



Town of Alpine

DATE: **September 27th, 2005**

Attending: Board members: Scott Reed, Don Sherman and Dave Gustafson. Property Owners: Dennis Frost, Tyler Pederson (representing the Potters), and Donn Wooden. Business owner: Terry Bullis. Building Official Rob Wagner.

Planning & Zoning MINUTES

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISHED a QUORUM - Paula Stevens absent

3 - P&Z MINUTES August 23rd and September 13th, 2005 *Don Sherman motioned to approve August 23rd & September 13th, 2005 P&Z minutes, Scott Reed seconded. All in favor.*

4 - COUNCIL MINUTES: August 2nd and August 16th, 2005 *Scott Reed motioned to approve August 2nd & August 16th, 2005 Council minutes, Don Sherman seconded. All in favor.*

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Fence Permit #F-11-05 Dennis Frost** - From last meeting: Dennis is requesting a fence permit. RVM Homeowner's Assoc. has approved. Joe inspected, okay other than one property pin not located on the front of lot. Therefore, it's for P&Z to decide whether to grant permit without the corner pin or advise homeowner to call for a surveyor to locate 4th pin.

***Update-** Frosts were not present at last meeting. Nancy Frost spoke with Paula and was advised the permit must be heard in a public meeting. A letter was sent from P&Z chairman advising the corner pin needed to be located because the fence is being placed directly on the property line and need approval letters from adjacent neighbors where fence is being placed on property line on 3 sides. As stated in P&Z's letter: A second inspection for 4th property pin was to be requested by the Frosts prior to this meeting. No request has been received for verification of 4th pin being located. No letters from adjacent neighbors have been received.

Dennis stated he is bringing it in 3 inches and fence is not going to be on the property line. He stated someone came out and measured and it showed 8 inches past where he had originally thought his pin was located from his plat map. So he feels he's well within the property line. *Don Sherman motioned to approve Fence permit #F-11-05 with 3" setback, Scott Reed seconded. All in favor.*

- **Residential Permit for Shed #R1-06-05 Ione & Ernest Potter** - (Tyler Pederson representing the Potters) Potters are requesting a building permit for a shed. RVM Homeowners Assoc. approved. Rob approved pre-plan review and onsite inspection. Tyler advised just a storage shed. There will be no plumbing or electrical. He said size of shed is 8x12 feet. *Don Sherman motioned to approve Shed permit #R1-06-05 with condition of no electric or plumbing, Scott Reed seconded. All in favor.*
- **Sign Permit #S-04-05 Calamity Jane's Clothing Co.**- Terry Bullis is requesting a sign permit. Terry said the sign will be painted on the plywood. A vinyl will go over it. Dave said will need to verify if fence, where sign will be placed, is on the property line or not. Therefore will need Rob or Joe to inspect setbacks/pins and if on property line will need approval from adjacent property owners. Dave asked how the sign will be attached to fence. Terry advised it will be attached by 2x4's in between the posts on the picket fence. Don asked Rob to go to the property and review the area and the fence where the sign will be put. Dave said Terry will need to locate and mark those property corners for Rob to look at them. Scott advised if there was a problem then Terry would need to advise the neighbors and get their approval. Dave told Terry to call the secretary in the morning after locating the pins so Rob could be sent out. Scott said the size of sign is fine. After discussing the height of size from the ground, Don advised there gets a lot of snow right there. Don felt they could consider a motion with it contingent on the location of the pins and if it's not beyond the pins then they could rule on it right now. *Don Sherman motioned to approve Sign permit #S-04-05 with the stipulation that Rob reviews the property pins and the corner pins be outside the fence. If the fenceline is on the pin (property) line then he does not grant this permit, Scott Reed seconded. All in favor.*
- **Addition Permit #A-01-05 Donn Wooden** - Woodens requesting a building permit to build a sunroom. Rob approved pre-plan review and onsite inspection with notes. Rob dealt directly with the sunroom manufacturer regarding a few issues he was concerned about. (Please see Inspection sheet inside building packet.) Donn said there was electrical, but no plumbing.

Rob verified with Donn that a licensed electrician would work on it. Rob explained he checked the UBC and IRC 2003 codes re sunrooms regarding snowloads. He said this one was most likely an R4 and snow would slide off of it. He called Steve Hawkett, Jackson Building Official, he says they have been putting the four seasons sunrooms quite a bit in Jackson. They have not had any problems. He added they are designed properly. Ken, (*Spratt*)(*the designer*), has done a really good job with them as he has extra bracing. Don asked is there a way to actually know the snowload on it. Rob said that this is actually a total of 56. Rob made notes on the plan. Don asked the pitch. Donn Wooden advised it will be on the sun side of the house, the west wall. Rob said he spoke to Ken already about the highlighted notes he has made on plans. Rob explained how it is constructed and showed the commission. Rob said a few things need to be done. He explained a certain item needs to be attached to bottom of steps, cannot just be floating. And cannot have an 8" sono tube with this. The CB 66 requires 3" encasement around so on diagonally you have 7 3/4". This has to be 14". He also looked at the LCB 66 and they can use the 12" sono tube. Rob added that this sunroom is designed for this seismic zone as it says seismic zone 4.

Dave asked Rob what he needed such as revised set of plans. Rob answered no, he simply needs to hear from Ken and Donn that these items have been met. The sunroom company has their own crew come in to erect the sunroom. Dave verified that Ken is aware of these notes. Rob answered yes. Don asked how do we deal with the snowload not being 100 lb. Rob said it does not meet the 100lb snowload requirement but again it will not have 16" of insulation. It's an R-4, it's glass which the snow will end up melting off. They have the sunroom over at Los Dos Amigos, that has been there for years. Donn added there is one in town behind Anne Baker's house. Rob says we will have to define and incorporate into the codes. Don was concerned how they work this as a board for upcoming people who say why do I have to have a 100lb. snowload but Donn doesn't. Rob added if they don't put that extra bracing in the roof like Ken is, then the snowload amount drops more. Rob said these are things we'll have to figure out along the way. Rob advised the P&Z should meet with Steve Hawkett from Jackson to go over things like this. ***Scott Reed motioned to approve Addition permit #A-01-05 based on the recommendation of Rob Wagner for snowload and CB 66 changed to LCB 66 12" sono tube to carry the full encasement and the step attachment- SEE BLDG INSPECTION NOTES, Don Sherman seconded. All in favor.***

6 - UNFINISHED/ONGOING BUSINESS:

- **P&Z ATTENDING COUNCIL MEETINGS:**
1) October 4th - Scott Reed 2) October 18th - Paula Stevens

7 - ADJOURN MEETING- *Need Motion.*

AFTER MEETING REVIEWS-

DISCUSSIONS/WORKSHOPS- none

ENFORCEMENT-

- ***Dave Pellagatto - #R1-11-04-*** Mrs. Pellagatto advised secretary will be making a revision to their permit as they will be adding power. Secretary advised an electrical plan will be needed and then attendance at a P&Z meeting to review for approval. ***Letter sent 8/24/05- Need follow up.***

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

- New Fee Schedule Ordinance
- New Fee Schedule sheet

Items mailed to P&Z before meeting:

- P&Z August 23rd minutes
- P&Z September 13th minutes
- Council August 2nd minutes
- Council August 16th minutes
- 9/19/05 Letter by Chairman sent to Frosts re: 4th pin needing located

Dave Gustafson, P&Z Chairman

Date

Attest:

P&Z secretary

Date