

# TOWN of PITKIN WORK SESSION

Newcomb Community Center

September 24<sup>th</sup>, 2025 at 7:00pm

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 work session to order at 7:01pm. Trustee Cory Nasso, Trustee Jerra Garetson and Trustee Tom Gibb were present. Minutes taken by Clerk Stacie Busby.
2. **For Council Discussion:**
  - OWTS Regulation 43 Updates

The main changes made to Reg 43 are related to the numbering of the document, which then impacts everything we had for our OWTS Ordinances in Appendix A. So tonight we will go through Appendix A and compare what we had previously to what is available now:

    - 1) On the First section, what is new here is System Maintenance Providers and Transfer of Title Inspectors. We're starting a list of questions, beginning with questions on the licensing requirements. We'll mark that the Systems Contractors and Cleaners be licensed, for now.
    - 2) Next section, Variances: We will continue with allowing variances.
    - 3) Occupancy – Residential: We'll stick with what we chose last year, of "all bedrooms: 2 persons per bedroom"
    - 4) How the number of bedrooms in a home will be defined for flow requirements: Second option, same as we did last year, which states that if an unfurnished area is present in the house, OWTS must also be sized for 1 or 2 more bedrooms based on an assumption that the unfinished space can be converted into a bedroom.
    - 5) Board of Health allows the LPHA to permit property line reductions lesser than 10 feet: We will Prohibit LPHA determination, BoH Determination only.
    - 6) Length of distribution laterals: We will again check the same as we did in 2021, "100 feet max for gravity fed from one end, and up to 150 feet"
    - 7) Inspection ports at initial end of trench, piping or chamber: We will continue with what we did last time which was "Not required".
    - 8) Vault Privies – New: We'll do the same as we did in 2021 again, which is to Allow new vault privies.
    - 9) Vault Privies – Existing: We'll stay the same here as well, Allowing continued use....
    - 10) Pit Privies – New: Continue with Prohibit these
    - 11) Pit Privies – Existing: Allowing continued use of existing pit privies

- 12) Allow for the reduction in the size of the STA where a composting or incinerating toilet is installed: will not reduce the required size of the OWTS.
  - 13) Transfer of Title Inspections: Continue with Not Required.
  - 14) Permits for the continued use of an OWTS. Define these items on page 5 that are more stringent than Reg 43: Continue with Not used in local regulation.
  - 15) Reductions in soil treatment area (STA) size or separation distances with use of higher level treatment: Continue with Reduction in area and separation distances not allowed for higher level treatment systems.
- End Document Completion for 2025.

Briefly discussed the OWTS Ordinance document sent by our new Town Attorney, Hillary Graham.

**3. Adjourn: Motion to adjourn by Trustee Cory Nasso. Seconded by Mayor Ed Pianalto. Motion carried 4-0. Work Session adjourned at 8:25pm.**

*\*Public comment to the Board of Trustees is encouraged. Public comments on agenda items may be taken by the Mayor before final action on the item is taken. Comments will be limited to a maximum of 3 minutes.*

*\*\*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](mailto:thetownofpitkin@gmail.com) or (970)787-0031 at least 48 hours prior to the scheduled meeting