



## **Town of Alpine – Master Plan Report**

### **Charter School Development Subdivision and Zoning**

#### **I. Background and Vision**

In the 2006 Alpine Master Plan, prepared by Pedersen Planning Consultants, one of the long-term strategic priorities was to encourage the development of a local elementary school to meet the educational needs of the growing Alpine community.

As part of that plan, Eastern Alpine West was identified as a viable area for school development. Specifically, Lots 4 and 6 (now known as Lots 10 and 11) were recognized as suitable for supporting the future development of public-school facilities. These lots were subsequently adopted into the Town of Alpine Land Use Development Code with a zoning designation of Public and Community Facilities (PCF).

To further this vision, and in response to growing community need, the Town of Alpine is moving forward with a subdivision and lot line adjustment to create a parcel large enough to support the establishment of a public charter school.

#### **II. Need and Community Support**

A forecast of future enrollment based on current and anticipated population trends strongly supports the need for an elementary school in Alpine. Lincoln County School District #1 (LCSD #1) has recommended that the fastest and most effective path to achieving this is through the development of a public charter school.

In a survey conducted by the Town of Alpine, residents were asked:

“Do you support the proposed public charter school leasing town-owned land?”

77% of respondents answered yes, demonstrating clear community backing for the project.

#### **III. Subdivision Purpose and Lot Adjustments**

##### **1. Purpose of the Subdivision and Proposed Land Uses**



- To combine Lots 10 and 11 and adjust adjacent property boundaries to create a new parcel approximately 3.5 acres in size for the proposed charter school.
- The intended land use of the newly created parcel is for public education, consistent with the Public and Community Facilities zoning designation.

## **2. Number of Lots and Zoning Designations**

- One new lot will be created.
- Adjacent lot lines will be adjusted as needed to form a suitable parcel.
- All lots involved in the adjustment will remain zoned Public and Community Facilities (PCF).

## **IV. Development Schedule**

- Timeline: TBD
- The Town of Alpine will lease the newly created parcel to the proposed public charter school.
- Additional design, engineering, and construction details will be developed in future phases, in collaboration with the charter school and relevant stakeholders.

## **V. Infrastructure and Site Planning (To Be Determined)**

At this stage in the planning process, infrastructure elements remain under development. However, the following aspects will be addressed in future planning and design phases:

### **3. Water System and Demand**

- Planned water system: TBD
- Anticipated average and maximum daily water demand: TBD

### **4. Wastewater System and Flows**

- Planned wastewater system: TBD
- Anticipated average daily flows: TBD



## **5. Road Access and Traffic Study**

- Planned access points: TBD
- Access to municipal roads, Lincoln County roads, and U.S. Highway 89 will be evaluated.
- Anticipated average and peak day traffic volumes: TBD

## **6. Stormwater Management**

- A stormwater management plan for a 10-year storm event will be developed.
- Anticipated storm water flows: TBD

## **7. Snow Storage**

- Designated snow storage areas will be incorporated into the final site plan.
- Details: TBD

## **8. Trail System Integration**

- Planned easements and facilities to accommodate access to or extension of the Town's community trail system: TBD

## **9. Landscaping Plan**

- A comprehensive landscaping plan will be created in coordination with the site layout, utility planning, and stormwater management requirements.
- Details: TBD

## **VI. Conclusion**

The Town of Alpine's efforts to create a site for a new public charter school reflect both a long-standing community priority and a current, pressing need. This master plan report outlines the initial framework for moving forward. Final design and infrastructure details will be developed collaboratively in subsequent planning phases with the charter school and associated design professionals.

The Town remains committed to advancing this project in alignment with the goals set forth in the 2006 Master Plan and in partnership with the Alpine community.



**Attachments:**

- Concept Map for School Site
- Community Survey Results Summary
- Proposed Subdivision Map
- Development Impact Assessments and Planning Requirements for SUP Applicant

Sincerely,

**Gina Corson**

Acting Planning & Zoning Administrator  
Town Of Alpine