

PITKIN TOWN WORK SESSION

May 7th 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. **Call to Order/Roll Call:** Mayor Rachel New called the work session to order at 7:00pm. Trustees John Rowan, Cory Nasso, Brad Wick, Suzy Metzler, Steve Pinkston, and Lois Sharpton were present. Minutes taken by Clerk Sara Gibb.

2. **For Council Discussion:**

- Discuss STRs in the Town of Pitkin

Clerk Sara Gibb will make edits to this draft.

Discussion was held regarding the current draft of the STR ordinance. Please see updated redline draft for details.

There was discussion regarding shared OWTS and eligibility to rent. Trustees Steve Pinkston and Lois Sharpton do not see the relevance to shared systems as long as the capacity is not exceeded. Trustee Brad Wick stated that the system with four houses sharing a field probably doesn't have a field that supports all four houses. He doesn't believe the occupancy of the system can be divided up. Trustee Nasso pointed out that each of those four homes could be at full capacity full-time and the same standards should be applied to all systems.

Mayor New stated that it is predetermined when the system was put in how many bedrooms it is serving. Trustee Pinkston stated that it should be based on the number of bedrooms when the system was permitted.

Public comments: Jesse Garetson, Ramon Reed, James Sharpton, Rodger Lull, Jerra Garetson,

There was discussion regarding section 4, item E. Trustees Suzy Metzler and Brad Wick are concerned that it will be difficult to turn extra occupants away if there are too many beds advertised. Trustee Steve Pinkston disagrees and stated that the occupancy should be two per bedroom, regardless of the number of beds on the premises.

Trustee Cory Nasso stated that with buy-in from the owners and property managers will come enforcement. If the ordinance is fair and reasonable, the owners and property managers will enforce it.

Trustee Brad Wick asked if the Town should address the safety of renters in the ordinance. Trustee Steve Pinkston believes this should be the responsibility of the owner and not the Town. Mayor New stated that the Town has not previously been concerned with the safety of lodging businesses. She agrees with Trustee Pinkston. Trustee Wick stated that there is an expectation of safety when he stays at a hotel. Trustee Metzler is concerned that people won't know how to use the stove and won't be used to the house. Trustee John Rowan agrees with Trustee Pinkston. He stated that requiring safety measures may make the Town liable. Trustee Nasso has a problem with the arbitrary inspection in one version of the Safety Checklist.

Trustee Lois Sharpton has two concerns about caps. One, she asked if it would be discrimination of someone is left out. Two, she asked if location matters if the Town uses caps. Trustee Brad Wick stated that what is not wanted is a business coming into Town, buying up property and making them into short-term rentals. He stated the Town should have some concern for the safety of those adjacent to short-term rentals.

Mayor New stated that caps would solve a number of issues.

Trustee Suzy Metzler doesn't want to see Vail Resorts come in and buy up Main Street and turn them into short-term rentals. Mayor New asked how the density concern is nullified by limiting STRs to one per owner.

Trustee Lois Sharpton asked why a renewal application is necessary instead of simply reviewing the original application. Mayor New and Trustee Nasso stated this would serve more as a record/paper trail.

Public comments: Tom Gibb, Chris Nasso, Rodger Lull, Jerra Garetson, Cyndi Wick, Jesse Garetson, Kandy Nasso, Linda Hughes

3. Dismiss

Approved minutes, ordinances, resolutions, future agendas, and other Town of Pitkin public notices can be found at <https://www.colorado.gov/pitkin>

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