

PITKIN TOWN WORK SESSION

Work Session

Newcomb Community Center

June 24th 2024 6:30pm*

MINUTES

1. **Call to Order/Roll Call:** Mayor pro tem Tom Gibb called the meeting to order at 6:30 pm. Trustees Ramon Reed, Ed Pianalto and Jerra Garetson were present. Minutes taken by Clerk Sara Gibb.

2. **For Discussion*:**

- Discuss camping/RV regulations within the Town of Pitkin
Mayor pro tem Tom Gibb reminded the public that tonight's meeting is a work session and no votes would be taken.
Several variations on ordinances regulating the occupancy of RVs. The current draft states that they can be used for temporary residence,

Clerk Sara Gibb read the proposed ordinance aloud.

Trustee Ed Pianalto would like to take public comments first.

Mayor pro Tem Tom Gibb asked how many members of the public have read the ordinance. Several members of the public indicated that they had read the ordinance.

Public comments: Chad Varnell, Pete Olson, Jinger Guigley, Todd Adams, Josh Burke, Jim Fisher, Terri Wilcox-Burke, Nicholas Papp, Taylor Adams, Jesse Garetson,

Mayor pro tem Tom Gibb stated that things change. The Town has now adopted Regulation 43. That's one aspect of this. An OWTS is required before a building permit can be issued.

Pitkin is a lovely town. There are other towns in Colorado that are inundated with campers and tents and people who want to car camp. This town may find itself for 3-5 months in the summer with multiple campers per property, encroaching on right of ways. Even if they are self-contained. This is about the sheer volume of campers. As the Town reviews this draft, there are things that will not apply. The Town has, in its current ordinance, a limit of 30 days per quarter, 45 days consecutively.

The Town is growing and changing. It has the ability to have a municipal court and enforcement officer. The Town should prepare for that.

Trustee Ed Pianalto asked, "what was the real reason behind the ordinance?" He is concerned because he did not know about the ordinance until it was on the agenda. He agrees that at some point an enforcement officer will be needed. He has a real issue

with constructing a new ordinance without knowing the reason behind it. He doesn't know how it will be enforced.

He pointed out a few things in the draft ordinance that he takes issue with including: up to 30-day time limit (due to his belief in property rights), no RVs on property without an OWTS (due to RVs being self-contained for 30-40 days), he would like to define "authorized and approved park," registration fees (needs to be set before the ordinance is implemented), number of campers per property, the mention of water and sewer services is conflicting with the mention of OWTS, the mention of line extensions is not applicable to Pitkin, employer verification (is it the Town's right to ask how many hours an employee is working), districts (commercial and residential at a minimum), setbacks (he doesn't like this idea because it leads to requiring setbacks on trailers), permit (who and how will do this? Must be in place before an ordinance)

Mayor pro tem Tom Gibb stated that Regulation 43 gave the Town of Pitkin the provision to allow grandfathering for outhouses. There are a lot of things in the ordinance that need some work. There are a few employees at this time. The Town is looking to regulate. If these employees' RVs are self-contained they need to haul out every once in a while. The Town would like to keep its tourists happy and its residents happy. There is a balance.

Trustee Ramon Reed stated that he doesn't find the draft any better than the current ordinance. He has difficulty knowing which direction to go with this. He would like to hear from the Town Attorney on why. He knows that some of this began before he joined the Board. He will not vote to approve any ordinance if it can't be enforced. He asked, "why does Pitkin need camping?" Pitkin is 160 acres. Of that 160 acres, probably 100 is developable. In that 100 acres, there are 200 OWTS systems, which is an average of 1/2 acre each. The County at a bare minimum requires one acre for an OWTS.

Most wells in Pitkin are shallow compared to wells in other areas of the US. One of the primary reasons he lives in Pitkin is because he doesn't want chlorine or pollution in his water. He does not want a water system. Development and overuse is the primary reason why most places have water systems and treatment. The Town has no way to enforce or monitor this ordinance. The ordinance is missing a section on violations. He is concerned about winter camping. How many RVs are built with appropriate snow load capacity? Can the Town support employees living in RVs that don't meet standards required of houses in Town? He does not think it's the Town's duty to provide housing for employees. Can Pitkin continue as a small town and how can we continue? The Town has existed due to cooperation and volunteers. We are losing both rapidly. Trustee Jerra Garetson agrees with most of what has been said tonight. She appreciates input from Board members and citizens. Most of what she has on her list has been covered. This is not a simple thing for Pitkin to figure out. She believes Pitkin needs

camping. She cares about safety but she's all about personal rights. She doesn't think the Town should have to try and make ordinances that cannot be enforced and that don't fit everybody. She thinks monitoring would be a nightmare. Some of the things in the ordinance for camping aren't otherwise being addressed, such as trash. She doesn't think we need an ordinance that will discriminate against some people.

Trustee Ed Pianalto stated that all of us have family and friends who like to come into town. He can put up a couple in his house but would need a camper if more people come to visit. He stated that the Town needs camping because most of our homes are small. All of us are concerned about polluting our wells. The wells are shallow. There are currently two businesses in town that require well testing every month. He understands the concern with shallow wells but he thinks the Town would know if it became an issue. He asked if anyone had suggested testing the creek water for contaminants. He wonders if monitoring would be feasible in Town. He asked if it was the Town's right to prevent housing for workers.

Trustee Ramon Reed discussed the sewer system that was proposed many years ago and shared information about water sampling that was completed at that time.

Trustee Jerra Garetson shared about water testing and percolation. She is in favor of camping and property rights. These problems are solvable. She believes we have a responsibility to not over-regulate and be so burdensome that constituents and property owners and business owners can't function. She is opposed to over-regulation.

Mayor pro tem Tom Gibb has observed many increases over the years in Pitkin – tourism, kids, voters, etc.

If the Town doesn't plan ahead, it will get caught with problems. He will make some efforts to come up with a municipal court and enforcement officer. He will make efforts to determine which ordinances are required and which aren't. He feels an obligation to try and preserve and look out for Pitkin.

Trustee Jerra Garetson stated that people need resources to come to Pitkin. One-room fishing shacks aren't allowed any longer. She doesn't think Pitkin is worse, but it's changing.

Trustee Ed Pianalto would like to keep ordinances that apply, remove ordinances that don't, and focus on setting up a municipal court and enforcement.

Public comments: Jesse Garetson, Jake Schellenberg, Todd Adams, Terri Wilcox-Burke

There will be no July meeting but there will be July bills. A brief Zoom meeting will be held in the near future to address disbursements.

3. Dismiss: Work Session adjourned at 8:16 pm

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