

PITKIN TOWN SPECIAL MEETING

Newcomb Community Center

April 2nd, 2025 at 6:30pm

Remote participation via ZOOM please use: <https://us06web.zoom.us/j/3732819188>

Meeting ID: 373 281 9188

MINUTES

1. Call to Order and Pledge of Allegiance: Mayor pro tem Tom Gibb called the meeting to order at 6:30 pm. Trustees Ed Pianalto, Jerra Garetson and Ramon Reed were present. Minutes taken by Clerk Sara Gibb.

2. For Council Action:**

- Discuss with possible action: Approving a variance request for 719 Main Street. THIS ITEM CONTAINS A PUBLIC HEARING.

The variance request was summarized by Mayor pro tem Tom Gibb. Zoning Board Chairperson Ed Pianalto stated that at the Zoning Board meeting, the members of the Zoning Board voted 4-0 to recommend that the Board of Trustees approve the request. Clerk Sara Gibb reported that during a site visit, she verified that the information in the application matched the site.

Applicant Thomas Kelley confirmed that the building is located 2 ½ feet into the setback. If he were to meet the 5-foot setback, he would have to end the porches 2 ½ short of the cabin on one side. He appreciates the unanimous support from the Zoning Board.

Public hearing: A public hearing was opened at 6:37pm.

Jesse Garetson - supports granting the variance

Chad Varnell – approves this ordinance

There being no additional commenters, the public hearing was closed at 6:38 pm.

Motion by Trustee Ed Pianalto: Approve the variance for Thomas Kelley at 719 Main Street. Seconded by Trustee Jerra Garetson. Motion carried 4-0.

- Discuss with possible action: Approving a variance request for 100 Main Street. THIS ITEM CONTAINS A PUBLIC HEARING.

Applicant Jake Schellenberg stated that he believes the request is self-explanatory. The corner of the roof gets to the zero setback. It can perhaps be moved six inches off once the snow is removed.

Zoning Board Chairperson Ed Pianalto stated that the Zoning Board heard this request and voted 3-yes and 1-abstain to recommend approval to the Board of Trustees.

Trustee Ramon Reed stated that he doesn't have a problem with the variance requested because the property line that it's against borders a 30-foot open space. He does have a problem with the drawings that were presented with the other side of the building. The

drawing shows the structure right up against the absorption field. There is a setback required with an absorption field. He doesn't know why the Zoning Board didn't discuss that, perhaps they do not consider it their purview. Trustee Ed Pianalto stated that there is a 10-foot setback to the foundation to a building. There is a 20-foot setback to a crawlspace. The roof line measures out 6-7 feet from the building. The building is at least 6-7 feet off the leach field. Applicant Jake Schellenberg stated that the Depot does not have a crawlspace. It has stem walls to support but not a crawlspace. Mayor pro tem Tom Gibb stated that there will be a barrier above ground for trans-evaporation from the leach field. He would like to see the Depot there, but he believes Mr. Schellenberg needs to come up with more room. Trustee Ed Pianalto stated that a stem wall could be 10 feet from the leach field. Applicant Jake Schellenberg suggested pouring a slab and setting the Depot on the slab to meet the 10-foot requirement. Trustee Ramon Reed stated that the setback is to a structure. The Zoning Code defines a porch as a structure. The setback from the structure to the leach field must be met.

Trustee Jerra Garetson asked if anyone on the Board was a professional engineer. She stated that "we require that as a town." She asked to poll the Board to see if anyone on the Board is a professional engineer.

Public hearing: The public hearing opened at 6:54 pm

Jesse Garetson – the responsibility and liability is off the Town and on the engineer

An email from Val Rowan was read aloud by Clerk Sara Gibb – Val and her brother Harry do not want the Depot moved and they are against this variance.

An email from

There being no additional comments, the public hearing was closed at 6:57pm

Trustee Jerra Garetson does not want to vote on this.

Clerk Sara Gibb reported that the map accurately reflects the request. The corners of the proposed location were identified by Mr. Schellenberg at the site. The edge of the porch would abut the leach field. During the site visit, Mr. Schellenberg stated that the parcel is large enough to locate the Depot elsewhere, but alternate placement would be less visually appealing and his preferred location is the requested location with a variance.

