



Town of Alpine
Planning & Zoning Commission Minutes

DATE: *September 11, 2012*
TIME: *7:30 p.m.*

PLACE: *Town Hall*
TYPE: *Regular*

1. **CALL TO ORDER:** Meeting to order at 7:31 p.m.

2. **ROLL CALL & ESTABLISH QUORUM:** Town Administrative Assistant Christine Wagner conducted roll call: Present: Brett Bennett, Joshua Floyd, Wendi Walton, Greg Seay and Chairman Pat Marolf. Quorum was established.

3. **APPOINTMENTS/NEW BUSINESS:**

- **Field, Rhonda: #6 Greys River Village #2 – 468 Greys River Loop – (MC-08-12) – Stove Installation** – Ms. Rhonda Field and Mr. Dennis Phelps presented their plans to the Commission for review and discussion; applicant stated that the previous property owner removed the stove and all the piping from the property, but left a hole in the roof. They will be installing a Blaze King KT-J302 model stove to the manufacture specifications, in addition to building a hearth, it will be double wall from the stove to the ceiling and triple wall from the ceiling out through the roof. This will be more economical for heating costs for the applicant. The Commission reviewed and discussed the submitted plans.

Mr. Brett Bennett motioned to approve the minor construction permit #MC-08-12 for 468 Greys River Loop, for the installation of a Blaze King Top Vent (Model KT-302 or KTJ-302) and/or Blaze Princess, Top Vent (Model PT-202 or PTJ-202) wood burning stove; installation to the manufacture instructions as provided, with inspection prior to completing the finishes. Ms. Wendi Walton seconded the motion.

Vote: 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.

- **Nardacci, Tony: #40 Alpine Grid Area – 40 US Highway 89 – (S-06-12) – Freestanding Sign Permit** – Ms. Quincy Porzio was the authorized representative for the project and presented their plans to the Commission members. Ms. Porzio commented on the sign placement along with the steel poles that will be installed, using the original wooden sign, as depicted in the permit packet. The Commission reviewed and discussed the submitted plans. The sign will be placed nine-six (96) feet from the highway curb on the southwest corner of the property. It will be back off the highway, but if left in the same place the sign would be in the middle of the parking lot. The applicant has confirmed placement with the adjacent property owner. The steel poles used will be the same size as the original log posts, which were found to be rotting. Commission members, Josh Floyd and Brett Bennett, expressed their concerns for the installation of the eighteen (18) foot steel poles; looking at safety concerns of the property owner and their patrons. Commission member Greg Seay commented on the responsibilities of the Commission and if that is in the scope of the Commissions responsibilities, further commenting that installation of the poles would be the burden of the property owner and not a Town of Alpine requirement. Discussion on placing concrete footers and/or installation of three (3) foot big foots to secure the poles with placement below the frost line was discussed. Town responsibilities and requirements were discussed by the Commission members.

Ms. Wendi Walton motioned to approve the sign permit #S-06-12 for 40 US Highway 89, with the recommendation to use concrete footers on the installation to address safety concerns. Mr. Brett Bennett seconded the motion with an amendment for the structural support to be placed below the frost line. Mr. Joshua Floyd added to the seconded motion to include permit to be contingent upon final verification of the sign height. Vote: 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.

- **Walker, Danny: #263 Lakeview Estates Subdivision “A” - 700 Sunset Drive – (MC – 09-12) – Carport Enclosure –** The applicant and/or no representative as in attendance.

Mr. Joshua Floyd motioned to table the permit for Danny Walker (MC – 09-12) until applicant arrives. Ms. Wendi Walton seconded the motion. Vote: 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.

- **Knaus, David: #1A Alpine Grid Area - 316 Greys River Road – (MC-10-12) – Roof Replacement –** Mr. David Knaus represented his plans to the Commission for their review and discussion. It was determined that there will be an increase in the roof load and that an engineered stamp will be required for that increased load. Applicant and Commission members discussed at length the log span of the roof, taking into consideration the bearing wall in the middle of the home, along with the roof pitch and the change from wood shingles to asphalt composition shingles, which will increase the roof load.

