

ZONING BOARD MEETING  
At the Newcomb Community Center

June 11th, 2018 at 9:00PM

MINUTES

Full and timely notice of this meeting was provided pursuant to C.R.S. 24-6-402(2)(c).

**CALL TO ORDER/Roll Call – Mayor Rachel New called the meeting to order at 9:15 p.m. Zoning Board members Jesse Garetson, Ramon Reed, Brian Holt, and Rodger Lull were present. Building Inspector Rand Makowski was present. Zoning Board member James Sharpton was absent.**

**NEW BUSINESS:**

- Discuss and vote on a Zoning Board chairman

Jesse Garetson nominated Brian Holt for chairman of the Zoning Board. Brian Holt accepted. Brian Holt anticipates being available for called meetings as well as by phone or email.

Ramon Reed wondered if Brian Holt planned to schedule meetings around his full-time job. Brian stated that he does not intend to do this and has the full support of his employer to serve on the Zoning Board. Ramon wonders if Brian is also prepared to serve as the Zoning Enforcement Official. Brian stated that he was.

Rodger Lull – yea, Jesse Garetson – yea, Ramon Reed - nay

- Discuss and vote on variance request for Block 35, lots 15 and 16

This property sits at 4<sup>th</sup> and State. The property was purchased by Doug Bower. Mr. Bower is working to combine this property with the neighboring property that he also owns. The septic is shared between the two properties.

Mr. Bower would like to put a covered deck on the new cabin that he just purchased, which is currently non-conforming, due to being situated on two lots.

Mr. Bower reports that he spoke with the assessor's office and they suggested it would take approximately six months to send the paperwork for combining the properties and then an additional six months to process it. Mr. Bower would like to have a variance to start the project now with the knowledge that the four lots will be combined in the future.

Mr. Reed has a problem with granting the variance. He has seen too many instances of things not happening as planned. He suggests granting the variance under the condition that the property owner puts in writing a guarantee that the properties will be combined.

Mr. Bower's attorney is willing to draw up a document.

**Motion made by Jesse Garetson to grant the variance pending a signed statement guaranteeing the lots to be combined but to allow construction to proceed immediately made by Jesse Garetson. Seconded by Ramon Reed. Motion carried 3-0. Rodger Lull abstained.**

- Discuss and vote on variance request to place business signs in the residential zone at the corner of 2<sup>nd</sup> and State St. and along State St. between 11<sup>th</sup> and 12<sup>th</sup> Street. (Quartz Creek Lodge)

Signs are allowed on a person's premises. Business signs are not allowed in the residential district.

Robbin King stated that the request was made for signs to be put where other signs have been previously or are currently. There is no way for people to know that their business exists if they enter Town via Wuanita Pass or CR 76. She states the signs would be temporary.

Chairman Brian Holt stated that allowing one business to place signs would open the door to allowing all business to place signs.

Ramon Reed does not believe the Zoning Board is able grant this variance based on the current zoning code.

Chairman Brian Holt suggests asking the Board to make a ruling on this.

**Motion for Chairman Brian Holt to make a recommendation to the Board of Trustees made by Ramon Reed. Seconded by Rodger Lull. Motion carried 4-0.**

- Discuss and vote on adopting 2015 International Building Code

The current zoning code references building codes but does not specify a year.

**Motion to maintain appendix A in the zoning code as stated made by Jesse Garetson. No second.**

- Meeting schedule for Zoning Board – standing meeting 3<sup>rd</sup> Monday of the month at 7pm

**OLD BUSINESS:** None

**ADJOURN:** Meeting adjourned at 10:17