Motion by Trustee Jerra Garetson: Table this item until the regularly scheduled meeting. Seconded by Trustee Ramon Reed. Motion carried 4-0.

- Discuss with possible action: Approving bids for Street work for 2025

Street Commissioner Jesse Garetson stated that there are a lot of streets that need gravel.

Road Grader/mag chloride quotes:

County – mag chloride \$6300

Road grader with water truck \$3700 = \$10,000 total

JCI - \$3990.60

Gravel:

United Materials – (best gravel, per Mr. Garetson) – best rate for ¾ inch road base at \$16.65/ton (180 tons required at this time for \$2,997)

Tomichi Materials – only place to get pit run soil - \$1462.80 for two 30-ton loads with freight; gravel is \$16.71/ton (180 tons for \$3007.80)

Mr. Garetson wonders if the Town may need to purchase more loads of gravel to meet resident requests. He suggested 10 loads vs. 6 loads.

Hauling:

\$175/hour across the board (\$2,100)

Street Commissioner Jesse Garetson stated that he could not make contact with Gunnison Valley Excavation for bids on hauling.

Signage:

Solar powered stop signs: \$249 for a kit that requires assembly. Mr. Garetson is not in favor of that. Amazon sells ALLEXCENT brand stop signs that have 16 lights, solar, and battery for \$799 with free shipping. Mr. Garetson believes the current posts can be used.

Clerk Sara Gibb will look into tax-exemption from Amazon.

Trustee Ed Pianalto would like to get more gravel.

Trustee Ramon Reed stated that all of the recommendations sound good, but he doesn't have any thing to tell him how this all fits within the budget. He asked if this comes out within the budget.

Street Commissioner Jesse Garetson stated that this puts the Town over budget. He doesn't know if the Town can get by with \$20,000.00 or not. Mayor pro tem Tom Gibb stated that it looks like the streets this year have not held up as well this year as some previous years. Trustee Ramon Reed isn't necessarily opposed to going over budget; he wanted to get an idea of what the Board would be looking at. Mr. Garetson stated that the Town is looking at around \$17,000.00 with just the basics that were discussed at the last council meeting and not including the stop signs.

Motion made by Trustee Ramon Reed: Approve Street Commissioner Jesse Garetson's recommendations and authorize him to proceed with the recommended suppliers. Seconded by Trustee Ed Pianalto. Motion carried 4-0.

Street Commissioner Jesse Garetson would like the go-ahead on the \$17,000.00 of work tonight. At the April meeting, he will bring more information on the purchase of additional gravel.

There was discussion on blinking stop signs. They would be located at 9th and State and replace the two current stop signs. Mayor pro tem Tom Gibb is in favor of stop signs that get people's attention. Street Commissioner Jesse Garetson stated that the total for two signs is approximately \$1600. Trustee Ed Pianalto looked at the specs on all the 32" signs and the specs on all of them were similar. He is comfortable with the recommendation.

In response to a public comment, it was stated that the stops signs are programmable to be on 24/7 or dawn until dusk (day flashing). He later clarified that they are 24/7 or dusk to dawn (night flashing only). Trustee Ramon Reed has mixed feelings. He believes these might help to slow down traffic. He is concerned about the nighttime flashing. Pitkin has never had nighttime flashing lights or signs and he's not keen on starting that. He would like the Mayor pro tem or the Clerk to contact the attorney and ask if there are any liability concerns. He asked, "If the Town has a stop sign and there's an accident because someone runs through the sign, is there a liability on the town because we're not enforcing that stop sign?"

Clerk Sara Gibb will contact the attorney and CIRSA – stop signs, speed limit signs

Trustee Ed Pianalto suggests speaking to the attorney before making a decision.

Public comments: Jake Schellenberg, Pete Olson, Thomas Kelley, Jesse Garetson

9. **Motion by Trustee Jerra Garetson: Adjourn. Seconded by Trustee Ramon Reed. Motion carried 4-0. Meeting adjourned at 7:50pm**