

ZONING BOARD MEETING  
At the Newcomb Community Center

July 20th, 2020 at 7:00PM

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MINUTES

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**CALL TO ORDER/Roll Call – Jesse Garetson called the meeting to order at 7:05pm. Zoning Board members Doug Bower, Rodger Lull, and Kathy Dardio were present. Ramon Reed was absent.**

**NEW BUSINESS:**

- Discuss and vote to approve minutes from June 15<sup>th</sup> and June 29<sup>th</sup> Zoning Board meetings

**Motion to approve the minutes of the June 15<sup>th</sup> and June 29<sup>th</sup> Zoning Board meetings made by Zoning Board member Rodger Lull. Seconded by Zoning Board member Kathy Dardio. Motion carried 4-0.**

**OLD BUSINESS**

- Review, discuss, and vote by consensus on Zoning Code revisions

Zoning Board chairperson Jesse Garetson suggested that Pitkin's liability would be decreased by omitting the positions of building inspector and sanitarian. The applicant/owner would make a request for a permit through the Zoning Board. The plot plan, architectural engineering, setbacks would be reviewed by the Zoning Board. An OWTS and well will be engineered and the plans submitted to the Zoning Board, if applicable. A building permit can then be issued. The builder and homeowner would refer to county or state inspectors for electric and plumbing. The homeowner would be responsible for his or her own well-being. San Luis, CO near Alamosa has a similar procedure and it works well. They had a difficult time finding building inspectors who were qualified. The Town would still have a building permit and square footage fees, which would go to the Town instead of the building inspector. Zoning Board member Doug Bower stated that this sounds similar to how Delta handles their building permits. He stated that the process is "so simple." Zoning Board member Kathy Dardio stated that having inspections from the county and again [in Pitkin] is duplicating things. Eliminating these positions would take a lot of burden off Pitkin.

Interim Building Inspector Tom Gibb would like to consider the idea before sharing an opinion. He stated that snow load is one area where Pitkin differs from other areas.

Zoning Board member Rodger Lull stated that plumbing and electrical inspections are handled by the State. He also said that Pitkin handles its own plumbing and septic. Building Inspector Tom Gibb stated that at his last inspection/walk-through with Rand the plumbing was awaiting an official inspection from an outside entity. He and Rand did not complete this inspection.

Zoning Board member Kathy Dardio pointed out that there may be difficulty if there are discrepancies between the opinions of Gunnison County inspectors and Pitkin inspectors.

Section 19 – There was discussion regarding the process for handling zoning violations.

Zoning Board member Rodger Lull would like to remove the time frame for remedy. Zoning Board member Kathy Dardio suggested that some people will procrastinate fixing an error when not provided with a deadline.

Building Inspector Tom Gibb suggested setting a deadline for a response.

Section 19 was rewritten to describe the process for notification and correction of zoning violations.

Section 20 – There was discussion about who should be allowed to make application for changes to zoning or the zoning code. There was discussion about the time frame for considering zoning changes/zoning code changes and making recommendations to the Board of Trustees.

Zoning Board member Rodger Lull suggested a fee for requesting a zoning change.

Section 17 was reviewed for references to the Town Sanitarian and Building Inspector. Some references were removed.

The Zoning Board will review sections of the Zoning Code that reference the Town Sanitarian and Building Inspector.

Public comments: Sara Gibb, Eddy Balch

**ADJOURN: Motion to adjourn made by Zoning Board member Kathy Dardio. Seconded by Zoning Board Member Doug Bower. Motion carried 4-0. Meeting adjourned at 9pm**