
Written Comment on the Draft Master Plan — accountability, accuracy, and implementation

From Isaac Aznoe <isaac.aznoe@gmail.com>

Date Sat 7/25/2026 7:17 PM

To Sarah Greenwald <office@alpinewy.gov>

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Dear Planning & Zoning Commissioners, Town Councilmembers, Town staff, and project consultants:

Thank you for the substantial public outreach and for publishing the Draft Master Plan. I support long-range planning that protects Alpine's character, keeps services reliable, supports local businesses and tourism, and expands realistic housing choices. I am asking for a more accountable final record: one that clearly distinguishes measured facts from interpretation and ties later growth decisions to public evidence.

1. Make the adoption record exact and traceable.

Please identify the exact PDF, maps, and attachments proposed for adoption with a version date or document ID, and publish both the scenario assumptions and a public change log or redline. The current linked PDF is labeled "DRAFT June 16, 2026," while the public notice was issued July 23. The draft's engagement schedule also appears inconsistent with the notice: page 27 lists "P&Z Adoption August 18," while the Town notice schedules P&Z consideration for August 11 and Council consideration for August 18. Figure 14 is introduced as a Future Land Use Map but carries an "Existing Land Use Map" title. These details matter when a plan will guide later decisions.

Please place written comments in the public record, provide them to decision-makers, and publish a concise response matrix identifying what changed, what did not, and why.

2. Preserve the difference between conceptual mapping and later parcel decisions.

I am generally comfortable with a Master Plan showing possible future land uses beyond today's Town boundary as a long-range, advisory guide, even though the Planning Area could extend somewhat too far.

But a property owner could reasonably read that map as the Town planning private land without the owner's consent. The final plan should state plainly that a future-land-use designation is advisory guidance—not owner consent, annexation, zoning or Land Use and Development Code action, a utility commitment, a development approval, or a promise to provide services.

Please publish a readable map with parcel boundaries, roads, current Town limits, and the Planning Area boundary. Please also provide the record of coordination or concurrence with Lincoln County for the area outside Town limits. For the draft's reference to "Melvin Brewing" as an annexation of note, please identify the legal parcel/addition, annexation action and date, and current ownership or transaction status. This is a narrow public-record question; I am not asserting a completed purchase, conveyance, ownership change, or annexation without that record.

3. Use demographic evidence carefully, and correct the growth-rate terminology.

The plan should keep measured Census/ACS facts separate from consultant interpretation. For example, ACS "year householder moved into unit" measures a move into the current unit, not necessarily a move to Alpine. Rising household income alone does not establish local wage growth or better job opportunities. A lower share of households with children, a lower senior share, or a share of people living alone does not by itself prove demand for one housing type, less space, less parking, or fewer services. Those patterns could reflect several factors, including housing costs and availability, school history, commuting, health-care access, winter conditions, household choice, or affordability pressure. Before relying on those interpretations for policy, the Town should use stronger current local evidence and state its limitations.

The draft reports growth from 200 residents in 1990 to 1,332 in 2023. That is approximately 5.91% compound annual growth over 33 years. The draft's 17.2% figure appears to be total percentage growth divided by years; it should not be labeled a conventional annual compound growth rate. Please correct the terminology and show the underlying scenario assumptions.

4. Require cumulative, project-specific infrastructure and fiscal analysis before major growth commitments.

Before major annexations, density increases, utility extensions, or development approvals, publish cumulative, project-specific analysis showing: existing demand; committed-but-unused capacity; projected and peak demand; required improvements; developer versus ratepayer responsibility; timing; and long-term operating costs. The analysis should cover water, wastewater, roads, emergency services, schools,

and Town staffing.

That safeguard would not stop responsible growth. It would let residents see the assumptions, service consequences, and costs before commitments are made.

5. Keep housing and short-term-rental policy evidence-based and separately reviewed.

I support a broader range of housing choices. Multigenerational living should not automatically be treated as failure; the Town should distinguish household choice from affordability pressure. Before later density, lot-size, or code changes, the Town should test water, wastewater, stormwater, fire access, parking, and snow-storage capacity through the appropriate public process.

I also support tourism and local businesses. A short-term-rental study should distinguish resident-owned or home-share units from absentee whole-home operations, along with seasonal vacancy and other Census vacancy categories, so policy reflects local evidence and the people living with its impacts.

I am not asking the Town to stop planning. I am asking for a final plan that is accurate, reviewable, clear about its advisory role, and accountable for the infrastructure, fiscal, and later public decisions residents will live with.

Thank you for placing this comment in the public record.

Respectfully,

Isaac Aznoe

Alpine Master Plan

From John Janette <janettemiami@gmail.com>

Date Fri 7/24/2026 6:38 AM

To Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (janettemiami@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Town Hall,

I am a new resident of Alpine and have loved my first two years of getting to know the area and its people. It is obvious that the town is experiencing a tremendous amount of investment and development which goes as no surprise given the natural beauty of the area along with the air park and surrounding communities.

I come from a hospitality background having opened many restaurants in the Miami area. I feel that whatever master plan is discussed needs to also focus on how to improve and attract quality retail in the future. Alpine is fortunate to have a river running right through the downtown area, so I feel that allowing for well thought out commercial development along this river is vital to support the increase in population. Currently this beautiful natural resource is framed by parking lots, electrical wires and firework sales. I have to admit that I am not sure how the land next to the river is zoned but a more aggressive approach to allow more commercial sales along the river would be a game changer.

