



**TOWN OF ALPINE  
PLANNING AND ZONING COMMISSION  
REPORT AND RECOMMENDATION TO TOWN COUNCIL**

**Date:** April 15, 2026

**Applicant:** Dead Horse Development, LLC

**Request:** Planned Unit Development (PUD) – Alpine Business Park Addition

**Location:** Lot 1, Dead Horse Meadows Addition (856 Elkhorn Drive)

**I. PURPOSE**

The purpose of this report is to provide the Town Council with the Planning and Zoning Commission’s findings and recommendation regarding the proposed Planned Unit Development (PUD) submitted by Dead Horse Development, LLC.

This report is prepared following the Planning and Zoning Commission public hearing and review of the application in accordance with the Town of Alpine Land Use and Development Code (LUDC) and applicable PUD provisions.

**II. BACKGROUND AND 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
- Is currently zoned Mixed Residential Commercial (MRC)
- Contains two buildings currently under construction pursuant to valid building permits

The proposed PUD would:

- Allow division of the buildings into multiple individually owned commercial units
- Maintain shared ownership of common areas
- Establish a coordinated ownership and maintenance structure through recorded covenants

The proposal does not increase density, but rather provides flexibility in ownership, layout, and long-term management of the site.

**III. REVIEW PROCESS**



The Planning and Zoning Commission conducted a duly noticed public hearing on the proposed PUD.

Public notice requirements have been satisfied, including:

- Certified and first-class mailings to surrounding property owners within 500 feet
- Opportunity for public comment

No significant public opposition was identified during the review process.

#### **IV. AGENCY AND TECHNICAL REVIEW**

WYDOT Review:

WYDOT reviewed the proposal and indicated:

- No objection to the development
- Access shall be from **Elkhorn Drive only**
- Any work within WYDOT right-of-way requires appropriate permitting

#### **V. FINDINGS**

Based on the application materials, staff report, and testimony presented, the Planning and Zoning Commission makes the following findings:

##### 1. Consistency with the Master Plan

The proposed PUD:

- Supports commercial and mixed-use development along the US Highway 26 corridor
- Encourages economic development and small business opportunities
- Utilizes existing infrastructure

The proposal is consistent with the Town of Alpine Master Plan.

##### 2. Compatibility with Adjacent Land Uses

The development:

- Is located within an established commercial/mixed-use area
- Is consistent in scale and intensity with surrounding properties
- Will not create adverse impacts to neighboring uses



### 3. Infrastructure and Services

The project:

- Connects to municipal water and wastewater systems
- Has been reviewed for engineering feasibility
- Demonstrates adequate capacity at a conceptual level

### 4. Access, Circulation, and Parking

- Access is provided via Elkhorn Drive
- No direct access to US Highway 26 is proposed
- Internal circulation and shared parking are adequate and efficient

The development provides approximately 54 parking spaces, including ADA-accessible spaces.

### 5. Drainage, Snow Storage, and Site Design

Drainage and snow storage:

- Have been addressed through approved civil plans
- Will be finalized during permitting and construction

### 6. Public Health, Safety, and Welfare

The Commission finds:

- No adverse impacts to public health or safety
- Adequate access and infrastructure
- Compliance with applicable standards

### 7. Planned Unit Development Criteria

The PUD:

- Provides flexibility in design and ownership structure
- Maintains consistency with the underlying zoning district
- Supports coordinated and efficient site development
- Functions as a unified development with shared infrastructure and management

### 8. Utility Considerations – Sewer ERUs



The Commission finds:

- A total of **5.48 Sewer ERUs** have been previously allocated to the development
- The proposed division into multiple units requires clarification of how those ERUs will be distributed

The applicant must:

- Identify how the existing ERU credits will be allocated among the individual units
- Address any additional ERU requirements at the time of building permit issuance

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

The applicant has submitted draft CC&Rs establishing:

- Ownership structure
- Maintenance responsibilities
- Shared common elements

The Commission acknowledges receipt of the CC&Rs and finds:

- They are appropriate for the proposed development structure
- Finalization and recordation are necessary to ensure enforceability and clarity

### **VI. RECOMMENDATION**

Based on the findings above, the Planning and Zoning Commission hereby recommends that the Town Council:

APPROVE the Planned Unit Development (PUD) for Dead Horse Development, LLC (Alpine Business Park Addition), subject to the following conditions:

### **VII. CONDITIONS OF APPROVAL**

1. ERU Allocation:  
The applicant shall clearly identify and assign the existing **5.48 Sewer ERU credits** among the proposed units, subject to Town review and approval.
2. Future ERU Compliance:  
Any additional ERUs required based on final build-out or fixture unit calculations shall be the responsibility of the applicant or subsequent permit holders and must be paid prior to permit issuance.



3. CC&Rs Finalization:  
The Covenants, Conditions, and Restrictions (CC&Rs) shall be finalized, approved by the Town as to form, and recorded prior to final plat approval or issuance of individual unit ownership documents.
4. WYDOT Compliance:  
The applicant shall comply with all WYDOT requirements, including access limitations and permitting for any work within the right-of-way.
5. Final Plat and Development Documents:  
All final platting, subdivision, and development documents shall be submitted and approved in accordance with Town standards prior to recording.
6. Compliance with All Applicable Regulations:  
The development shall comply with all applicable provisions of the Town of Alpine Land Use and Development Code, building codes, and engineering standards.

### VIII. CONCLUSION

The Planning and Zoning Commission finds that the proposed Planned Unit Development meets the intent and applicable criteria of the Town of Alpine Land Use and Development Code. The project provides a coordinated and efficient development pattern while maintaining consistency with the underlying zoning and the Town's long-term planning goals.

Melissa Wilson  
Chairperson – Planning and Zoning Commission  
Town of Alpine, Wyoming

By: Gina Corson  
Planning and Zoning Administrator  
(for Chairperson Wilson)

Attest:

Gina Corson

Planning and Zoning Administrator

Town of Alpine WY