

PITKIN TOWN SPECIAL MEETING and WORK SESSION

May 21st 2019 at 7pm

Newcomb Community Center

MINUTES

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

1. **Special Meeting Call to Order/Roll Call:** Mayor Rachel New called the meeting to order at 7:02pm. Trustees John Rowan, Steve Pinkston, Lois Sharpton, Suzy Metzler, and Cory Nasso were present. Minutes taken by Clerk Sara Gibb.

2. **For Council Action:**

- Discuss and vote on the intergovernmental agreement with Gunnison County for noxious weed mitigation

Motion to approve the intergovernmental agreement with Gunnison County regarding undesirable plant management made Trustee Lois Sharpton. Seconded by Trustee Steve Pinkston. Motion carried 5-0.

Suzy Metzler read the list of chemicals used to mitigate undesirable plants.

Public comments: Patrice Boyd, Pete Olson, Tom Gibb

- Discuss and vote on proposed OWTS inspection checklist

A report from the OWTS commission was provided at the last regular meeting. They suggested new OWTS inspection checklists, which will be discussed this evening.

Trustee Suzy Metzler suggests letting the commission make the edits suggested by Chuck Cousino.

Mayor Rachel New reviewed the tasking document for the OWTS committee. The scope was to review the types of systems used in town and estimate the number of each type, to study inspection guidelines that would result in [7:13] and review the current ordinance with recommendations with changing what needs to be done with the ordinance. She compared the ordinance with the suggested forms. She finds the forms to be an inadequate version and a detraction from the information provided in the ordinance and what seems to be a completely adequate inspection form.

In the ordinance in section 8, it says the property owner will certify via statement the integrity of the fixtures. This is a required component of the inspection but has been

omitted from the new forms. The current inspection checklist includes holding tanks, and according to the ordinance, all systems are to be inspected. The new forms do not address holding tanks in any way, shape or form. The ordinance requires the signature of the inspector AND the homeowner. the new forms are inadequate in this regard. There is no reference to transfer of title in the ordinance, however, one of the forms suggests this may be a type of inspection that is requested. The new forms do not coincide with the ordinance. Mayor New does not believe the forms are not ready to be used at all.

The wording was changed from “leak-proof water-tightness” to “adequacy of.”

The forms are in no way adequate as they are currently written.

Trustee Nasso stated he was not clear what the problem was with the original form. He asked if there were any fields that would be marked “not applicable” with all systems in Town.

Trustee Suzy Metzler feels the forms should be sent back to the committee to have them go through it again. If there are things that could be taken out, she is in favor. Because Edwin and James are both NAWT inspectors, they should be refining this again. Mayor New stated that the idea of the committee was to assess the types of systems Pitkin has and come back with criteria for inspecting those systems. The committee should task themselves more closely to the tasking document and evaluate the inspection form against relevant sections of the ordinance. Further, installers and designers were not included in the committee as requested. An outside perspective should be included.

Trustee Nasso would like the forms to go back to the committee. He stated these forms seem like a step backwards.

The Board consensus is to request that the committee regroup.

Motion to return the task to the committee with Chuck Cousino’s comments and the minutes and request they return with updated recommendations, which are in line with the requirements of the current OWTS ordinance made by Trustee Suzy Metzler. Seconded by Trustee Cory Nasso. Motion carried 5-0.

Public comments: Jesse Garetson, Chris Nasso, Pete Olson, James Sharpton

3. Adjourn Special Meeting: Meeting adjourned at 7:39pm

WORK SESSION

1. Work Session Call to Order/Roll Call: Mayor Rachel New called the work session to order at 7:39pm. Trustees John Rowan, Steve Pinkston, Lois Sharpton, Suzy Metzler, and Cory Nasso were present. Minutes taken by Clerk Sara Gibb.

2. For Council Discussion:

- Discuss STRs in the Town of Pitkin

Discussion was tabled at the 5/7 work session for Section 5(E) and will be discussed later.

Section 8, footnote 22 – leave as-is

Section 9, footnote 23 – Trustee Steve Pinkston asked if an engineer's report to demonstrate the occupancy of their system. He wondered what would happen if design documents were not available. Mayor New reminded the Board that there is a section on the application requiring acceptable documentation. This section is different – even if a system is design for greater than a certain occupancy, the cap would be set at 6 people for residential and 8 people for business – no matter if the septic is rated for more.

Trustee Nasso stated that the original documentation or an engineer's report stating the capacity of the septic system should be the determining factor for capacity. Trustee John Rowan agrees. The capacity should be based on what the system is rated for. Trustee Pinkston believes the occupancy should be set at the capacity of the septic. He stated most systems in residential are probably rated for 6 people anyway. Trustee Lois Sharpton stated this makes sense.

Trustee Nasso would like to reach out and ask if any of the local OWTS engineers would be comfortable making definitive statements about the capacity of systems, especially those systems that were designed by other engineers.

Trustee Suzy Metzler believes only six people in residential is better than more because six is more like a family.

Trustee Lois Sharpton stated that Jim McDonald made a statement in 2017 regarding the capacity of shared systems and she would like to know how to incorporate this.

Public comments: Mike Rupp, Ramon Reed, Jerra Garetson, Kandy Nasso, Pete Olson, Robbin King, Rodger Lull

Trustee Lois Sharpton reported that per Attorney McDonald's notes on a previous draft, shared systems should not be allowed to be STRs.

Language will be developed regarding shared systems.

Trustee Nasso would like to obtain more input from owners of shared systems.

Recess at 8:33pm

Meeting resumed at 8:38pm

Section 10

Board will develop the idea of a director or planning department to manage STRs (see also section 13)

The Board will further discuss footnote 26 – criteria for revoking the license

Trustee Lois Sharpton would like to add provisions and process for a repeal hearing. Trustee Nasso agrees.

Public comments: Ramon Reed, Pete Olson

The date for the next work session will be set at the June regular meeting

Meeting adjourned at 8:56pm

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Public comment to the Board of Trustees is encouraged. Comments may be limited at the mayor's discretion

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