



**Town of Alpine**  
**Board of Adjustment / Planning & Zoning Commission**  
**MINUTES**

*Happy New Year!*

DATE: **January 11, 2005**

**Attending:** Board members: Dave Gustafson, Scott Reed, Don Sherman and Paula Stevens. Mayor Dave Lloyd, Property Owners: Jeff Dupont of Western Lands & Homes, LLC, Peter Karns, Jr. Contractor: Rex Doornbos.

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**Board of Adjustment**  
**MINUTES**

**1 - CALL TO ORDER**

**2 - ROLL CALL & ESTABLISHED a QUORUM**

**3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS: 2<sup>ND</sup> MEETINGS FOR VARIANCES V-08-04 & V-09-04**

- **Variance Request.- V-08-04-** Peter Karns is requesting a variance on two issues: overhang and slope pitch. He is building a business next door to Town office building. Neighboring property owner, Jeff Dupont is also requesting same variance. Town Council was responsible for letting P&Z know what they wanted. Town of Alpine is part of the property owner's association and has made its comments regarding these two variances. (*Council's letter mailed prior to meeting to members*) Mayor has now issued an Addendum to that letter stating several Council members now are not in favor of the flat roof and that the building should conform to existing structure and Town Codes. Mayor wanted P&Z to have CC&R's to read prior to meeting. (*CC&R's mailed prior to meeting to members*) **Need Motion.**
- **Variance Request.- V-09-04-** Jeff Dupont is requesting a variance with all info same as above variance. **Need Motion.**

Dave advised that in the prior meeting the Wyoming State Statutes were handed out to Rex, the contractor and the issue was discussed. Paula asked if the owners would like to make a presentation. They requested the Board look at their packet they brought that has drawings of the proposed building with the different roof pitches at 2/12 and 4/12. Don asked what scale the drawings were done at. Rex answered they were not to scale but proportionately correct.

Paula began a discussion on the signage that the owners were wanting to use therefore preferring the flat front look. Peter explained why they prefer the sign to be on the front sitting flat up against the building. He said the signs used on the Town of Alpine building was under the eaves and from the road was difficult to see. Scott asked about the trusses. Rex showed some different designs of trusses at different pitches from Teton Truss. Dave expressed concern that all the state statutes were not met to approve this variance and that more discussion was needed. He proceeded to read the state statutes that pertain to variance approval to the owners.

Dave expressed concern on the design of the proposed buildings. Peter Karns stated that it would be a hardship to redesign and that this is the shopping center and it sits separately from what is behind it. It should look kinda separate. It should look like a shopping center, a place of business. If he has to make it look like a house he will not build. Dave asked, so in his interpretation, Peter, felt this building (Town of Alpine building) did not look like a place of business. Peter said correct, it does not look like a place of business. Paula stated since it was a discussion she would like to express that she liked the idea trying to differentiate between commercial and residential. She added but that they (the Board) are responsible for following the state statutes. Paula had explained issues in Jackson with commercial vs. residential designs. She drove around Jackson and she felt that the owners could accomplish the difference between business and residential without getting a variance, by several items such as signage, design, etc.

Don discussed the sides of the buildings and stated that the side views of a building would barely be seen from the road. A person driving by it could not tell the difference between 2/12 or 4/12. Peter said the drawings are for an example of the pitch difference would look like. That's what they wanted to build. He added that the 4/12 does not fit with the plans that the architect drew. Paula said it was an attractive building. Dave acknowledged that the building maybe attractive, but it doesn't adhere to the codes.

