



Town of Alpine Planning & Zoning Commission MINUTES

DATE: December 12th, 2006

Attendance: P&Z members: Pat Marolf, Dave Gustafson & Kennis Lutz. Paula Stevens is absent & excused. Others in attendance: see attached sheet.

1 - CALL TO ORDER at 7:00.

2 - ROLL CALL & QUORUM ESTABLISHED BY Kimberlee Jansen

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Discuss e-mail from Elizabeth Koeckeritz regarding the \$5000.00 building Ordinance and the International Existing Building Code.** While researching the \$5000.00 Ordinance and if it had been repealed when the new codes were adopted, Elizabeth K. discovered that the new codes refer to the International Existing Building Code. Rob W. explained problems with the existing building code; he further explained that this section has been removed from the 2006 Building Codes. Dave G. stated that he thought the \$5000.00 Ordinance had been repealed, secretary confirmed that the new codes repealed the \$5000.00 Ordinance, but the IEBC needed to be addressed. Rob W. reviewed the IBC and located the section Elizabeth had questioned. Rob W. read and explained this section to the board. Secretary inquired if we need to have an ordinance excluding this section from the IBC and the IRC, or should it be left the way it is. Rob W. stated that he would check into it, but he felt that maybe it was something they should delete. Dave G. stated this issue should be taken care of sooner rather than later. Rob W. stated he would recommend removing this section from the codes, Dave G. agreed.

Kennis L. stated that this is new to him and he would like to research it more. Rob W. read further from the codes and gave some examples pertaining to the codes. Dave G. asked what they needed to resolve, he also inquired if the board wanted to act on it tonight or if they wished to wait. Kennis L. and Pat M. agreed they could act on it tonight. Pat M. stated that they should do away with the exceptions pertaining to the IEBC, Kennis L. and Dave G. agreed with him. Rob W. called out the section of the code they were referencing, "IBC 101.2 Scope, exception #2, which states existing buildings undergoing repairs, alterations of additions and change of occupancy shall comply with the International Existing Building Code." Rob W. commented that exception is what should be deleted. **Pat M. motioned to delete the 101.2 Scope exception 2 from the IBC, also delete 101.2 from the IRC Kennis L. seconded. VOTE: 3- Yes; 0- No; 0- Abstain; 1- Absent.**

4- UNFINISHED/ONGOING BUSINESS:

- **BANK OF STAR VALLEY - A-02-06 - Lot 701 Lakeview Estates Tract C - 102 Greys River Road -** The additional information requested to process the building permit has been received. Rob W. has reviewed and approved. Joe S. has reviewed and approved. Rob W. explained a few comments he had for the project, first is the roof pitch. He has spoken to Heidi R. in regards to the roof pitch, they currently have it at 1.7 & 12 the town requires a minimum of 2 & 12. The truss manufacturers will change the roof pitch. Dave G. confirmed that Rob W. reviewed and sees no concerns with the project. Dave G. confirmed that the project meets all the setbacks, he reviewed Joe S. notes. **Kennis L. motioned to approve the building permit. Pat M. seconded. VOTE: 3- Yes; 0- No; 0- Abstain; 1- Absent.**
- **BULLMOOSE SALOON/HOTEL - C-02-04 - Lot 601 Lakeview Estates Tract C - 91 Hwy 89 -** ¹We have not received the new plans for changes made to the hotel floor plans. ²The building permit and extension has expired, usual procedure is to have the applicant pay all new fees for a new building permit. ³There is also a lack of snow storage in the parking lot; the snow is being pushed into the Town Park. ⁴The owners have also applied for a microbrewery permit, what portions of the I.P.C. apply to this?

Dave G. addressed the building permit first, he had spoken with Rob W. and he has been inspecting the project. Dave G. would like for the project to continue progressing in a forward manner. He suggested that a letter be sent informing them of the expired permit. Kennis L. inquired about the last meeting when Jim B. was here; Rob W. presented the information to the board. He also explained the changes to the building that differs from the plans that were submitted, Jim B. had said during this meeting he would submit the changed plans. Kennis L. asked if this expired permit was discussed when Jim B. was present, secretary informed him it was not discussed that night. Pat M. inquired about the extension, Jim B. applied for an extension in July 2006, his permit expired in September 2005 and the extension expired in September 2006. Kennis L. was concerned if Jim B. was given notice that his permits expired, Dave G. informed Kennis L. of the history with this business and their building permit for the hotel. Kennis L. stated that everybody needs to follow the same rules; Dave G. requested that a simple letter be written and sent informing Jim B. that he needs to renew his building permit.

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

- **Town Council Minutes:** November 21st, 2006 and December 5th, 2006.
- E-mail from Elizabeth Koeckeritz concerning the *International Existing Building Code*.
- Amended Town Zoning Map dated September 19th, 2006.

9 - *Items mailed to P&Z before meeting:*

- **P&Z minutes:** October 24th, 2006.

Dave Gustafson, P&Z Chairman

Date

Attest:

Kimberlee Jansen, Secretary

Date