

PITKIN TOWN MEETING
Newcomb Community Center

December 12th 2022 at 7pm

Minutes

1. **Call to Order and Pledge of Allegiance:** Mayor Eddy Balch called the meeting to order at 7:08pm. Trustees Lucinda Lull and Tom Gibb were present. Trustee Chris Nasso was present via telephone. Attorney Chris Mochulsky was present. Minutes taken by Clerk Sara Gibb.

2. **Public comments*:** None

3. **Town Attorney Report**:** No report

4. **For Council Action**:**

12-1 Approve meeting minutes: November 11th Work Session and November 14th regular meeting

Motion to approve the minutes of the November 11th Work Session and the November 14th Regular Meeting made by Trustee Chris Nasso. Seconded by Trustee Tom Gibb. Motion carried 4-0.

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

Clerk Sara Gibb provided a report based on the email received from Mike Graham. Clerk Sara Gibb to reach out and clarify with Mr. Graham whether he is willing to still be involved in the project were it at a new location. Clerk Sara Gibb is to provide information to Mr. Graham from CIRSA regarding the locations so he knows why the new location was chosen.

Item tabled

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

Regarding Block 45 Lots 11-16: Trustee Tom Gibb stated that he initiated this request and now the property is owned by someone new (Jake Schellenberg). He asked Mr. Schellenberg if he would like to table this request until plans have been finalized with the engineer. Mr. Schellenberg stated that the engineering has been completed but he

is working with the engineer to possibly modify the plans. There is space to accommodate the required system. The engineering works for the project. Trustee Gibb stated that there is a sizeable space for a soil treatment area. He stated that this lot has huge potential due to its location and access. Mr. Schellenberg did not bring preliminary drawings to this meeting. He stated that the question is “what’s the proposed use?” The answer has been provided – multiple 1-bedroom tiny homes. He would like to put in 4 tiny homes.

Public Hearing opened at 7:50pm

Mayor Eddy Balch requested a basic drawing/plot plan that includes parking. Mr. Schellenberg stated that coming in with a full proposed plan is uncalled for. Mr. Schellenberg stated that he has not drawn out a plot plan. He stated that there is plenty of space to park. There is room for 7 tiny homes and he will only be placing 4. Mayor Eddy Balch read from the Zoning Code (Section 21 B 3, 5). Mr. Schellenberg asked about the effects – what sort of depth is he supposed to go to? Mayor Balch asked if it is feasible to use Armstrong for access or only Sage Lane. He would like to see a plan for parking and access.

Public Comments: Chad Varnell stated that the Board can’t hold Mr. Schellenberg to a different standard than Mr. Gibb. The original request did not have a parking plan. Ramon Reed stated that the supplemental packed was not reviewed by the Zoning Board. He does not feel the Zoning Board did their job when they approved the request without full information. He wants all the information provided so the public can have meaningful input. There is a neighboring property owner who has expressed serious concerns to Mr. Reed regarding traffic. A zoning change is a major request, even if it’s a small piece of property. No information is given to the public about these requests. The information needs to be complete and made public.

Ed Pinalto stated that at the last meeting it was brought up that the intended use was not being addressed. Tonight after some discussion, it was brought up that the public was not informed. Mr. Pinalto stated that the process went through the appointed Zoning Board. He understands that the original intended use that was presented was a lodge with 7 bedrooms. He would like this to be brought to a vote.

Rodger Lull showed a picture of the zoning map. He asked if the lots in question look like residential housing. The current zoning represents spot zoning. The Zoning Board passed this based on Zoning Code 21, 2, B – Justification – error in original zoning.

Public Hearing closed at 8:08pm

Trustee Chris Nasso called the question.

Motion to change the zoning of Block 45, Lots 11-16 from residential to business made by Trustee Lucinda Lull. Seconded by Trustee Chris Nasso. Motion carried 3-1. Mayor Eddy Balch cast a nay vote.

Public Hearing for all lots NW of Main Street opened at 8:12pm

Public Comments: Ramon Reed stated that the discussion regarding these lots was not discussed much at the Zoning Board Meeting. Parking, access, and impact were not discussed. He suggests that the Board of Trustees send this back to the Zoning Board. The request should have the same information that is required from a private person. Further, this was not on the agenda for the Zoning Board meeting but was added by the chairperson and received a vote. He would like the Zoning Board to discuss this properly and he would like the public to be notified so a proper decision can be made.

