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MINUTES

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**CALL TO ORDER/Roll Call – Chairman Brian Holt called the meeting to order at 7:00pm. Zoning Board members Ramon Reed, Jesse Garetson, and Rodger Lull were present. Minutes taken by Clerk Sara Gibb.**

**Corrections/amendments to the 8/20/2018 Zoning Board minutes were discussed.**

**NEW BUSINESS:**

- Discuss and vote on permitting for porches, patios and decks in the Town of Pitkin

Chairman Brian Holt is disappointed that the Building Inspector chose not to be present this evening. Chairman Holt is concerned that Building Inspector Rand Makowski is inconsistent.

The zoning code doesn't specifically define "porches." There are definitions for "buildings" and porches are named as "structural alterations". Per Chairman Brian Holt, Inspector Rand Makowski interprets porches as two separate structures – a deck beneath and a porch or roof above.

ZB member Ramon Reed stated that the roof on a covered porch makes it more than a deck.

Chairman Brian Holt reviewed permitting guidelines and fees. Fees for decks are \$25 for the permit plus \$0.10/sq ft. He distributed a list of permit fees from late 2015-current and reviewed the charges. He also questioned the deck fee that was charged for a concrete slab.

ZB member Jesse Garetson reports he has never seen separate permits for a deck and a cover.

ZB member Ramon Reed stated that accessory buildings are not usually attached to the main structure. He would like to hear Rand's explanation. He asked if the word "porch" on some of the permits under review might be referring to other structures.

Chairman Brian Holt would like the building inspector to follow the Zoning Code.

ZB member Rodger Lull asked who decides whether a structure is a building or a porch. He pointed out that it is difficult to be consistent when the zoning code doesn't provide enough information.

Chairman Brian Holt pointed out that according to the zoning code, the building inspector is not responsible for reviewing for conformance to the zoning code – this is the job of the zoning board. His job is to be responsible for building enforcement. Chairman Holt would like this clarified with the building inspector.

ZB member Ramon Reed suggested that until such time as the code is revised, a covered porch or a deck with a roof over it should be dealt with as an accessory building at \$50 for a permit plus \$0.25 per square foot. ZB member Rodger Lull agrees.

**Motion made by ZB member Ramon Reed to interpret the zoning code in such a way that a covered porch or a deck with a roof over it is charged a \$50 permit fee plus \$0.25/sq. ft. for the footprint of that structure. Seconded by ZB member Rodger Lull. Motion carried 3-1. ZB member Jesse Garetson cast a “no” vote.**

ZB member Jesse Garetson pointed out that previous charges set a precedent for a \$25 permit fee plus \$0.10 sq.ft. He believes “porch” could be under “other” permits since it isn’t listed anywhere else. ZB member Rodger Lull agrees with this.

ZB member Rodger Lull doesn’t think these structures should be considered accessory buildings.

ZB member Ramon Reed pointed out that in the past, building permits have been inconsistently issued for decks that are being rebuilt or maintained. He believes replacement or repair of existing structures that do not increase the structure should not require a permit. The Zoning Board members agree.

Public comments: Cory Nasso, Pete Olson, Chris Nasso, Debbie Henley, Bob Pope, Tom Gibb, Mark Hughes, Linda Hughes

#### **OLD BUSINESS:**

- Discuss plan of action for clarifying and revising the Town of Pitkin Zoning Code

ZB member Jesse Garetson suggests following the process on pg.16 of the code. He would like to begin with page one and clarify existing definitions or add additional definitions. He would like to put together an index as the code is revised.

ZB member Ramon Reed suggests specific language being prepared ahead of time and brought to the meeting.

Chairman Brian Holt would like to bring revised portions to the board 3-4 sections at a time. ZB member Ramon Reed would like to submit the entire revised code at the same time, to improve consistency.

For the next meeting the following will be addressed: section 3 - definitions and section 17 - permits and inspections

There was discussion regarding the current building codes that the Town of Pitkin has adopted – 1997 Universal Building Code, per Ord 2002-2

Chairman Brian Holt will contact Rand on 9/18 to request that Chris Nasso’s porch with roof permit application be approved.

**ADJOURN: Chairman Brian Holt adjourned the meeting at 8:28 p.m.**