



Town of Alpine
Board of Adjustment / Planning & Zoning Commission
AGENDAS

DATE: **December 14, 2004**
TIME: 7:00 p.m.

PLACE: Riverview Meadows Town Meeting Room
TYPE: Regular

Board of Adjustment
AGENDA

- 1 - CALL TO ORDER
- 2 - ROLL CALL & ESTABLISH QUORUM
- 3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **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 on two issues: overhang and slope pitch. He is building a business next door to Town office building. Neighboring property owner, Peter Karns 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.***

- 4- ADJOURN MEETING- *Need Motion.*

Planning & Zoning
AGENDA

- 1 - CALL TO ORDER
- 2 - ROLL CALL & ESTABLISH QUORUM
- 3 - P&Z MINUTES November 9th, & November 23rd, 2004 ***Need Motions.***
- 4 - COUNCIL MINUTES: November 2nd, November 16th, December 7th, 2004 ***Need Motions.***
- 5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **(Announcement Only) December 28th P&Z meeting cancelled** - Due to the holiday season it has been requested by several P&Z members to cancel this meeting. *Please make motion if needed.*
- **(Question Only) JHRE&A Office Building ramp issue** - Due to winter conditions Brad Andrews has advised they cannot pour the slab for the ADA handicap ramp. P&Z secretary and clerk advised he may possibly be able to construct a temporary wood ramp and then replace in spring as that is allowed and done in other towns. Also they are not able to put in landscaping at this time. He was advised it must be approved by P&Z first to do temporary ramp and landscaping in spring so he can get his Certificate of Occupancy now. He was advised he did not need to attend meeting as this was a question that needed

answered by P&Z and the secretary could explain the issue. Lyal will inspect the temporary ramp. Please advise on these issues. *Make motion if needed.*

- **(Announcement Only) IBC Code** - Transferring to IBC has been delayed due to necessary verbage regarding the Fire Marshall's approval. Need to finalize this issue and have draft prepared by January 11th P&Z meeting. ***Need Motion.***

6 - UNFINISHED/ONGOING BUSINESS:

- **(Information Only) Joan Reed Broken Beam issue** - Lyal Radford, building inspector, inspected the beam repair December 14th. He is recommending the rest of the roof structure be checked out to determine if the same problem will occur elsewhere. He viewed the bay directly east of the repaired section and saw it has about an inch sag. The contractor, Ron Antil Construction, advised Lyal he would check to determine if center support is continuous to basement floor. We need to make sure we follow this issue up. *Copy of Inspection sheet will be included with Town's minutes file.*
- **P&Z ATTENDING COUNCIL MEETINGS:**
1) **December 21st** - Steve Fusco

7 - ADJOURN MEETING- *Need Motion.*

AFTER MEETING REVIEWS-

- **P&Z and Council issue re meetings**

ENFORCEMENT-

- **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 (*copy given to P&Z in this meeting along with letters from Jim and Dave Gustafson*). Top floor is not finished.
- **Jim Blittersdorf permit # RE-03-04 Roof Structure-** No electrical issue. Fire Marshall's electrical review still waiting for a copy of this approval. (*copies of letters given to P&Z in this meeting from Jim and Dave Gustafson*).

(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-** Steve Dicenso has applied for a variance due to be heard at our January 11th meeting. ******Please contact clerk asap, if you will not allow the variance application.***

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

Items given to P&Z during tonight's meeting:

- Addendum to Council letter re: Variance requests
- December 7th Council minutes
- Proposed P&Z Meeting Procedure draft re permit process
- 109 Ordinance #6
- Wyoming Rural Development Council letter/flyer re: Wyoming Main Street Program
- Copies of correspondence between Dave Gustafson and Jim Blittersdorf on 2 permits listed above
- Copy of Lyal's final inspection sheet for Jim Blittersdorf deck enclosure

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

- Council letter re: Variance requests
- CC&R's for office complex area where Town office is located
- P&Z minutes for November 23rd, 2004
- 109 Ordinance #6