



## Town of Alpine, Wyoming

### PLANNING AND ZONING COMMISSION STAFF REPORT

**To:** Planning and Zoning Commission

**From:** Gina Corson, Planning and Zoning Administrator

**Date:** April 10, 2026

**Re:** Planned Unit Development Application – Dead Horse Development, LLC

**Parcel No.:** 37181910100200

**Address:** 856 Elkhorn Drive

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#### I. APPLICANT INFORMATION

- **Applicant:** Dead Horse Development, LLC
- **Representative:** Rex Doornbos
- **Location:** Lot 1, Dead Horse Meadows Addition
- **Zoning:** Mixed Residential Commercial (MRC)
- **Request:** Planned Unit Development (PUD)

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#### II. PROJECT SUMMARY

The applicant is requesting approval of a Planned Unit Development (PUD) to allow for a commercial townhome-style development consisting of **two buildings subdivided into individually owned units**.

The subject property is approximately **2.10 acres** and is currently zoned **Mixed Residential Commercial (MRC)**.

The property currently has **two buildings under construction** under valid building permits. While the MRC zoning allows for the construction of these buildings, it does not allow for **individual ownership of units within a structure**.

The proposed PUD would allow:

- Division of the two buildings into **eight (8) individually owned units**;
- Continued unified ownership of the overall property;
- Individual sale and ownership of units within each structure.



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The purpose of the PUD request is to allow flexibility in **ownership structure**, while maintaining consistency with the underlying zoning and approved development.

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### III. REVIEW CRITERIA

Pursuant to Section 2-202 of the Alpine Land Use and Development Code, staff evaluated the proposal based on:

- Consistency with the Town of Alpine Master Plan
  - Compatibility with adjacent land uses
  - Municipal infrastructure and services
  - Vehicular and pedestrian access
  - Drainage and snow storage
  - Public health, safety, and welfare
  - Community land use relationships
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### IV. ANALYSIS

#### A. Consistency with the Master Plan

The proposed development:

- Is consistent with the MRC zoning district and intended mixed-use/commercial character;
- Supports development along the US Highway 26 corridor;
- Aligns with goals of encouraging economic development and small business opportunities;
- Utilizes existing infrastructure and planned service extensions.

Staff finds the proposal consistent with the Town's Master Plan.

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#### B. Compatibility with Adjacent Land Uses

Staff finds:



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- The site is located within an existing commercial/mixed-use area;
- The scale and intensity of development are appropriate for the zoning district;
- The proposed use is consistent with surrounding development patterns.

No negative impacts to adjacent properties are anticipated.

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### C. Municipal Infrastructure

The project proposes connection to municipal water and wastewater systems, with prior engineering review completed.

Staff finds:

- Infrastructure appears adequate to serve the development;
  - No deficiencies have been identified at this stage;
  - Final connections remain subject to Town standards and review.
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### D. Vehicular and Pedestrian Access

Access is provided via **Elkhorn Drive**, with no direct access to US Highway 26.

WYDOT has indicated:

- No objection to the development;
- Access shall remain via Elkhorn Drive;
- Any work in the right-of-way requires appropriate permitting.

Staff finds access to be appropriate and consistent with transportation planning.

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### E. Drainage and Snow Storage

Drainage and snow storage have been addressed in approved civil plans.

Staff finds:



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- Conceptual provisions are adequate;
  - Final compliance will be addressed during permitting and construction.
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### F. Parking and Circulation

The development provides shared access and internal circulation.

Staff finds:

- Circulation is appropriate;
  - Shared access supports efficient site design.
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### G. Public Health, Safety, and Welfare

Staff finds:

- No adverse impacts to public health or safety;
  - Development complies with applicable standards;
  - Infrastructure and access are adequate.
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### H. Community Land Use Relationships

The proposed development:

- Supports economic activity;
  - Encourages coordinated development;
  - Provides a flexible ownership model consistent with modern development practices.
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### I. Utility Considerations (Sewer ERUs)

At the time the building permits were issued:



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- The structures were evaluated as **tenant improvements** and not fully defined units;
- Each building was assessed essentially as a single unit for sewer purposes.

As a result, a total of **5.48 Sewer Equivalent Residential Units (ERUs)** have been allocated and paid for across both structures.

Under the proposed configuration of **eight (8) units**, this equates to approximately **0.68 ERUs per unit**.

The applicant will need to determine how the existing ERUs are assigned among the individual units.

**At the time each individual unit applies for building permits to complete the interior spaces, sewer ERUs will be recalculated in accordance with the Town's current ordinance based on fixture units. Any additional ERUs required beyond the currently allocated 5.48 ERUs shall be the responsibility of the permit holder and must be paid prior to permit issuance.**

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## J. Covenants, Conditions, and Restrictions (CC&Rs)

The applicant has provided draft CC&Rs to govern:

- Ownership structure
- Maintenance responsibilities
- Shared common elements

Staff finds:

- The CC&Rs are appropriate for the proposed ownership model;
- Finalization is necessary to ensure clarity and enforceability.

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## V. PUBLIC NOTICE AND COMMENT

- Public notice requirements have been satisfied;
- No public comments or concerns have been received.



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### VI. FINDINGS

Staff finds that the proposed PUD:

1. Is consistent with the Town of Alpine Master Plan;
  2. Is compatible with surrounding land uses;
  3. Provides adequate infrastructure and access;
  4. Meets the intent of the MRC zoning district;
  5. Supports coordinated and efficient development; and
  6. Does not create adverse impacts to public health, safety, or welfare.
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### VII. RECOMMENDATION

Staff recommends that the Planning and Zoning Commission:

#### **APPROVE**

the Planned Unit Development application for Dead Horse Development, LLC, subject to the following conditions:

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### VIII. RECOMMENDED CONDITIONS OF APPROVAL

1. The applicant shall identify and assign the existing **5.48 sewer ERUs** among the proposed units, subject to Town review and approval.
2. At the time of building permit application for completion of individual units, sewer ERUs shall be recalculated based on fixture units in accordance with the Town's current ordinance. The permit holder shall be responsible for payment of any additional ERUs required.
3. All development shall comply with the approved PUD plans and supporting documents.
4. All utilities shall be installed in accordance with Town standards.
5. All plats, easements, and covenants shall be recorded prior to final approval.
6. Any modifications to the approved PUD shall require Town review and approval.
7. A finalized version of the **CC&Rs** shall be submitted, approved, and recorded prior to the sale of any units.



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### **IX. CONCLUSION**

The proposed development represents a well-planned project that aligns with the Town's zoning framework, infrastructure capacity, and long-term development goals. The PUD process provides an appropriate mechanism to allow flexibility in ownership while maintaining regulatory oversight and consistency with Town standards.

Sincerely,  
Gina Corson  
Planning and Zoning Administrator  
Town of Alpine, Wyoming