Trustee Tom Gibb recalls that the only justification expressed at the meeting was a discussion regarding original zoning and that the strip was mistakenly changed to residential and should have been zoned business.

Mayor Eddy Balch believes that parking and access needs to be looked at and addressed before there is a blanket change in zoning.

Public Hearing closed at 8:17pm.

Item Tabled

SARA MAKE A RESOLUTION FOR THIS ZONING CHANGE REQUEST

11-2 Discuss and vote on Resolution 2022-7 Opting out of FAMLI. *This item includes a Public Hearing.*

Public Hearing opened at 7:19 pm

No public comments

Public Hearing closed at 7:21 pm

Motion to approve Resolution 2022-7 (Opting out of FAMLI) made by Trustee Lucinda Lull. Seconded by Trustee Tom Gibb. Motion carried 4-0.

12-2 Discuss and vote on the Town of Pitkin 2021 Citizen of the Year

Two letters for Citizen of the Year were read aloud by Clerk Sara Gibb. Michael Ebert and Sara Gibb were nominated for 2021 Citizen of the Year. **Three votes for Sara Gibb and one abstention.**

- 12-3 Discuss and vote to adopt the "Supervisor's Accident/Incident Investigation Report" (Provided by CIRSA)

Clerk Sara Gibb provided a brief explanation of the purpose of the incident form. CIRSA would like the Town to have policies and procedures in place for handling incidents.

Motion to approve the Supervisor's Accident/Incident Investigation Report made by Trustee Chris Nasso. Seconded by Trustee Lucinda Lull. Motion carried 4-0.

- 12-4 Review treasurer's report; Vote to approve December 2022 disbursements

Motion to approve the December 2022 disbursements made by Trustee Chris Nasso. Seconded by Trustee Lucinda Lull. Motion carried 4-0.

6. Special Additions to the Agenda**

- **2023 Budget**
 - **Discuss and vote to approve Resolution 2022-8 (Adopting Budget); Resolution 2022-9 (Setting the Mill Levy); and Resolution 2022-10 (Appropriating Sums of Money)**

Public Hearing Opened at 8:30pm

Ramon Reed asked about the figures for appropriating sums of money and why reserve funds were being used when the Town expect enough income to cover expenses.

Chad Varnell asked if there was a line item to fence off Zoning Violations

Pete Olson asked where the reserve money for Streets will come from

Public Hearing closed at 8:40pm

The Board directed that the Parks and Rec expense budget be increased by \$1000 for maintenance, bringing the total for maintenance to \$2,700.

Motion to approve Resolution 2022-8 (Adopting the Budget), 2022-9 (Setting the Mill Levy) and 2022-10 (Appropriating Sums of Money) made by Trustee Tom Gibb. Seconded by Trustee Lucinda Lull. Motion carried 4-0.

7. Updates/Planning/Discussion:**

- Set work sessions and discuss future agenda items
Repost public hearing zoning change – Clerk Sara Gibb will draft a resolution for the zoning change request for all lots NW of Main Street.

8. Reports:**

- Town Mayor – Eddy Balch
- Town Clerk – Sara Gibb – YES to renewing VAST
Please see written report for the following:
- Building Inspector – Tom Gibb
- Zoning Board – Jesse James Garetson
- 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 Tom Gibb. Seconded by Trustee Lucinda Lull.
Motion carried 4-0. Meeting adjourned at 8:44pm.**

The next regularly scheduled meeting will be held **Monday, January 9th** at 7:00PM. Council meetings are scheduled to adjourn at 9:00PM. At the council's discretion agenda item(s) not addressed by this time will be tabled until the next regular meeting. Approved minutes, ordinances, resolutions, agendas, and other Town of Pitkin public notices can be found at <https://townofpitkin.colorado.gov>

Reports

Commissioner and Community

- Building Inspector –Tom Gibb – No report
- Zoning Board – No report
- Environmental Health – Gayla Gibb - This past month has consisted of reviewing Regulation #43 as to how it pertains to OWTS permitting and design for certain ongoing building projects in Pitkin.
Also, Chuck Cousino requested helpful suggestions of possible exam questions for the soon to be revised Colorado Installer Exam. That required pouring through my Onsite Installer Guide and comparing the questions and answers that I have suggested to what Regulation #43 recommends. Although a bit time consuming, it has proven enlightening.
- Streets – Jesse James Garetson – Gunnison Valley Excavation has been activated for plowing as of December 2, 2022
- 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 – Report from Clerk Sara Gibb – No report
- Parks and Rec – Vacant – No report