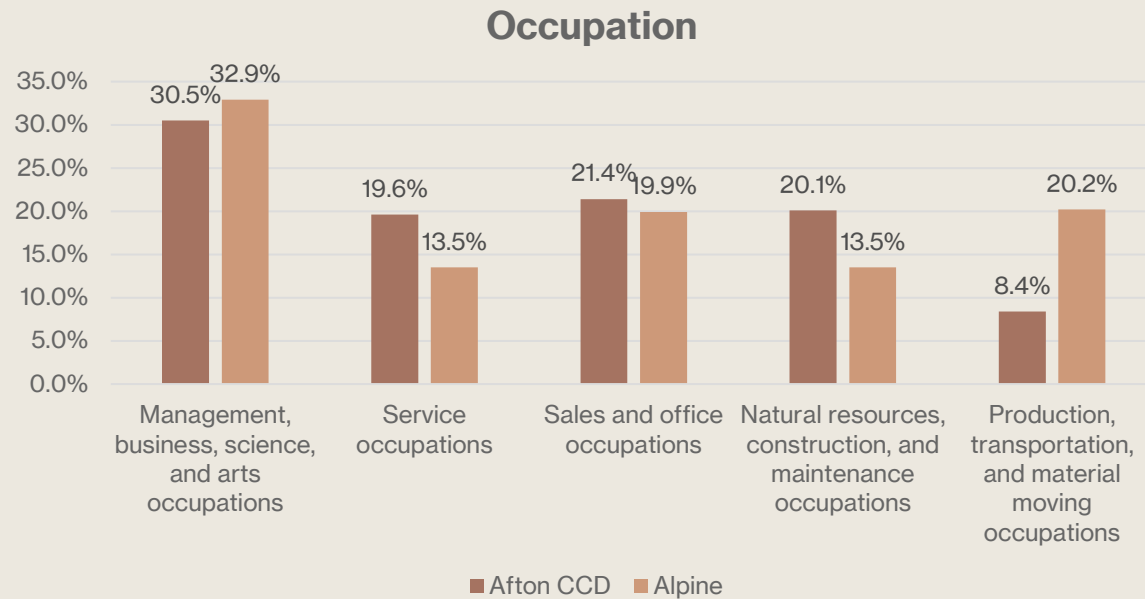
Land Use

- Alpine should consider entering into an interjurisdictional agreement (IGA) with the County and implementing an official Planning Area
- Tool for ensuring growth is predictable and meets the Town's standards
- Can provide for more cohesive neighborhoods, better connectivity, and long-term fiscal sustainability



Economics

- Alpine's top occupations are management, business, science, and arts; followed by production, transportation, and material moving
- From 2012 to 2022, the number of construction businesses in Alpine doubled