Discussion continued regarding the look of the proposed buildings by Rex. Jeff added that since they are not in the center of the town they need to be able to bring consumers out past Gunnar's Pizza. Not only do they want consumers they need possible buyers. Location is the most important for selling. This is a prime location and they need to start drawing attention to it. Dave asked if we (the

Board) say you have to build it so it looks like this structure (Town of Alpine building), which is in the bylaws, that we're going to deprive you of reasonable use. That's were the owners need to convince the Board that yes, the Board is going to deprive them of having reasonable use. Dave said he was okay with everything else, but this was the problem he had. Scott added that he had no problem with the 2/12 pitch as he did not want to see a 35 foot building in a commercial zone. Scott said he also was stuck on the reasonable use issue. Don added he was staying open minded and that he didn't want a building that looked out of proportion and that they didn't want to offend Riverview Meadows. He said he saw their point but he had another issue and asked why they didn't want the eaves on the sides. Rex answered it was just to keep this style of building consistent to what he's seen. That is not a huge issue. The 2/12 is the primary issue. With the single slope, the snow wouldn't be coming off the sides, so the 18" could go either way as far as he was concerned. He felt it would look a little bit sleeker and slimmer without the 18" on the sides but on the most part the 2/12 pitch is primary issue.

Jeff continued discussing the reasonable use issue and what he felt the town needed. Then the Board discussed the front porch area and the overhang for the porch. Discussion returned to the design of the building.

**Paula Stevens moved to approve variance requests V-08-04 and V-09-04**, being able to make the findings for a variance, as required by Wyoming State Statute 15-1-608 Subsection (A) as presented by the applicant; Subsection (C) as presented by the applicant and on the condition that design incorporate a 2/12 roof pitch and wrapping of an 18" eave around the sides of the building; and Subscction (B) based upon determining that reasonable use for a retail establishment in this location can best be provided through the design proposed by the applicant. Scott verified that the variance request would only be for the pitch change. Paula stated, yes, the variance request for the required 18" eave is withdrawn, so the motion is only for approval of a variance to the required roof pitch, which would be 2/12. Dave began discussion on the issue at hand. Don brought up a variance request that the Board denied that had an issue with height. Scott added that he did not want to look at tall buildings in front of the adjacent residential and we have to think of the future.

**Scott Reed seconded the motion for variances V-08-04 and V-09-04 All in favor.**

Rex brought up a question that was not on the agenda regarding another issue. He had spoken with the Town clerk earlier regarding a duplex that he was going to get permitted next meeting. He wanted to know if he needed it replatted. The property is zoned as a duplex property but it needs to be platted and logged in the county. Clerk didn't know if it had to happen prior or during to the building permit. According to Paula, it was understood that the proposed use was for condos and that platting would, therefore, occur after construction, which is standard for condo development. If the structures are not condominiumized, platting would be required prior to issuance of a building permit.

Board advised Rex and owners that they had to go through the building permit process now, which is separate from the variance process. Peter spoke with the Mayor about who would be the Town's representative now that he, Jeff and the Town were partners in the shopping center. Mayor Dave said he was and then they discussed meeting on the design issues. Rex advised his clients, the property owners, that they had to have the architectural committee approve the plans before they could submit their plans for the building permit.

4- **ADJOURN MEETING-** *Dave Gustafson motioned to adjourn meeting at 8:24pm, Scott Reed seconded. All in favor.*

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## **Planning & Zoning MINUTES**

1 - **CALL TO ORDER**

2 - **ROLL CALL & ESTABLISHED a QUORUM**

3 - **P&Z MINUTES** December 14<sup>th</sup>, 2004 *Don Sherman motioned to approve December 14<sup>th</sup> P&Z minutes, Paula Stevens seconded, All in favor.*

4 - **COUNCIL MINUTES:** January 4<sup>th</sup>, 2005 (mailed prior to meeting)

5 - **TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **Mayor to address Commission-** Mayor asked all members to ignore the article in the newspaper. He said the comments were from some Council members that were no longer on the Council. He feels that P&Z is doing a great job and that the negative comments should be ignored. The Council appreciates the work being done by P&Z and knows how hard the job is.