Mr. Joshua Floyd motioned to table permit #MC-10-12 for 316 Greys River Road, until the Town receives the engineered stamped plans for the roof. Ms. Wendi Walton seconded the motion. Vote: 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.

4. UNFINISHED/ONGOING BUSINESS:

- ❖ **Active Building Permits & Non Compliance Issues:** Commission reviewed and discussed the on-going projects in the Town. There are currently no projects on the Non-Compliant list.
 - **Alpine Market: (S-06-11) -** Permit expires December 2012.
 - **Bennett, Brett: (F-01-12) -** Permit expires June 2013. Final inspection completed, project done.

Ms. Wendi Walton motioned to removed from list. Mr. Joshua Floyd seconded the motion. Vote: 4 yes, 0 no, 0 absent, 1 abstain (Bennett) – Motion carried.

- **Daigle, Josh: (F-05-09, E-06-10 & E-05-11) –** Permit has expired; Administrative Assistant is continuing to working on this.
- **Downie, Alan: (RE-01-12) –** Permit expires April 2013.
- **Grand Teton Realty: (S-05-12) – NO** Permit was issued for the repair/replacement of the sign. However, it is put on the list to check on the appropriate sign height. Project has not started yet.
- **Hurley, John: (F-02-11) -** Permit expires October 2012; Administrative Assistant is working on this. Commission would like to send reminder that the permit will expire in October.
- **Jennings, John: (RE-01-09) –** Permit expires May 2013, still waiting for architectural/structural drawings.
- **Kendall, Craig & Wendy: (A-01-12) -** Permit expires May 2013.
- **Murphy, Brian & Janice: (MC-05-11) –** Permit expires February 2013. Outside inspection done, however inside inspection has not been done yet. Continued contact with applicant.
- **Rocky Mountain Rogues: (MC-01-12) -** Permit issued with stipulations of inspections needed, prior to work being covered up, permit expires January 2013.
- **Coffee Cabin - Nardacci: (MC-04-12) –** Permit expires February 2013. That project on hold right now.
- **Town of Alpine: (S-03-12) –** Permit expires June, 2013. Project to get started shortly, as stated by the Town Maintenance staff.
- **Wooden Re-Plat: (Re-02-12) –** Project is on hold, additional easements research is need. Surveyor will contact office when new plat map is completed.

❖ **Ordinance Review and Discussion – 2012 IBC Codes –**

Commission discussed ordinance review from the Town Council Meeting. Planning & Zoning representative at the Council meeting, Greg Seay commented that all proposed ordinances were tabled due to lack of information regarding the proposed revisions and new proposal of codes changes. A detailed explanation of the proposed changes will need to be done at the next Town Council meeting. In addition, the proposal for the installation of residential sprinkler systems and the sheet rock proposal will need to be elaborated on. The discussion among Councilpersons, was that it is the general

feeling that requiring sprinklers in residences is not something that they are willing to adopt at this time. The sheet rock issue, upon further information might be something that they would be willing to approve and/or consider at the next reading.

- ❖ #213 Ordinance No. 2012-06 – IBC Code – The Commission discussed the requirement for sprinklers in the 2012 Code Edition. Mr. Joshua Floyd commented that he has spoken with the Town Inspector regarding the sprinkler issue in the residential code book. In regards to the requirement for townhomes vs. single family homes, there is a greater need for sprinkler systems in the higher density structures. However, in discussion with the other communities, it seems that they will not be adopting the sprinkler section of the code book due to the higher cost of the installation. Mr. Greg Seay suggested that single family attached structures, such as townhomes, the existing code requirement for fire wall delineations between those structures would be sufficient to negate the need for fire sprinkler systems. Upon further discussion the Commission members agreed with the removal of the sprinkler requirement in the 2012 IBC (Residential). Mr. Greg Seay commented that each one of the Council members stated at the meeting, why they did not want this as a component of our building requirements.

Ms. Wendi Walton motioned to add to our proposed ordinance #214 Ordinance No. 2012-07 (IRC); that we do not want to include Section 313 in the Residential Building Code, 2012 Edition. Mr. Brett Bennett seconded the motion. Vote: 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.

