

Zoning Board Meeting Newcomb Community Center

September 22, 2022 at 9am

MINUTES

1. **Call to Order:** Chairperson Jesse James Garetson called the meeting to order at 9am. Zoning Board members Rodger Lull, Gayla Gibb, and Ed Herman were present. Zoning Board member Doug Bower was present via telephone.

NEW BUSINESS:

- Discuss and vote to approve minutes from 6-20-2022 Zoning Board Meeting

Motion to approve the minutes made by Zoning Board member Gayla Gibb. Seconded by Zoning Board member Rodger Lull. Motion carried 4-0.

- Discuss and vote on a recommendation for the Board of Trustees regarding a Zoning change request for 202 Armstrong Street

Zoning Board member Gayla Gibb recused herself for this portion of the meeting. She took a seat in the audience.

Tom Gibb presented his zoning change request. He provided printed documents pertaining to his request. When Mr. Gibb purchased these lots, he attempted to gain access via Armstrong. This did not come to fruition. The lots are currently accessed via 2nd Street.

Zoning Board Chairperson Jesse Garetson stated that Armstrong Creek cuts off some of this property. There are two utility poles in Sage Lane that prevent access via Sage Lane.

Zoning Board member Rodger Lull stated that he wondered why there is residential zoning on that side of the street to the town border because very little of it is suitable for residential construction. Multi-zoning [business zoning] fits. It could have some purpose as commercial but it is not residential. He would vote that this become commercial. These particular lots are complicated by Armstrong Gulch. They need to be added into the adjoining zoning so some use can be made out of it that is practical. Zoning Board member Ed Herman agrees.

Zoning Board Chairperson stated that he has thoroughly reviewed section 20 of the 2012 Zoning Code. He does not see how this would be spot zoning, or how it would create additional smoke or traffic.

Based on public comment, Zoning Board Chairperson suggested that perhaps the Zoning Board can act on this request and also recommend to the Board of Trustees to rezone the entire area northwest of Main Street

Motion to recommend approval of the Gibb request for rezoning to the Board of Trustees and to recommend that the Board of Trustees consider rezoning all lots northwest of Main Street to

business made by Zoning Board member Rodger Lull. Seconded by Zoning Board member Ed Herman. Motion carried 4-0.

Public comments: Ramon Reed

Zoning Board member Gayla Gibb returned to the front table following the completion of the motion.

Addition to the Agenda: Mayor Balch asked Jesse James to represent the Town regarding an issue with utility poles.

The proposal is to bring the utility line onto 9th Street and continue along the creek on the upstream boundary of 9th Street and provide electricity to the park and Mr. Jones. When GCEA marked the location of the new lines, Mr. Jones called GCEA and protested. The GCEA representative returned to Pitkin and restaked the poles. In order to make Mr. Jones happy, a guy wire would be required in 9th Street, which would impede parking and traffic. A new suggestion is to place an anchor toward the creek along 9th.

Addition to the Agenda: Zoning Board Chairperson Jesse Garetson said State Street from 9th to the end of Town is an extension of highway 76. If State Street above 9th were zoned commercial, the County has an opportunity to discuss paving State Street from 9th to the end of Town and up to the pond and staging area. Zoning Board member Rodger Lull stated that had the business district be extended, the street could be paved. Commercial areas are paved because the retail businesses on those streets pay taxes to the county and become a revenue stream for the County. The advantage of having a dirt-free zone at that edge of town – he believes most of the people living on State would appreciate pavement. Zoning Board members Gayla Gibb and Ed Herman agree. Zoning Board Chairperson stated that there is only one property undeveloped that is large enough to build on. The buildable lot will more than likely be residential if it sells.

OLD BUSINESS: None

ADJOURN: Motion to adjourn made by Zoning Board member Gayla Gibb. Seconded by Zoning Board member Rodger Lull. Motion carried 5-0. Meeting adjourned at 9:34am.

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