

# PITKIN TOWN Special Meeting

February 13<sup>th</sup> at 8:00pm\*

Newcomb Community Center

\*Special meeting to immediately follow Board of Health meeting

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## MINUTES

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

1. **Call to Order/Roll Call:** Mayor Rachel New called the meeting to order at 7:58pm. Trustees Angela Huckaby, John Rowan, Cory Nasso, Brad Wick, and Suzy Metzler were present. Minutes taken by Clerk Sara Gibb.

### 2. **Discuss short-term rentals in the Town of Pitkin**

Trustees each introduced an area of importance.

Trustee Angela Huckaby is in favor of a cap of 8 STRs for a set period of time. She would like to then address STRs again in 3-5 years as needed. Trustee Cory Nasso would like STRs in both districts. He would like there to be different stipulations for those in the residential district. He is in favor of the ordinance that fell under referendum last year. It simply needs to address the location of STRs. Trustee John Rowan agrees with Cory. The STR ordinance was passed unanimously. The Board should go from there. Mayor Rachel New would like on-site parking for guests. Trustee Angela Huckaby asked if the Town owns any type of lot where the guests could park their trailers. Trustee Brad Wick would like to license these businesses and number the licenses. The license number should be present in any advertising, which would allow an easy enforcement mechanism. Trustee Suzy Metzler stated there needs to be a code of ethics or rules for STRs that show respect to the residents of Pitkin. The guests should sign the code of ethics. Mayor New stated that a rental agreement is an extensive code of ethics.

Trustee Cory Nasso would like to start with the ordinance that was passed unanimously by the Board. The Board agreed that new ideas can be plugged into the drafted ordinance.

Trustee Brad Wick agrees that every business in town should have a license. He would like to focus on the STR issue and get it done. He would like a simple ordinance to deal with parking town-wide.

Trustee Cory Nasso stated that the Town may use this opportunity to improve its signage. Trustee Angela Huckaby would like to see the Town earn revenue on parking.

Trustee Brad Wick would like to create an outline and let Attorney McDonald draft the verbiage of the ordinance.

Trustee Suzy Metzler wants the Board to direct Clerk Sara Gibb to find out how much sales tax the Town earns from STRs.

Trustee Cory Nasso pointed out that the primary tangible benefit the Town receives is tax revenue from STRs and guests.

Trustee Brad Wick handed out a safety checklist. He would like to include something like this with the application process.

Trustee Suzy Metzler has drafted an ordinance for a moratorium on STRs. She thinks this will help the Board get serious about drafting an STR ordinance. She would like to take a vote on her draft ordinance. She wants to know if the Board supports the idea of a moratorium.

Trustee Cory Nasso does not agree with the drafted ordinance, which places a moratorium on all STRs, including those currently operating.

Trustee Suzy Metzler doesn't want someone to buy a home and turn it into an STR before this summer.

The Board agreed that they are committed to having an STR ordinance in place by June 1<sup>st</sup>.

Trustee Cory Nasso suggested the Board follow up with the idea of quiet hours.

Trustee Brad Wick will take notes and comments and begin to redraft an ordinance.

Work session scheduled for Monday, March 4<sup>th</sup>.

**Motion to commit to having an STR ordinance in place by June 1<sup>st</sup> 2019 made by Trustee Brad Wick. Seconded by Trustee Angela Huckaby. Motion carried 5-0.**

Trustee Brad Wick asked if Attorney Jim McDonald could be consulted about another way to "put the brakes" on this thing. He would like to assess the need for a moratorium after the March 4<sup>th</sup> meeting.

Public comments: Tom Gibb, Jesse Garetson, Cyndi Wick, Ramon Reed, John Wise, Mark Hughes, Kandy Nasso, Chris Nasso, Linda Hughes, Jerra Garetson

### **3. Dismiss: Meeting adjourned at 9:47pm**

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