

Zoning Board Meeting Newcomb Community Center

January 16, 2023 at 7pm

Remote participation may be available by calling **(720)386-9023** and using access code **257210**. **Cell tower functionality determines the availability of remote participation.**

MINUTES

1. **Call to Order: Chairperson Jesse James Garetson called the meeting to order at 7:03pm. Zoning Board members Ed Herman and Gayla Gibb were present. Zoning Board members Rodger Lull and Doug Bower were present via telephone.**

NEW BUSINESS:

- Discuss and vote to approve minutes from 9-22-2022 Zoning Board Meeting

Motion to approve the minutes as amended made by Zoning Board member Gayla Gibb. Seconded by Zoning Board member Ed Herman. Motion carried 4-0.

- Discuss and vote on a recommendation for the Board of Trustees regarding a Zoning change request for all properties NW of Main Street

Chairperson Jesse Garetson stated that the county does not maintain an accurate record of the Town's zoned districts. Zoning Board members and members of the audience viewed various maps of the Town of Pitkin.

Zoning Code Section 21-B

B1 – See Pitkin Zoning Map for the following locations NW of Main Street: 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

B2 – Statement of justification – Change in area conditions – Jesse James stated that it's as important as the 6 lots that were just rezoned to business. This would fix a spot zoning issue. Error in original zoning is the main justification. Zoning Board chairperson Jesse James stated that Rand Makowski produced what appeared to be a hand-drawn map and the error developed from using this map. This map was produced approximately 10 years ago. Zoning Board member Rodger Lull stated that this is the best justification for this change. Most of the properties do not have street frontage and they are all hemmed in between other business properties. They are suitable for adding to the business property in front of them for other uses.

B3 – None proposed

B4 – Error in original zoning

B5 – An email from Zoning Board Member Rodger Lull states: "This rezoning will reduce the existing conflict between this strip of land and the commercial district. Much of this strip has

already been rezoned commercial. This will effectively eliminate a Spot Zoning issue on the North West boundary of town. Perhaps the biggest advantage to this change is now the commercial property owners can now add to their properties for the purpose of parking, storage, and other uses that have pledged the commercial zone and it's growth, greatly improving the value of this problematic strip of land.”

Motion to recommend rezoning of 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 Zoning Board chairperson Jesse James Garetson. Seconded by Zoning Board member Ed Herman. Motion carried 5-0

Public comments: Ramon Reed, Sara Gibb, Suzy Metzler

- Discuss and vote on developing a well permit application

Chairperson Jesse Garetson suggested that a well permit be developed because a well is not a building and the building permit application should not be used. He said it is sloppy to cross through “building” and write “well.”

Building Inspector Tom Gibb suggested that a well permit should include eastern and northern coordinates, state well permit and number, proposed depth, Block and Lot number, and setbacks from OWTS on subject and adjacent properties.

Motion to table this item for more development made by Zoning Board member Gayla Gibb. Seconded by Zoning Board member Ed Herman. Motion carried 5-0.

Public comments: Ramon Reed

OLD BUSINESS: None

ADJOURN - Motion to adjourn made by Zoning Board member Doug Bower. Seconded by Zoning Board member Rodger Lull. Motion carried 5-0. Meeting adjourned at 8:13pm

If special accommodation or alternative access is required, please contact the Town Clerk at thetownofpitkin@gmail.com or (970)787-0031 at least 48 hours prior to the scheduled meeting