

PITKIN TOWN MEETING

Newcomb Community Center

November 14th 2022 at 7pm

Remote participation **may** be possible based on cell phone tower functionality. To attempt remote participation, please call **(720)386-9023** and use access code **257210**. In-person attendance is recommended at this time due to cell signal unreliability.

Minutes

1. Call to Order and Pledge of Allegiance: Mayor pro tem Tom Gibb called the meeting to order at 7:01pm. Trustees Chris Nasso, Lucinda Lull, and Jerra Garetson were present. Mayor Eddy Balch attended via telephone. Attorney Mochulsky was present. Minutes taken by Clerk Sara Gibb

2. Public comments*: None

3. Town Attorney Report:** No report

4. For Council Action:**

11-1 Approve meeting minutes: October 3rd Work Session, October 10th regular meeting

Motion to approve the minutes of the October 3rd work session made by Trustee Jerra Garetson. Seconded by Trustee Chris Nasso. Motion carried 5-0.

Motion to approve the minutes of the October 10th Regular Meeting made by Trustee Lucinda Lull. Seconded by Trustee Chris Nasso. Motion carried 5-0.

6-2 Discuss and vote on proposal from Mike and Sally Graham to designate a historical site at the remains of the mill on 2nd Street

The Board viewed a possible site for the point of interest site during the work session on November 11th. This location is between 2nd and 3rd on the NW site of Main Street just upstream from the large willows. It provides a clear view of the mill site, space for vehicles to pull off, and level ground (all requirements of CIRSA). Clerk Sara Gibb to follow up with the Grahams and confirm they are still willing to provide funding for this new location. Mayor Eddy Balch suggested that if the Grahams no longer wish to participate the PHCA may be willing to contribute.

Motion to approve the discussed site for the point-of-interest sign contingent on funding made by Trustee Lucinda Lull. Seconded by Trustee Chris Nasso. Motion carried 5-0.

Public comments: Jesse Garetson

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

The initial request for rezoning is for Block 45 lots 11-16. The Zoning Board of Adjustment then recommended that all properties NW of Main Street also be rezoned to business.

Public Hearing for Block 45 Lots 11-16 opened at 7:16pm

Public Comments: Ramon Reed stated that the Zoning Code has several requirements in the application. He thinks this is a good idea, but he has not heard any intended use for these lots or the other lots that are up for rezoning. Mayor Eddy Balch agrees with Ramon. Jesse James Garetson stated that the property has now sold and stated that the intended use is for housing, but this is contingent on OWTS, well, and utility poles. Jake Schellenberg, the current owner, stated that the intended use is for tiny homes. In order for there to be multiple homes on the property, it needs to be zoned business. Ramon Reed stated that the Town Board should be more concerned with process. The people in Town should have some expectation of things being done properly. Gayla Gibb, who made the request, stated that their intended use was to have a variety of options for use on the lots, which are surrounded by business lots. The intended use was for the lots to be more flexible in their use. Mayor Eddy Balch stated that the Board should consider if it has all the information to determine that all the requirements have been met. Trustee Chris Nasso stated that he was acting on the information he received from the Zoning Board.

Trustee Jerra Garetson requested that the specific location within the Zoning Code requiring "intended use" be sent to the Board of Trustees.

Public Hearing tabled until the December Regular Meeting

The Zoning Board was initially directed to meet and review the request. Later, Zoning Board Chairperson Jesse Garetson stated that he would not call an emergency meeting for this purpose. The Board would typically have a regular meeting the 3rd Monday, but he also had not intended to hold a meeting this month because there is no pending business for the Zoning Board.

Trustee Jerra Garetson takes offense to asking the Zoning Board to reconsider the request. She stated that no one is disregarding the Zoning Code.

Zoning Board Chairperson Jesse Garetson stated that the Zoning Board went through all the items. He stated that the specific plans (tiny houses, OWTS) were omitted. The Zoning Board had the understanding that all those requirements would be met if the lots were rezoned business.

Attorney Chris Mochulsky stated that unless the Board of Trustees has reviewed the original application any decision would be arbitrary and capricious. He suggested that the Board of Trustees review the original application.

The Public Hearing for all lots Northwest of Main Street to be rezoned from residential to business tabled until the December Regular Meeting.

11-2 Discuss and vote on Resolution 2022-7 Opting out of FAML I

Item tabled – Clerk Sara Gibb did not post for a public hearing, which is required. A public hearing will occur at the December Regular Meeting.

11-3 Discuss and vote on locations for public parking

Mayor pro tem Tom Gibb reported that the Board took a tour around the Town. They reviewed possible parking locations on 4th and 5th Streets. A reel tape was used to measure the width of the streets and landmarks were verified. For both streets, the gravel portion of the road runs down the center of the Town's right-of-way, leaving 20 feet or better on either side of the gravel. With some work, parking could be created on both streets and alleviate the parking on Main Street.