- ❖ #219 Ordinance No. 2012-12 – International Existing Building Code – After Commission review, Mr. Greg Seay commented on why we think that we should adopt the proposed ordinance #219 Ordinance No. 2012-12 – International Existing Building Code; further asking if we feel we need this in this town. Commission members discussed the proposed ordinance. It is his opinion that the existing codes already cover this, commenting that anything new would have to be built to the new codes. Ms. Wendi Walton commented that this is something that we could pass at a future date, if we desire to adopt this. Mr. Greg Seay commented that this would be more suitable for a town that has historical places that have been placed on the national registry. It was determined that we already have a process on how we deal with older buildings. Mr. Greg Seay was in support of a motion that the Town of Alpine not adopt and/or support a recommendation to the Town Council for the removal of #219 Ordinance No. 2012-12 - IEBC, unless the Commission feels further review is needed. It was determined that the Commission has one more meeting, before the Town Council meeting to review and discuss the proposed ordinance, before a recommendation is made.

Mr. Joshua Floyd motioned to table #219 Ordinance No. 2012-12 – IEBC, until the next meeting, for further review. Mr. Brett Bennett seconded the motion. Vote: 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.

- ❖ #215 Ordinance No. 2012-08 – Mechanical Code – The Commission reviewed the recommendation from the Town Building Inspector. It was agreed that the Commission would like to further research the duct less clothes dryers.

Mr. Greg Seay commented on the complexities of the presentation to the Town Council members regarding the proposed ordinances. It was mentioned by the Commission members to have the Town Building Inspector come to the next Town Council meeting in addition to the next Planning and Zoning Meeting.

Referring back to:

- ❖ #213 Ordinance No. 2012-06 – IBC Code – The Commission reviewed the suggested changes by the Town Inspector, referring to Section 406.3.4 – the 5/8” gypsum board throughout. Mr. Greg Seay commented that at the Council meeting the Council members were in agreement with the recommendation of that addition to the proposed ordinance.

Mr. Brett Bennett motioned to replace 1/2” gypsum board with 5/8” type X gypsum board throughout the IBC - Section 406.3.4; in relation to Town of Alpine Ordinance #213 - No. 2012-06. Ms. Wendi Walton seconded the motion. Vote: 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.

- ❖ #217 Ordinance No. 2012-10 - Plumbing Code – The Commission reviewed the recommendations of; consider altering Section 305.4 – no water piping shall be installed in attic, exterior walls or unconditioned spaces. Consider amending Section 607-2 – Amend to exclude heat trace as hot water or tempered water sources.

Commission discussed the suggested proposed recommendations; the Commission discussed the unconditioned spaces and determined that would not be the way for the Town to head. Mr. Greg Seay commented that he would not like to see it regulated as such, however it would be a good improvement; but we are putting up more hurdles would not be a cost effect way for the town to go. Ms. Wendi Walton suggested to the Commission to have the Town Inspector come to the next meeting and/or attend the pre-meeting to discuss all the proposed ordinance changes.

Additional Comments: Mr. Greg Seay asked about #218 Ordinance No. 2012 – 11 – Fire Code; which was not included in the packet; Christine Wagner, Administrative Assistant commented that those revisions have not been completed yet; the suggested recommendations and/or corrections need to be added on the side and the draft will be presented at the next Commission meeting.

5. CORRESPONDENCE/PUBLIC COMMENT:

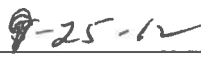
- Town Council Minutes – August 7, 2012 – The Commission reviewed the Town Council Minutes of August 7, 2012.

6. APPROVAL OF P&Z MINUTES: Planning & Zoning Meeting of August 28, 2012 – The Commission reviewed the minutes presented. **Ms. Wendi Walton motioned to approve of the Minutes of the Planning & Zoning Meeting of August 28, 2012. Mr. Brett Bennett seconded the motion. Vote: 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.**

7. ADJOURN MEETING: Ms. Wendi Walton motioned to adjourn the meeting. Mr. Joshua Floyd seconded the motion. **Vote: 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.**

Meeting Adjourned at 8:56 pm.


Pat Marolf, Chairman


Date

ATTEST:


Christine Wagner, Administrative Assistant


Date

**** Minutes are a brief summary of a tape recorded meeting ****