

ZONING BOARD MEETING
At the Newcomb Community Center

February 17th, 2020 at 7:00PM

ZONING BOARD MEETING

CALL TO ORDER/ROLL CALL – MEMBERS PRESENT: Chairman James Sharpton called the meeting to order at 6:58pm. Zoning Board members Ramon Reed, Jesse Garetson and Rodger Lull were present.

APPROVE MINUTES OF JANUARY 20, 2020

Motion to approve the minutes of January 20, 2020 made by Zoning Board member Jesse Garetson. Seconded by Ramon Reed. Motion carried 4-0.

NEW BUSINESS: None

UNFINISHED BUSINESS

- Review, discuss and vote by consensus on zoning code revisions

Review of Zoning Code began with Section 17-G. Chairman Sharpton did not have this section on his printed copy and wanted to confirm that it remained in the electronic copy. This was confirmed.

Section 18-B

Zoning Board member Rodger Lull would like the first sentence to end with “Trustees.” He believes a meeting should be called by the Zoning Chair or the Board of Trustees because no entity is above the Zoning Board except the Board of Trustees. Chairman James Sharpton stated that the Zoning Board has the authority to do quite a bit without the direction of the Board of Trustees. Zoning Board member Rodger Lull says there are too many people who have the ability to call a meeting.

There was discussion about who should be allowed to call a meeting. Zoning board member Ramon Reed suggested that the Board of Trustees or the Zoning Board Chair should be allowed to call a meeting. Zoning Board members believe meeting requests should go through the Chair.

Zoning Board member Rodger Lull believes that items 2 and 6 are almost the same and one or the other should be removed. Zoning Board member Ramon Reed disagrees.

Section 18 B items were reorganized

Discussion about section 14-D and 18(B)8.

Zoning Board member Rodger Lull wants “public interest” removed from section 18(B)8. He also stated that he does not understand why the phrase “at the time of enactment of this code” is included in this section.

There was lengthy discussion regarding the meaning of “public interest” and the implications of using “public interest” as a standard of the zoning code.

Zoning Board member Rodger Lull does not want the Zoning Code to state that applicable laws and regulations of the State of Colorado, political subdivisions, and county of Gunnison will be followed. Zoning Board members Ramon Reed and James Sharpton listed several political subdivisions whose jurisdiction covers the Town. There was discussion regarding the purpose of the Zoning Board and setting standards for variances. Zoning Board member Ramon Reed wants neighbors to be notified of variance requests. There was lengthy discussion about this.

There was discussion about the duties of the building inspector vs. the zoning board. James Sharpton wants the building inspector to field zoning complaints and wants section 19 to address building violations. Zoning Board member Ramon Reed believes that the building inspector should handle the building code, and the zoning board should handle the zoning code. Zoning Board member Jesse Garetson does not believe the building inspector should be charged with knowing and enforcing the Zoning Code.

There was discussion regarding enforcement and interpretation of the zoning code.

ANNOUNCEMENTS

Next meeting March 16, 2020

ADJOURN: Meeting adjourned at 9:15pm

If special accommodation or handicapped access is required, please contact the Town Clerk at thetownofpitkin@gmail.com or

(970)787-0968 at least 48 hours prior to the scheduled meeting