Street Commissioner Jesse Garetson stated that a formal request to develop 4th was made by Bob Pope when he owned the hotel. There are several The easiest and cheapest way to increase parking would be to use 4th and 5th. It would be easy for the forest service to develop additional parking upstream of the fish pond on the pond side. Mayor Balch stated that the Board also discussed restricting the parking on Main away from intersections to improve visibility for those pulling onto Main.

Motion to approve the development of 4th and 5th between Main Street and State Street for parking made by Trustee Jerra Garetson. Seconded by Trustee Lucinda Lull. Motion carried 4-1. Trustee Chris Nasso cast a nay vote.

Public comments: Jesse Gareston, Pete Olson

11-4 Discuss and vote on appointing Rachel New to the Cemetery Board

Motion to appoint Rachel New to the Cemetery Board made by Trustee Jerra Garetson. Seconded by Trustee Lucinda Lull. Motion carried 5-0.

Public comments: Jesse Garetson

- 11-5 Review treasurer's report; Vote to approve November 2022 disbursements
Motion to approve November disbursements made by Trustee Lucinda Lull. Seconded by Trustee Chris Nasso. Motion carried 5-0.

Public comments: Ramon Reed, Gayla Gibb

6. Special Additions to the Agenda**

- **Receive and Discuss 2023 Budget – Draft 2**

Mayor pro tem Tom Gibb stated that the proposed budget is lacking in the area of Streets. Mayor Eddy Balch suggested adding \$20,000 to improve and open for parking.

Public comments: Jesse Garetson, Ramon Reed

- **Review CIRSA Audit Report and discuss implementation of recommended standards**

Clerk Sara Gibb reviewed the Town's audit and made recommendations based on CIRSA's requirements.

Mayor pro tem Tom Gibb stated that the Town should initiate a continuing education program.

Testing of Town Hall emergency exit lighting needs to happen at least yearly, probably bi-annually.

The Board will find someone to address the issues at the playground.

7. Updates/Planning/Discussion:**

- Set work sessions and discuss future agenda items

8. Reports:**

- Town Mayor – Eddy Balch – No report
- Town Clerk – Sara Gibb – The County is working on an amendment to the opioid IGA, per the State's request. The Town should take no action at this time. The Town's financial audit for 2021 was submitted (late). The batteries in the smoke alarms in Town Hall need to be changed

(Building Inspector Tom Gibb will do this). Clerk Sara Gibb recommends no third-party links on the Town's website – only links requested by the County or State.

Please see written report for the following:

- Building Inspector – Tom Gibb
- Zoning Board – Jesse James Garetson – residents should contact the Town if they would like to be added to the snow plow list
- Cemetery – Mark Rossmiller
- 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 Jerra Garetson. Seconded by Trustee Lucinda Lull. Motion carried 5-0. Meeting adjourned at 8:45pm

Reports

Commissioner and Community

- Building Inspector –Tom Gibb – Permits were given for a couple of auxiliary buildings (storage/garage type).
- Zoning Board – The Zoning Board recommends rezoning all property northwest of Main Street to Business
- Environmental Health – Gayla Gibb - This past month I have continued to organize files and prepare for letters to be sent out early spring of 2023. Eleven letters were sent to homeowners who have until their next inspection to provide complete access to their systems. There has been both negative and positive feedback on that, but the property owners do have several years to comply. The septic system at 300 Quartz Lane has been inspected, approved by Jerry Greene, Engineer, and a new riser installed on the third compartment. All paperwork on the system was found. The soil treatment area was verified and is not in danger of being parked or driven upon.
- Streets – Jesse James Garetson – Gunnison Valley Excavation has been in town to mark telephone and electric pedestals and other snowplow obstacles. The county has plowed main street twice. Hoping to get some of the major potholes filled and portable radar put away for winter.
- Ditches – Vacant – Thanks to Ed Hermann for shutting off the ditches.
- Cemetery – Mark Rossmiller – One burial took place in October. Sales of remembrance plaques continue. Construction on the remembrance wall has reached approximately 95% completion. The remainder of the work on the wall will be completed next summer. The season for cemetery work has completed and there will be no report until next spring.
- Town Hall – Vacant – Report from Clerk Sara Gibb – Have made contact with the State Historical Fund regarding the grant awarded to the Town. Clerk to review all paperwork from Mr. Winget, then set up a meeting with representatives from the State Historical Fund to answer questions and define next steps. No issue with the construction taking place next spring/summer.
- Parks and Rec – Vacant – No report