



**TOWN OF ALPINE, WYOMING  
EMERGENCY ORDINANCE NO. 2026-009**

**AN EMERGENCY ORDINANCE AMENDING SECTION 2-204 OF THE TOWN OF  
ALPINE LAND USE AND DEVELOPMENT CODE TO REMOVE THE ONE (1) ACRE  
THRESHOLD ASSOCIATED WITH PLANNED UNIT DEVELOPMENT (PUD)  
REVIEW, AND PROVIDING FOR AN EFFECTIVE DATE**

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**WHEREAS**, the Town of Alpine is currently engaged in a comprehensive update to its Land Use and Development Code (LUDC); and

**WHEREAS**, Section 2-204 of the existing LUDC governs the use and application of Planned Unit Developments (PUDs); and

**WHEREAS**, Section 2-204(b) includes language indicating that parcels exceeding one (1) acre may apply for a Planned Unit Development, which has been interpreted in practice as a threshold or expectation for PUD review; and

**WHEREAS**, this interpretation is inconsistent with the stated purpose of the Planned Unit Development process, which is intended to allow flexibility, innovation, and public benefit in development proposals rather than to serve as a requirement based solely on parcel size; and

**WHEREAS**, the current language has resulted in inconsistent application, confusion for applicants and staff, and unnecessary administrative burden; and

**WHEREAS**, the Town desires to clarify that the Planned Unit Development process is discretionary and should be applied only when warranted by the nature, scale, or complexity of a project; and

**WHEREAS**, there exists an immediate need to eliminate ambiguity and ensure consistent and defensible application of the Code during the ongoing LUDC update process;

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

**SECTION 1. AMENDMENT TO SECTION 2-204**

Section 2-204(b) of the Town of Alpine Land Use and Development Code is hereby amended to remove any language that requires or implies the use of a Planned Unit Development (PUD) process based solely on parcel size exceeding one (1) acre.

**SECTION 2. ADMINISTRATION**

The Planning and Zoning Administrator is authorized to interpret and apply the provisions of this Ordinance in coordination with the Building Official consistent with the intent of the LUDC.

**SECTION 4. TEMPORARY NATURE**

This Ordinance is intended as an interim measure and shall remain in effect until the adoption of the updated Land Use and Development Code or until repealed by the Town Council, whichever occurs first.

**SECTION 5. EMERGENCY CLAUSE**

- a) It is hereby found, determined, and declared that an emergency exists due to:
  - i. Ongoing confusion and inconsistent application of the Planned Unit Development provisions;
  - ii. The immediate need to align development review practices with the intent of the Code;
  - iii. Active development inquiries and applications where the current language is creating uncertainty; and
  - iv. The necessity of maintaining a clear, consistent, and defensible regulatory framework during the LUDC update process.
- b) Accordingly, this Ordinance shall take effect immediately upon passage and publication as required by law.

This ordinance shall be repealed upon the formal enactment of an ordinance which remedies the issues which have caused this emergency ordinance to be enacted.

**INTRODUCED, READ, AND ADOPTED AS AN EMERGENCY ORDINANCE**

this 21<sup>st</sup> 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>

TOWN OF ALPINE

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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. 2026-009 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