



**TOWN OF ALPINE, WYOMING  
ORDINANCE NO. 2026-010**

**AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT APPLICATION  
SUBMITTED BY DEAD HORSE DEVELOPMENT, LLC, FOR PROPERTY LOCATED  
AT LOT 1, DEAD HORSE MEADOWS ADDITION, ALSO KNOWN AS 856 ELKHORN  
DRIVE, ALPINE, WYOMING, SUBJECT TO CONDITIONS**

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**WHEREAS**, Dead Horse Development, LLC applied for a Planned Unit Development (PUD) for property located at **Lot 1, Dead Horse Meadows Addition (856 Elkhorn Drive)**; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing, reviewed the application, and recommended approval on April 15, 2026.

**WHEREAS**, the Town Council held a duly noticed public hearing, reviewed the application materials, and considered the recommendation of the Planning and Zoning Commission, along with all testimony and evidence presented, regarding the proposed Planned Unit Development;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF ALPINE:**

**Section 1. Approval.**

The Town Council approves the Planned Unit Development submitted by Dead Horse Development, LLC for the Alpine Business Park Addition **including approval of the associated preliminary/final plat, subject to the conditions herein.**

**Section 2. Findings.**

The Town Council finds that the PUD:

- Is consistent with the Town's Master Plan
- Is compatible with surrounding properties
- Has adequate infrastructure, access, and parking
- Meets the requirements of the Town's Land Use and Development Code
- **Provides a coordinated and unified development that allows flexibility in ownership and site design while maintaining consistency with the underlying zoning district.**

**Section 3. Conditions of Approval.**

This approval is subject to the following:

**1. ERU Allocation:**

The applicant must assign the existing **5.48 sewer ERUs** to the individual units, subject to Town approval.

2. **Additional ERUs:**

Any additional sewer capacity required must be paid before permits are issued.

3. **CC&Rs:**

~~Covenants, Conditions, and Restrictions must be finalized, approved by the Town, and recorded before final plat or unit ownership documents are issued.~~

A final version of the Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted to the Town and maintained on file prior to the sale of any lots or issuance of unit ownership documents. The CC&Rs shall be finalized and recorded in order to ensure enforceability and clarity for all current and future property owners within the development.

4. **WYDOT Requirements:**

The project must comply with all WYDOT requirements, including access from Elkhorn Drive only and permitting for any work in the right-of-way.

5. **Final Documents:**

~~Final plat and development documents must be submitted and approved before recording.~~

Final plat approval is hereby granted as part of this Planned Unit Development approval, subject to the conditions herein. The applicant shall submit final plat documents for signature and recording in accordance with Town standards. All associated development documents must be submitted and approved prior to recording.

6. **Code Compliance:**

The project must comply with all applicable Town codes and regulations.

**Section 4. Effective Date.**

This Ordinance takes effect upon adoption and publication as required by law.

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**Passed First Reading on the 21st day of April 2026.**

**VOTING RECORD:**

<i>Ayes:</i>	<i>Mayor Green:</i>	
<i>Nays:</i>	<i>Burchard:</i>	
<i>Abstentions:</i>	<i>Larsen:</i>	
<i>Absent:</i>	<i>Wierda:</i>	
	<i>Scaffide:</i>	

**Passed Second Reading on the 5<sup>th</sup> day of May 2026.**

**VOTING RECORD:**

<i>Ayes:</i>	_____	<i>Mayor Green:</i>	_____
<i>Nays:</i>	_____	<i>Burchard:</i>	_____
<i>Abstentions:</i>	_____	<i>Larsen:</i>	_____
<i>Absent:</i>	_____	<i>Wierda:</i>	_____
		<i>Scaffide:</i>	_____

**Passed on Third and Final Reading 19<sup>th</sup> day of May 2026.**

**VOTING RECORD:**

<i>Ayes:</i>	_____	<i>Mayor Green:</i>	_____
<i>Nays:</i>	_____	<i>Burchard:</i>	_____
<i>Abstentions:</i>	_____	<i>Larsen:</i>	_____
<i>Absent:</i>	_____	<i>Wierda:</i>	_____
		<i>Scaffide:</i>	_____

TOWN OF ALPINE

\_\_\_\_\_  
Eric Green, Mayor of Alpine

ATTEST:

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Monica L. Chenault, Clerk / Treasurer

**ATTESTATION OF THE TOWN CLERK**

STATE OF WYOMING )  
COUNTY OF LINCOLN )  
TOWN OF ALPINE )

I hereby certify that the forgoing Ordinance No. 2026-005 shall be duly posted for ten (10) days in the Town Office.

I further certify that the foregoing Ordinance will be posted on the Town website in final form, upon its passing and approved by the Town Council as soon as is practicable.

I further certify that the forgoing Ordinance will be duly recorded in the BOOK OF ORDINANCES, TOWN OF ALPINE, LINCOLN COUNTY, WYOMING.

ATTEST:

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Monica L. Chenault, Clerk / Treasurer