

Town of Alpine

Planning & Zoning Administrator Report to Town Council for May 2026

To: Mayor and Town Council

From: Gina Corson, Planning & Zoning Administrator

Date: July 1, 2026

Subject: Summary of Planning & Zoning Commission Meeting
(May 12, 2026)

The Planning & Zoning Commission continued review of development applications, subdivision requests, annexation proposals, and ongoing Land Use and Development Code (LUDC) policy discussions. The meeting included a public hearing, review of several residential and commercial development applications, and discussions regarding future Commission operations and long-term code modernization efforts.

During the May 12, 2026, public hearing, the Commission considered the proposed Dania Meadows Minor Subdivision located near the intersection of Wintergreen Drive and U.S. Highway 26. The proposal would divide the remaining property into three lots following the previously approved subdivision associated with the extended-stay motel development. Discussion focused on future commercial and residential development opportunities, roadway connectivity, utility easements, gravity sewer improvements, water system looping, roadway grades, and future infrastructure planning. Public comment was received regarding roadway alignment, access, and setback concerns. Following discussion, the Commission recommended approval of the preliminary plat to the Town Council.

The Commission also reviewed several residential and commercial site plan applications, including new single-family residences, a detached garage, a residential addition, a daycare facility, a greenhouse, and two freestanding signs for the Alpine Education Foundation. Discussion included setbacks, utility placement, grading, septic requirements, parking, emergency access, landscaping, architectural design, and Building Official review. The Commission approved each application subject to the conditions identified during review and, where applicable, final Building Official approval.

The Commission conducted a conceptual pre-petition discussion regarding the proposed Dry Dog, LLC annexation near Targhee Landing. The applicant presented an overview of a potential mixed residential development, including townhouse-style housing, roadway circulation, landscaping, parking, utility availability, and future zoning considerations. Discussion focused on project density, compatibility with surrounding development, infrastructure capacity, public improvements, and the anticipated Planned

Unit Development (PUD) review process should the project move forward. As a conceptual pre-petition discussion, no formal action was taken.

Under ongoing business, the Commission discussed pending annexation matters, citizen correspondence, and infrastructure considerations associated with future development. Topics included roadway conditions, sewer and water capacity, coordination between Town and County review processes, and potential impacts of future growth on neighboring properties.

The Commission also discussed returning to two regular Planning & Zoning meetings per month during the summer construction season to better accommodate increased permitting activity and ongoing policy work. Commissioners generally supported reinstating a second monthly meeting to improve customer service and maintain timely review of development applications.

Finally, the Commission discussed the future direction of the comprehensive LUDC rewrite. Discussion centered on the need for consultant assistance, coordination with the Draft Master Plan, future density and zoning standards, overlay districts, site plan requirements, and long-term implementation strategies. Commissioners expressed support for pursuing consultant services to assist with modernization of the LUDC and implementation of the Town's long-term planning goals.

Overall, the Commission continued balancing a high volume of development review with long-range planning initiatives intended to modernize the Town's development regulations. Discussions throughout the meeting reflected continued emphasis on improving administrative procedures, coordinating future infrastructure planning, and ensuring the Land Use and Development Code remains aligned with the Town's adopted planning objectives.