

PITKIN TOWN MEETING Newcomb Community Center

February 13th 2023 at 7pm

Minutes

1. Call to Order and Pledge of Allegiance: Mayor Eddy Balch called the meeting to order at 7:03pm. Trustees Jerra Garetson and Tom Gibb were present. Trustees Lucinda Lull and Chris Nasso were present via telephone. Attorney Chris Mochulsky was absent. Minutes taken by Clerk Sara Gibb

2. Public comments*: None

3. Town Attorney Report:** No report

4. For Council Action:**

2-1 Approve meeting minutes: January 9th regular meeting

Motion to approve the minutes from the January 9th regular meeting made by Trustee Jerra Garetson. Seconded by Trustee Tom Gibb. Motion carried 5-0.

10-6 Discuss and vote on Zoning Change Recommendations from the Zoning Board of Adjustment. *This item includes a Public Hearing.*

The Public Hearing was opened at 7:08pm

Zoning Board Chairperson Jesse Garetson reviewed the recommendation to the Board of Trustees – to rezone lots NW of Main Street from residential to business. Clerk Sara Gibb confirmed that the Board of Trustees, Attorney Chris Mochulsky, and the public (via the website) were provided with the draft Zoning Board minutes that contain the Zoning Board’s recommendation and responses to the questions in the Zoning Code. Clerk Sara Gibb confirmed that all property owners were notified via mail regarding the proposed change.

Pete Olsen asked if the Town Attorney has weighed in on the justification – “error in original zoning” – without proof of that error.

Zoning Board Chairperson Jesse Garetson stated that years ago a hand-drawn zoning map was provided to the council and that was the source of the current zoning map. The Town has previously done a poor job of recording zoning maps with the county.

Suzu Metzler commented that she has never heard of an error in original zoning. Trustee Lucinda Lull stated that Kapp’s called and had no objection to the change. Trustee Tom Gibb stated that Karen Radovich called with a question about property taxes but had no objection.

Zoning Board Member Rodger Lull stated that the error was made when the lots were originally zoned as residential rather than commercial. These lots should have been zoned business initially.

Mayor Eddy Balch raised a concern about access for business property. Trustee Lucinda Lull asked to confirm that the lots would be multi-use.

Clerk Sara Gibb confirmed the minimum lot area for business zoning as 9,000 square feet.

Sara Gibb asked about setbacks for business properties. The setback on the alley would be 5 feet.

Public Hearing closed at 7:27pm

Motion to confirm the zoning change recommendations from the Zoning Board of Adjustment to rezone the following lots and blocks: Block 56 lots 1-2, Block 47 lots 1-4 inclusive, Block 46 Lot 4, Block 45 Lots 1-10 inclusive, Block 38 Lots 6-8 inclusive, Block 38 Lots 1-2, Block 37 Lots 1-4 inclusive, Block 28 Lots 1-4 inclusive from residential to business made by Trustee Jerra Garetson. Seconded by Trustee Lucinda Lull. Motion carried 3-1. Mayor Eddy Balch cast a “nay” vote. Trustee Tom Gibb abstained.

2-2 Discuss and vote on the Town of Pitkin Snow Removal Policy

Trustee Tom Gibb asked how the current “policy” is working. He would like something that just works. Trustee Lucinda Lull agrees.

Clerk Sara Gibb stated that she has received several requests for intermittent plowing and has been unsure how to respond without a clear policy.

Street Commissioner Jesse Garetson stated that the Town is within 4 blocks of plowing the entire Town at this time. He proposes that the Town plow all streets. He believes that everyone who pays taxes 12 months out of the year should be plowed. Trustee Tom Gibb stated that Sage Lane downstream of Town Hall is privately plowed.

Clerk Sara Gibb reviewed financial information with regard to trends for the Committed Street Fund.

Clerk Sara Gibb, Pete Olson, Ramon Reed and Street Commissioner Jesse Garetson will redraft the snow plowing policy.

Public comments: Chad Varnell, Pete Olson

2-3 Discuss and vote on Town Building Inspector Compensation

Clerk Sara Gibb presented information gathered in regard to building inspector compensation schedules from other municipalities.

Public comments: Chad Varnell

2-4 Review treasurer's report; Vote to approve February 2023 disbursements

Motion to approve February 2023 disbursements made by Trustee Tom Gibb. Seconded by Trustee Jerra Garetson. Motion carried 4-0.

5. Special Additions to the Agenda**

- None

6. Updates/Planning/Discussion:**

- Set work sessions and discuss future agenda items

7. Reports:**

- Town Mayor – Eddy Balch – No
- Town Clerk – Sara Gibb – Town needs to get involved with the re-mapping of flood zones. Please see written report for the following:
- Building Inspector – Tom Gibb
- Zoning Board – Jesse James Garetson – Will meet on 2/20/23 at 7pm
- Cemetery – Mark Rossmiller – No report until spring 2023
- Environmental Health – Gayla Gibb
- Streets – Jesse James Garetson
- Ditches – Vacant
- Town Hall – Vacant
- Parks and Rec – Vacant

8. Adjourn: Motion to adjourn made by Trustee Chris Nasso. Seconded by Trustee Tom Gibb. Motion carried 5-0.

Reports

Commissioner and Community

- Building Inspector –Tom Gibb – Working with Mr. Schellenberg to finalize plans for 202 Armstrong Street. Some aspects are difficult due to the snow.
- Zoning Board – Jesse James Garetson – The Zoning Board met on 1/23 to develop an official recommendation for a Zoning Change for lots NW of Main Street. The Zoning Board is drafting a well-specific permit for the Town of Pitkin.
- Environmental Health – Gayla Gibb - In anticipation of sending out letters in April, I have begun reviewing the information gleaned from going through all of the OWTS files available regarding the status of the various OWTS systems in Pitkin. At this time, there are three categories:
 - 1) Systems that have not been inspected in the last 7 years -- some of which are delinquent with no communication
 - 2) Systems that require following up on pumping reports
 - 3) Three systems with metal tanks that require monitoringThere will also be questions that I need to raise to the Board of Health. Be thinking about the answers. My research thus far reveals two systems that appear to have never been officially inspected. One of these threatens legal action if we try. **How should we be dealing with this? A question, most probably, for our attorney.**

Over the next two months, the task will be figuring out the above information and creating mailing labels and composing letters.
- Streets – Jesse James Garetson – I’m looking forward to spring and summer, on behalf of Pitkin streets and ditches. This winter I’ve had 3 face-to-face meetings with Martin Schmidt, the new Public Works Deputy County Manager for Gunnison County. It appears we will be able to team up with Gunnison County in June to get Mag-Chloride applied. I’ve visited with John at J.C.I. Construction. He will be sending prices on road grader and water truck rental and/or bid work on some of our gravel streets, especially areas with potholes that will not stay repaired. United Materials has sent bids on 100 ton of ¾” road base gravel and freight bids that are good through June 30, 2023. There are several options on the table for Pitkin streets this summer.
- Ditches – Vacant – No report
- Cemetery – Mark Rossmiller – The season for cemetery work has completed and there will be no report until next spring.
- Town Hall – Vacant – No report
- Parks and Rec – Vacant – No report