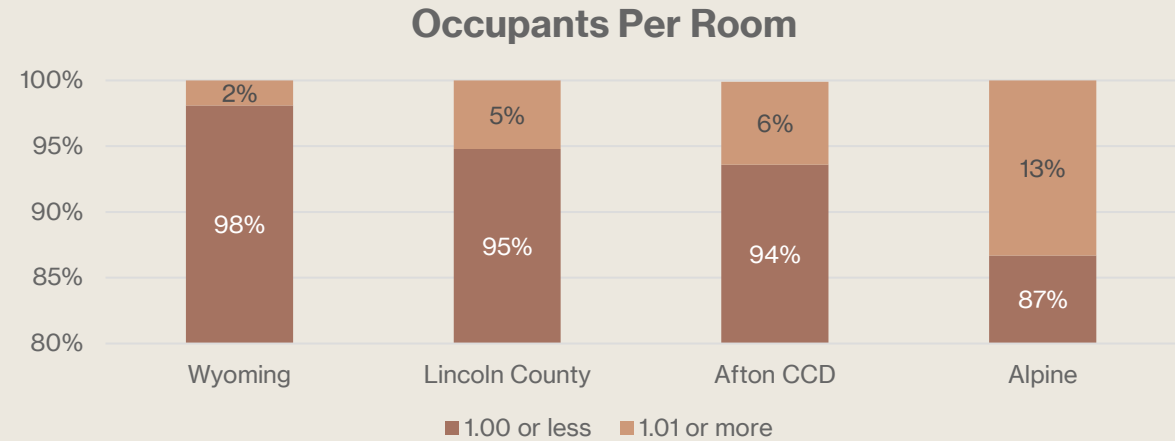
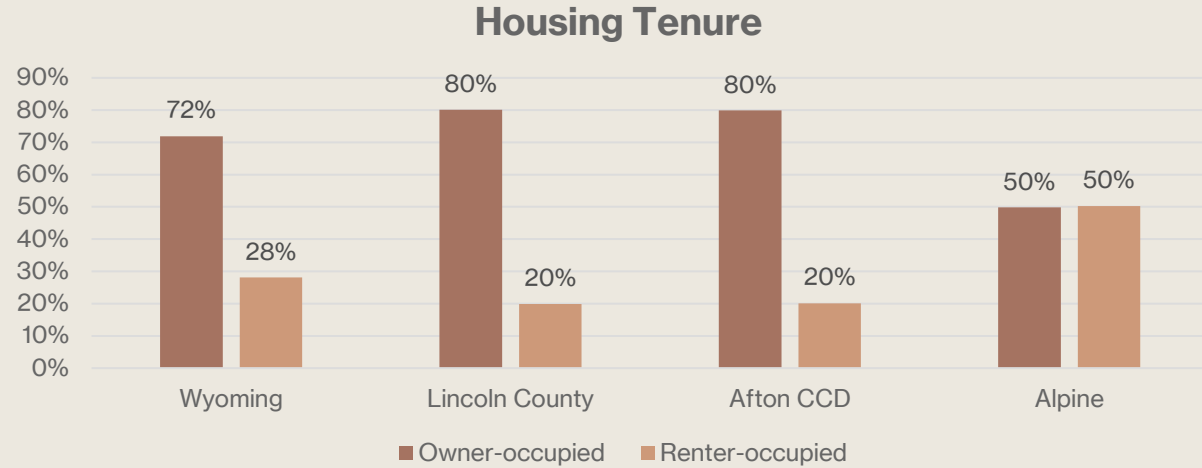
Economics

Potential “future role” commercial & mixed use opportunities:

- **Waterfront experiential** – restaurants, breweries, equipment rental that leverage scenic setting
- **Lodging support services** – if you can capture overnight visitors, they need different retail than day-trippers
- **“Jackson alternative” retail** – higher-end dining/shopping that offers the resort experience without Jackson pricing/crowds