Don asked the Mayor about the budget and mentioned issues P&Z confronts, such as with the broken beam that he felt the Town should have had the living quarters evacuated until beam was fixed. Dave G. advised that he had felt someone from P&Z needed to be involved with budgeting for P&Z when it was discussed with the Mayor and Council. One, to keep track of where P&Z is, and two to try and forecast budget needs, such as the building with the broken beam. He thinks it's fiscal irresponsibility for them not to be involved. Dave G. respectfully requests from the Mayor, when the budget is reviewed with himself and the Council, that a

representative from P&Z look at the budget and put in our requests. Paula added that other agencies submit requests, so it makes sense for P&Z to do so.

Don spoke about the broken beam issue and that we, the Town, should have sent our own engineer. The Town had to just accept the information/report given by the property owner's engineer instead of having our own to send out. The Commission explained to the Mayor in more detail about this situation and how they were trying to come to decisions on the matter.

Don expressed his opinion on the article in the paper. The first thing that came to him was why was he wasting his time. He added he's not a quitter and he would hang in there. Dave G. said you have to remember who said it, though. Scott agreed and added it was like it was their last chance to say something. Dave G. said he laughed at it. Don said that we (P&Z) work hard, and do whatever it takes. He said that the Mayor could see, after what happened tonight, how everyone on this commission works hard to get to the point. We're not trying to step on anyone's toes, we're going more by the book than anyone ever did. Scott added that's what is making everyone mad.

Dave asked for a volunteer to work on the budget for P&Z. He feels that P&Z should have the opportunity to have input in the budget process and we have a responsibility to keep track of what we are spending. Dave suggested that Don Sherman and Scott Reed take on this assignment. Dave explained to the Mayor if P&Z can do this, it will help the Mayor and council. Scott added that P&Z's directive is becoming more important then in the past.

- **Draft on IBC Ordinance w/ Fire Marshall's info** - A draft was to be completed to turn over to Council for Public Hearings for an ordinance. Dave explained has talked to Tracy about this. He said it comes down to again, that we really need someone that is qualified to do this. Dave requested to table this matter until he could get some more info and speak with a person from Teton County that is knowledgeable about these issues. Dave said he cannot just write an ordinance. In agreement with Paula, writing ordinances is in the same category as getting the codes redone.

#### 6 - UNFINISHED/ONGOING BUSINESS:

- **P&Z ATTENDING COUNCIL MEETINGS: Not to read minutes.**  
1) February 1 - Don Sherman      2) February 15 - Scott Reed

#### 7 - ADJOURN MEETING- at 8:57pm

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### AFTER MEETING REVIEWS-

#### ENFORCEMENT-

- **Discussion on building inspector issues**
- **Jim Blittersdorf permit # RE-01-03 Deck Enclosure on side-** Final inspection was done, no Certificate of Occupancy was given at that time as Lyal had several notes. Top floor is not finished. ***A letter was to be created advising Mr. Blittersdorf that a C.O. was not given due to notes from Lyal.***
- **Jim Blittersdorf permit # RE-03-04 Roof Structure-** No electrical issue. Fire Marshall's electrical review still waiting for a copy of this approval. Letter sent to Jim Blittersdorf. ***Jim responded to letter with options on how to handle issue. Please advise how you would like Mr. Blittersdorf to proceed.***

*(Please see original plans in packets at end of table.)*

- **Marc Elkins (prior owner), Steve Dicenso (present owner) residential built inside storage units without permit/approval-** A letter was to be sent to advise Mr. Dicenso on how P&Z would like him to proceed. ***Please advise clerk or create letter to be sent.***

*(Please see original plans Phase I & II to storage units. Packets and plans are at end of table.)*

*continued...*

**Items given to P&Z during tonight's meeting:** none

*Items mailed to P&Z prior to tonight's meeting:*

- December 14<sup>th</sup>, 2004 P&Z minutes
- January 4<sup>th</sup>, 2005 minutes

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*Dave Gustafson, Chairman*

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*Date*

*Attest:*

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*Paula Stevens, BofA/P&Z member  
(secretary absent)*

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*Date*