



PLANNING & ZONING COMMISSION

*August 25, 2026, at 7:00 PM
250 River Circle - Alpine, WY 83128*

AGENDA

1. CALL TO ORDER:

2. ROLL CALL & ESTABLISH QUORUM:

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- a. Consideration of Resolution No. 2026-001 Adopting and Certifying the Municipal Portion of the Town of Alpine 2026 Master Plan
 - a. Proposed Motion: I move to approve Resolution No. 2026-001, including Exhibit A, adopting and certifying the municipal portion of the Town of Alpine 2026 Master Plan as expressly identified and limited therein; deferring any outside-territory portions pending clarification and any required County concurrence; and designating Gina Corson as Secretary Pro Tempore solely for purposes of recording and certifying the Commission's action pursuant to W.S. § 15-1-505.
- b. Discussion and Possible Action: Proposed Predevelopment Zoning Grade Plane and Building-Height Measurement Standard
 - a. Proposed Motion: I move to direct staff and the LUDC consultant to develop regulations substantially consistent with the proposed Predevelopment Zoning Grade Plane Standard, using original topography or proposed finished grade, whichever is lower, as the basis for administering the Town's 35-foot building-height limit. The remaining implementation matters identified in Section 8 shall return to the Commission for further consideration.
- c. Discussion and Possible Action: Exposed Foundations and Basement Walls Treatment Standards
 - a. Proposed Motion: I move to direct staff and the LUDC consultant to develop regulations substantially consistent with the proposed Exposed Foundation Wall Treatment Standard, with the implementation details identified in Section 8 to return to the Commission for further consideration.

4. TABLED ITEMS:

- a. RB26-000027 Corona, Cynthia 142 Columbine Street Lot #1 OF Alpine Meadows- New Single-family Residence Site Plan Review
- b. RB26-000025- Three Cygnets, LLC- 674 Sunset Drive, Lot 821 of Lakeview Estates Tract A- Single-family Home Site Plan Review

5. DISCUSSION ITEMS:

Follow Up on LUDC Rewrite – Commission Priorities and Concerns

Discussion and follow-up regarding the request made at the previous meeting for each Commissioner to prepare a “hit list” of concerns, recurring problems, unclear provisions, and other matters they would like addressed through the LUDC rewrite. Commissioners should be prepared to share and discuss their priorities for inclusion in the rewrite process.

6. APPROVAL OF MINUTES:

- a. Approval of Meeting Minutes for 08/11/2026

7. TOWN COUNCIL ASSIGNMENT:

8. ADJOURN MEETING: