

PITKIN TOWN SPECIAL MEETING
Newcomb Community Center

July 31st, 2025 at 7:00 pm

Remote participation via ZOOM please use: <https://us06web.zoom.us/j/3732819188>
Meeting ID: 373 281 9188

MINUTES

1. **Call to Order and Pledge of Allegiance:** Mayor Ed Pianalto called the meeting to order at 7:01 pm. Trustees Tom Gibb, Jerra Garetson and Cory Nasso were present. Minutes taken by Clerk Stacie Busby.
2. **For Council Action**:** Discuss with possible action: Approving a Street Vacating of LOTS 1-4, BLOCK 2, LOTS 1-32, BLOCK 4, LOTS 1-4, BLOCK 3, VACATE 12TH STREET between block 2 and block 4, ALLEY BLOCK 4, ALLEY BLOCK 2, MESA STREET between block 3 and block 4 and block 2
 - THIS ITEM CONTAINS A PUBLIC HEARING.

Before we started, Mayor Ed Pianalto went over the Public Hearing procedures and rules put out by the State of Colorado.

Public Hearing opened at 7:06pm.

Mayor Ed Pianalto verified that we have received all appropriate paperwork from the petitioner, Jake Schellenberg, and that all appropriate actions have been taken to bring us to this public hearing today.

Jake Schellenberg was asked to share his petition and details with us. He believes the new housing will create a substantial increase in revenue for the town in the form of property taxes and sales taxes. Mayor Ed Pianalto asked Jake Schellenberg to show us all on the map the changes he is proposing.

Trustee Tom Gibb asked a question about where the hairpin turn on Mesa Street is on the map.

Opened to public comment:

“Fuzzy” had comments regarding not being in favor of this road vacation, he has worries of the new roads bringing more road traffic to his property.

Ramon Reed had questions for the Board. He is worried about flooding potential from Quartz Creek for the new homes. He wonders if the Board is aware of the Colorado Geological Survey and how it could be useful here. He proposes that the area in question is too dangerous of a geological space to be doing this work.

Eddy Balch had questions and comments for the Board – He wonders what the emergency is here, we are short a Board member as well as a Town Attorney. He does not believe the new homes will

make a substantial difference on property tax income but believes the new homes will actually end up costing the town more in road maintenance and snow removal.

Pete Olsen had comments for the Board, he is in favor of the street vacation but thinks it should be done differently. He passed out a fact sheet to each Board member.

Cindy Wick had comments for the Board – She remembers Alicia and Freddy Archeletta tried to do a street vacation in the past and were denied, so she feels the precedent has already been set. Also, she feels Trustee Jerra Garetson has a conflict of interest here and shouldn't be allowed to vote.

Jesse James Garetson had comments for the Board – He feels Jake Schellenberg has purchased property that was tough to develop, and he is working to develop it anyway, for the benefit of the town, and we should be seeing this in a more positive light. He feels we should put together a committee to make these changes and make proper and well-researched plans.

Eddy Balch fears we are growing the way Crested Butte has, and that is not what we would want Pitkin to become.

Ramon Reed spoke again regarding access and costs. He is not in favor of this street vacation.

Jesse James Garetson spoke again highly in favor of this street vacation.

Mayor Ed Pianalto Closed the Public Hearing at 7:53pm.

Mayor Ed Pianalto reminds the Board that this decision will set a precedent, and he wants to make sure we do this correctly. He feels legal advice on this decision is highly important, and once we have hired one, they will be given all the notes relating to this street vacation so they can give us their legal advice. Trustee Jerra Garetson agrees with Mayor Ed Pianalto, and she is glad we've had this hearing so we can hear from the towns people on their thoughts and opinions. Trustee Tom Gibb watched the last Zoning Board meeting where many of the same things were said that were also said here tonight. Primarily, this project needs more planning, better planning and legal input, and Trustee Tom Gibb agrees. He has concerns about flooding and thinks we should not forget the floods of the past and learn from those mistakes. Trustee Cory Nasso is glad we were able to hear the concerns tonight, and he feels like most of them can be easily remedied. Mayor Ed Pianalto feels like we should maybe start with a small committee, including Jake Schellenberg, the streets commissioner, Jesse James Garetson, and the Mayor, Ed Pianalto, to name a few. Once they come up with what a better plan would look like, bring the new Town attorney in as well.

Motion by Trustee Jerra to form the committee. She would not want to be on this new committee. Trustee Cory Nasso seconds the motion and does not volunteer to be on it. Trustee Tom Gibb would like to be on the special committee; he would like to help make sure this vacation gets done right. Pete Olson would be open to being on the special committee as well. This is just a fact-finding committee, not one that will be making any decisions. Their findings will be brought to the Board of Trustees for decision making. Jake Schellenberg is in favor of forming this fact-finding committee regarding the street vacations. Motion by Trustee Jerra Garetson to form a fact-finding committee

for the street vacation request, composed of Pete Olsen, Ed Pianalto, Tom Gibb, Jesse James Garetson and Jake Schellenberg. Motion Seconded by Trustee Cory Nasso. Motion carried 4-0.

9. Adjourn: Motion to adjourn at 8:21pm made by Trustee Cory Nasso. Seconded by Trustee Jerra Garetson. Motion carried 4-0.

**Public comment to the Board of Trustees is encouraged. Public comments on agenda items will be taken by the Mayor before final action on the item is taken. Comments may be limited at the mayor's discretion*

***Any item on the agenda may be subject to an executive session*

If special accommodation or alternative access is required, please contact the Town Clerk at thetownofpitkin@gmail.com or (970)787-0031 at least 48 hours prior to the scheduled meeting