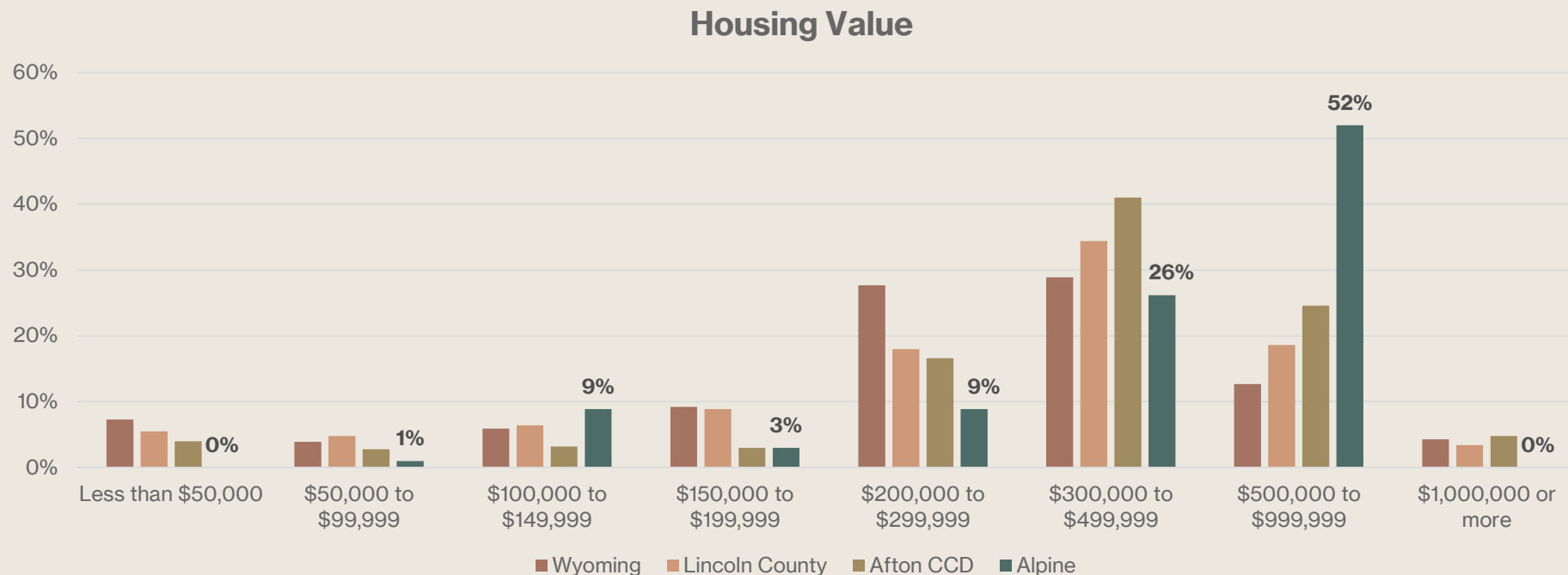
Housing

- Alpine is split 50/50 between renters and owners, when homeownership is the predominant tenure in comparison areas
- Alpine has a higher portion of more than one occupant per room than comparison areas (which is significant considering there are more single people in Alpine)



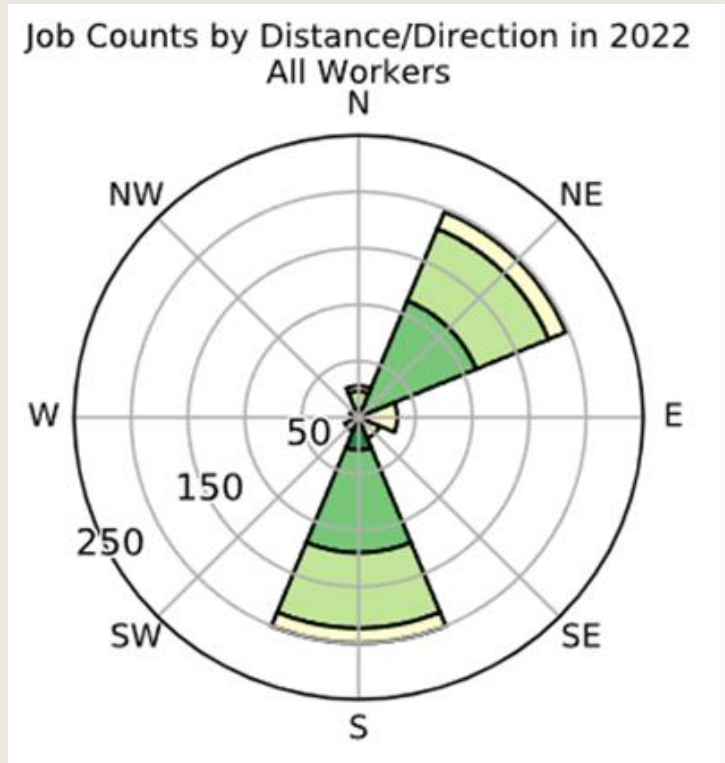
Housing

- Alpine has historically been a bedroom community to Teton County, however, escalating housing costs in the last decade are limiting housing affordability
- Increasing the diversity of housing types affordable to different income brackets is critical
- Mixed use neighborhoods that provide housing and retail options would allow residents to spend dollars locally and decrease traffic congestion



Transportation

- 224 people commute into Alpine for work, 14 live and work in Alpine, and 492 commute out of Alpine
- Most commuters are heading northeast and south



Next steps



STEERING COMMITTEE
MEETING #3 – SEPTEMBER



OPEN HOUSE #1 -
OCTOBER