I appreciate your time.

John Janette

Draft Master Plan comments

From Dominique Brough <dominique@tetongeo.com>

Date Tue 7/28/2026 9:23 AM

To Sarah Greenwald <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good morning,

I have two comments from the Draft Alpine Master Plan:

1. There is an error on page 94 – the plan states that elementary-aged children ride the bus 10 minutes to Etna but they did not include the 30-minute bus ride to Thayne for K-3. I think that's really important to call out, as our youngest have the furthest to go and is a major reason why the public charter school is being opened this year.
2. SNR Action 2.1.B "Map geologic hazards and require geotech studies for steep-slope projects" – I'm frustrated to see that this is Priority 2. Unfortunately, in my line of business, I see communities continue to ignore this work and wait until it's too late. Please consider making this a Priority 1 to protect the safety and lives of our residents. The "easy" land is already annexed and now people will turn to the "hard to build on" land for additional housing. We cannot continue to ignore the instabilities that exist around Alpine's slopes. Trust me, they are very real!

Thank you.

Dominique Brough, PG
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July 27, 2026

Dear Planning & Zoning and Town Council Members:

I have a long list of specific deficits in the Master Plan, but I decided the best choice was to let you know about my general objections and go from there.

This plan was written by a couple of urban planners, and it really shows. They speak about their extensive public outreach in formulating this plan, but the numbers of participants don't back this up. This plan is mostly a product of what the urban planners from Denver and the steering committee wanted. The steering committee consists of several Alpine developers who want to develop Alpine in a manner that is profit driven and not consistent with our community character. Higher density equals higher profits.

Four stories and zero setbacks from Highway 89? Many love our wide-open passage through town and do not want things right up on the road. The desire to increase walkability will definitely have negative effects on parking access. Just look at Thayne, Afton and Jackson. The survey question in the initial survey had most answers leading to the conclusion of everyone wanting Alpine to be more walkable.

There seems to be a desire to create a sense of obligation to spend municipal tax dollars on workforce and affordable housing when we don't even have a police department or other needed infrastructure improvements. Most affordable housing projects go to solve Jackson's problems, instead of ours. Have all the expensive programs for housing in Jackson done anything to affect affordability?

Same with the charter school which has minimal chances of long-term stability and success because it is not being run by Lincoln County School District #2. The success rate of charter schools after 5 years is 50%. The citizens of Alpine already contribute many property tax dollars to the school district which serves our students. We don't expect any of our municipal dollars to go towards this school which was essentially a square peg pounded into a round hole with the help of our current town administration.

Finally, it doesn't seem the developers and steering committee listened to input from community members in any substantial way if it differed from what they thought was best.

The most glaring example is the Riverwalk district. It is good they changed the Future Land Use to Natural. This along with changing the name to the Confluence, however, doesn't mean you have listened to the public sentiment expressed in the second online survey when you consider all the goals, policies and objectives have remained the same.

If you do a thorough review of the comments made in the Open House #2 - Online survey, which apparently is no longer available on Cushing Terrell's website, the comments were overwhelmingly opposed to commercial, housing or other development on the town land. I'm not sure who came up with the idea that an amphitheater, commercial and housing on

the town land is a good idea. It does not jive with broader public sentiment. I have the results of the second online survey in hard copy if you would like to review them. Gina and the planners did not provide these survey results to you, but I think it is very important that you review them. I can't understand why they are no longer available from the Cushing Terrell website. Public sentiment is integral to having a valid Master Plan. Considering all other results are still available at their website, it seems odd this one item is no longer available.

They also ignored several comments requesting removal of a multiuse trail bordering River View Meadows and left it in their plan.

The airport's lawyer attended a Town Council meeting and requested the plan exclude goals of annexing them and yet the steering committee refused. Why would you invite a lawsuit over something so stupid. Perhaps the goal should read, "To open and establish positive communication channels and relationships with members of the airport board." Perhaps someday they might want to annex so more of their property tax dollars could go to support our town. They don't want to be under the town's jurisdiction at this point due to acrimony between their board and our current mayor and some council members, and poor governance. Who can blame them?

Considering you have already moved forward with hiring a LUDC consultant, I hope you don't rubber stamp this defective plan. Otherwise, the consultants will be working to codify invalid goals and objectives.

There are so many goals in this plan that are not in keeping with what most people in Alpine want going forward. Many of the goals, policies and objectives are big city versus small town. So many studies, plans, consultants and unrealistic and unnecessary goals.

A municipal greenhouse gas inventory?

Enhance partnerships with agencies and owners of water rights of the Palisades reservoir to ensure a sufficient year-round level of water to support a scenic riverwalk?

Relocating The WYDOT pit? If you don't relocate both gravel pits, relocating WYDOT will do no good and could cause problems. The WYDOT berm protects River View Meadows from both gravel pits.

I can cite many other examples of unrealistic components, but this letter is long enough.

I would be happy to visit with any of you to go over more of the deficits in detail. Thank you for your consideration of this matter.

Sincerely,

Kathy Owsiany