



Town of Alpine Planning & Zoning Commission AGENDA

DATE: **April 12, 2005**
TIME: 7:00 p.m.

PLACE: Riverview Meadows Town Meeting Room
TYPE: Regular

1 - **CALL TO ORDER**

2 - **ROLL CALL & ESTABLISH QUORUM**

3 - **P&Z MINUTES** March 22nd, 2005 (*mailed prior to meeting*) **Need Motion**

4 - **COUNCIL MINUTES:** April 5th, 2005 (*Table-handed out at meeting*) **Need Motion**

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

- **WY Home & Ranch & Bruce Cameron lot issue** - (*info packet from Donn Wooden given at last meeting*) Review of information packet.
- **Riverview Meadows Homeowners Assoc issue** - They will advise Town of new procedures and fees. They also are requesting Rob Wagner do their building inspections.
- **Discussion on inspections/back up inspector** - Discussion with Rob Wagner about building inspections.
- **Shawn Bard request** - (*see request letter mailed prior to meeting*) Shawn is requesting to use a portion of his lot for temporary lumber storage. It will be covered storage. Please advise, and secretary will call him with your answer.
- **(Information Only) Meeting with Department of Fire Safety and Electrical Safety** - (*meeting advisement mailed prior to meeting*) Meeting in Afton on April 18th. Mayor will be attending. Would like at least one P&Z member, if not all to attend.
- **(Information Only) Jim Blittersdorf inquiry into Northstar Commercial building permit** - (*see Correspondence mailed prior to meeting*) Jim Blittersdorf sent a letter to the Town inquiring about Jim Sandner/Northstar Construction commercial building next to Gunnar's Pizza. Jim requested to know where the state fire marshall's review and approval were after stating he confirmed with the Fire Marshall's office that Mr. Sandner had no plan review or approval. Jim stated it was a 2-story real estate office and quoted W.S.S. 35-9-108. After conversations with Pat Westerholme at the Fire Marshall's office it was concluded that Jim did not have the correct information that he gave to the Fire Marshall's office in regards to the Northstar building. A review of the building permit packet verified that Jim Sandner had already discussed his building with Pat Westerholme and was advised he indeed did not need a Fire Marshall's review or approval which he had advised P&Z last year during his building permit process. P&Z had followed proper procedure in this permit.

On 4/5/05 Jim Stevens, Deputy Fire Marshall and George Smith, Electrical Inspector came to the Town office and advised the secretary that they would be going to measure Northstar's building. They stated that the loft area was a mezzanine and had to be a certain sq.ft. to not need a review. The secretary asked why this was not done before as Northstar has been framing roof over the last two weeks and the loft area has been visible. The secretary also stated that she would hate to see them have to tear down work they've already done when this information should have been given beforehand. Jim S. and George were given Jim Sandner's cell phone number to call to meet them on his property. Jim Sandner was never called but happened to be driving by, seeing Jim S. and George on his property, he stopped and spoke with them. Together they measured the mezzanine area and it was found to be under the sq.ft. that would require a fire marshall's review. Later, Jim Sandner said he found it pretty hokey the two men appearing out of nowhere to measure his mezzanine area after discussion on how long he's had his framing up and no one had questioned it until after Jim Blittersdorf made his inquiry. Jim Sandner advised Jim Stevens and George that before he had submitted his permit application/plans to the Town he had spoken to Pat Westerholme of the Fire Marshall's office, reviewed everything, and she had told him to state it was a mezzanine and that no one ever told him there was a certain square footage it had to be to have a review or not. He asked the men why no one told him about this square footage issue before. No real answers were received. **Conclusion, though already addressed during the Town's permit process last year: No Fire Marshall's plan review or approval is necessary for this building.**

continued...

6 - UNFINISHED/ONGOING BUSINESS:

- **Steve Dicenso - residential built inside a commercial building without a building permit issue -ON HOLD w/Town Attorney & Paula to write a draft letter for P&Z to review - Reference building permits: C-04-01 & C-03-03 regarding Lot# 6 Kilroy Subdivision Storage Units originally owned by Marc Elkins.**
- **P&Z ATTENDING COUNCIL MEETINGS:**
1) April 5th - none 2) April 19th - Dave Gustafson

7 - ADJOURN MEETING- *Need Motion.*

AFTER MEETING REVIEWS-

ENFORCEMENT-

- **Bull Moose Saloon-Addition Bldg. permit # RE-01-03 re Deck Enclosure on side Certificate of Occupancy-** 3/24/05- Jim sent letter questioning Lyal's punchlist of items still needed completed and stating he would not be installing sprinklers in existing saloon building stating he didn't have to. 4/1/05 Dave G. sent response letter advising Jim of the UBC, also that Jim could schedule another inspection if he felt all items were complete. Dave G. also advised that all the information we had from the Dept. of Fire Prevention and Electrical Safety showed that indeed he was advised he needed to sprinkle entire building and that his letter would be forwarded to the Fire Marshall's office with his intent not to comply. Jim received his second final inspection, all okay except basement vents need to be done. Jim advised Lyal that he needed to finish the upstairs by two weeks, which meant he is aware his extension permit is up on April 23rd. Jim now will owe \$50 for each additional inspection as states on our Fee Schedule sheet. ***Need decision on how to proceed.***
- **Bull Moose Saloon- Remodel Bldg. Permit #RE-03-04 re: non-permitted lights-** Jim Blittersdorf sent another letter on 3/20/05 stating he would not remove lights as George Smith indicated the lights were required. 3/28/05 Dave G. sent letter on behalf of P&Z stating that P&Z needs to see the Electrical Code that would show Jim's lighting is required. Also George Smith did advise he did not say "required" lighting just that it would be a good idea. He was advised not to illuminate until Town received the actual Electrical Code. If there is a Code than we again requested revised electrical plan for the Town's files as originally requested twice before. 3/30/05 Jim sent letter questioning who was doing the P&Z correspondence, implying that a Town employee, namely the P&Z secretary was writing the letters on her own. *(This was after the secretary spoke with George Smith, attempting to get the information P&Z requested in prior meeting, to find out what George actually said to Jim about the lighting)* The letter also stated Jim misquoted George Smith but claimed that George has the right to approve electrical changes. 4/1/05 Dave sent out another letter advising Jim of our correspondence procedure and again requesting the Electrical Code and to advise that it is disingenuous to now claim a safety issue as justification for installing the lighting without the required permit. Dave also advised again the Town's procedures and that no matter what the Fire Marshall's office says Jim still needs an approved permit/plans from the Town. Jim was advised that based on his letter refusing to remove the unpermitted soffitt lighting the matter is now forwarded to the Town Attorney. During Lyal's second final inspection of the deck enclosure Jim advised Lyal that his insurance company requires the lighting. A letter now requesting proof from the insurance company re: requirements is in draft form to be sent.

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

Copy of "A Profile Wyoming Demographics, Economics and Housing

Items mailed to P&Z before meeting:

- 3/22/05 P&Z minutes
- Shawn Bard request letter and copy of 5/11/05 P&Z minutes
- Building Permit Info Notice - New Draft
- Letter re: Dept. of Fire Prevention and Electrical Safety meeting in Afton on April 18th
- Letter re: Dept. of Fire Prevention and Electrical Safety re: legislation passed
- Copies of correspondence re Bull Moose Saloon on several pending issues with P&Z

Items received before P&Z meeting:

- WY Home & Ranch/Bruce Cameron lot issue