

PITKIN TOWN WORK SESSION

At the Newcomb Community Center

April 17th, 2017 at 7:00PM

Minutes:

1. **CALL TO ORDER/Roll Call - Mayor Rachel New**

Mayor Rachel New called the work session to order at 7:12 p.m.

Trustees Eddy Balch, Ralph Bush, Chris Nasso, Cory Nasso and Brad Wick were present.

Minutes taken by Clerk Sara Gibb

2. **Discuss STR Ordinance:**

Scope and purpose drafted by Jim McDonald. Read by Mayor Rachel New.

Trustee Brad Wick pointed out that as a business owner who lives at his place of business, he is concerned about how his business activity affects his neighbors. This may not be so for owners of STRs.

Trustee Ralph Bush believes there should be linkage between the nuisance ordinance and STR rules. Commercial and residential STRs may have slightly different rules to protect the fabric of the residential district.

Trustee Eddy Balch disagrees with two sets of rules/regulations.

Trustee Cory Nasso believes STRs should be allowed in the residential district but with a cap.

Trustee Brad Wick does not believe the Town could easily manage caps.

OWTS records must be part of the application process – application will specifically state what proof is acceptable (original build document, septic permit – in appendix by order of importance, per Trustee Ralph Bush)

Trustee Eddy Balch suggested current # of bedrooms and capacity of tank if records are unavailable.

Trustee Brad Wick suggests using county tax records for original # of bedrooms because he believes pumping is subjective.

Valid tax ID – taxes must be remitted

Two local contacts – capable of responding within 60 minutes

Smoke detectors, carbon monoxide detectors, insurance, fire extinguisher – applicant attests that these are in place when they sign application

Max of 1 permit per property owner – Trustee Eddy Balch suggests 2

Robbin King suggests all property owners be allowed to vote on whether STRs be allowed in the residential district. Permitting process should be non-negotiable.

Mayor Rachel New encouraged the board to write policy that is inclusive of all rentals, including current rentals and to regulate future rentals.

Trustee Ralph Bush suggests being proactive so that everyone is moving forward under the same set of rules to protect the Town and environment. He believes a metered approach that is easily reviewable and amendable is favorable so changes can be made moving forward if necessary.

Trustee Brad Wick would like the Board to figure out a way for the tourists to contribute more to Town's operating costs.

Trustee Eddy Balch agrees that STRs as a revenue stream should be explored

Rand Makowski pointed out that people who purchase homes in residential do so expecting quiet. Those who purchase in commercial should expect commercial noise. He does not think bedrooms should be considered in occupancy caps – septic capacity should be considered (not size of tank, leach field)

County required a full acre for septic. Pitkin requires septic inspections because most properties are not an acre. – this happened in 1995 according to Suzy Metzler.

Trustee Brad Wick believes that if STRs are constrained, the number of visitors to Pitkin can be managed. Visitors should bring enough revenue to offset expenses.

Trustee Ralph Bush disagrees that pushing out STRs will diminish summer traffic.

Trustee Eddy Balch reports that Ouray County passed an ordinance RE: STRs in residential properties and in part the ordinance reads – State of CO has determined that STRs are not commercial in nature.

Trustee Eddy Balch wonders if businesses in general should be prohibited in residential.

Trustee Cory Nasso suggests choosing 2-3 points for each work session to make best use of time. He also suggests obtaining input from those who currently run STRs or who potentially wants to run an STR – getting numbers

Three points of discussion for next work session:

Board will email preferred subjects to Rachel before next work session

Next work session will be May 8th at 7p.m. at NCC

Work session adjourned at 8:58

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