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To: Town of Alpine & Alpine Planning & Zoning

As the principle person who crafted the original Planning Rules, we had a vision of how the town could develop and a built guidelines in place to help shape our future. Many buildings were built substandard at that time and we had failures due to snow, or wind, or fire hazards. One trend we observed was that developers were making smaller and smaller lots that became a nightmare to build quality housing, so we established I think a 13,000 sq ft Minimum lot size. Of course it is beneficial to have some apartments available (multi family housing) for those that are living here a short time or maybe searching for a permanent home, but to buy a townhome or condo is not most people's idea of adequate housing. However it is something people can and do get trapped into living long term. The idea of a 4 person Association managing itself is a recipe for failure. Can you imagine even wanting to be the chief officer of such an organization? Have you read the rules that that have been suggested by Mr. Severson? Can you imagine trying to enforce them on your neighbors? (A failed plan from the beginning)

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Mr Severson is an investor. He has one goal in mind, to maximize his investment. He has squeezed as much saleable living space as allowed onto a small lot that is not even big enough for a small house, and now he comes to you asking for one more favor. Mr Severson will leave this town with his name on the property and he has no regard for the living conditions he has imposed on the families. As conventional homeowners we can add value to our home by making improvements, here there is nothing to do except exist. This is temporary housing at best. Let's not saddle a clueless buyer with a mortgage. Let the owner/manager be the responsible party to enforce the rules, plow the driveway, and maintain the property.

You did not even read the rules!

They were written for a totally different property type. They are not enforceable. The new owners should be thrilled that they have total access to all the roads in the association. There are no roads!!!!

The owners vehicles, trailers, boats, rv's, ect must be house inside the garage! Are you kidding me? One unit does not even have a garage and two of the garages are going to be blocked by snow 3 months of the year. Ohh , and your snowmachine is not even allowed on the property but you can park it on the street. This is not a Wyoming residence, this is not what people come to Wyoming for. This is temporary housing. This is an apartment house. If you permit this you will have a dozen more money hungry leaches carving up our the land so they can sit back and admire their bank balance.

Richard Jenkins

Just Me

Does it seam odd that he added gutters to the entry way and did nothing to protect the driveway from being a perpetual sheat of ice. When you step off the meager front porch you must step into the icy drive. Whoops, is this guy from Utah? There is just enough slope to make juggling a baby and groceries from the car to the apartment a real challenge on snow days.

Christine Wagner

From: Cal Rawe <rawecal@gmail.com>
Sent: Saturday, October 14, 2023 1:20 PM
To: Christine Wagner
Subject: Please read my letter out loud for the record

Caution: External (rawecal@gmail.com)

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Hello my name is Calvin Rawe,

I would like to first thank the local government for reaching out to me when they need help making decisions. I am aware as government officials you are very bad at making decisions, its part of your nature. Many times uneducated and poorly functioning members of government irresponsibly make executive decisions at the cost of the community but this time you refrained and reached out to people smarter than yourselves to help with the problem at hand.

Now i know everyone here are slow learners but ill go about this slowly. Lets think about this as a word problem. We are dealing with an issue of greater than and less than. Preschool level of math. For example 1,960 square foot is LESS than 8,000 Square foot. If a property needs to be greater than or equal to 8,000 square foot then a property of 1,960 square foot is 6040 square foot short of qualifying for a independent lot size. I didn't move here to live in a tent city. The plans show one of the property portions 14 foot by 13.24 foot. You can barely camp on a piece of property that small.

So the answer to the story problem is NO. You do not have enough land.

Also what happens with this building. Are owners going to replace the roof all together or independently? Can one owner decide to tear down their portion of the building and rebuild a different structure.

I will sell my front yard in 14x14 foot pieces of property if you allow this and turn alpine into a tent city with excrement everywhere like california

No. No. No. What type of corruption led to this even being brought up?

Stay off my property, but i'm always happy to help government officials with common sense issues because i am aware of your innate stupidity.

Calvin Rawe