

TOWN of PITKIN WORK SESSION

Board of Trustees

Newcomb Community Center

November 12th, 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:** Mayor Ed Pianalto called the meeting to order at 7:00pm. In attendance was Trustee Jerra Garetson, Trustee Tom Gibb and Trustee Cory Nasso. Minutes taken by Clerk Stacie Busby.

2. **For Board Discussion:**

- 2026 Budget

We are still waiting for the Mill Levy numbers to come via mail from the County, so we will have to schedule a special meeting, once this is received and voted on, to finalize the budget. The Board would like to pay the EHA, the starting idea is \$550 to cover necessary classes. The idea was addressed to possibly pay the Streets/Ditches Commissioner as well. A flat monthly rate is easier to plan and budget than an hourly rate, the initial idea is to pay the Streets/Ditches Commissioner \$300/month moving forward, with the awareness that number may need to be adjusted in the future. Next to consider for pay moving forward is the Zoning Board Members. Trustee Cory Nasso thinks \$50/meeting may be a good starting point, that would cost the Town \$3,000 yearly for a full Zoning Board. That is all we have to discuss until we get more data, primarily the Mill Levy data.

- Zoning Code Updates

The Board went through the Zoning Code Updates, page by page. Trustee Tom Gibb had a question regarding what “Planned Development” (PD) is and what it means. Town Attorney Hilary Graham explained it has elements of both commercial and residential zoning. It allows it to be a unique and self-contained part of town. A “PD” is designed to be flexible. Trustee Tom Gibb is concerned that the wording of this section is too open-ended and could cause trouble in the future. Trustee Cory Nasso thinks it makes sense to keep it more open, as does Trustee Jerra Garetson. Mayor Ed Pianalto doesn’t really like the use of the words “mixed uses”, Town Attorney Hilary Graham informed the Board that specific wording is an important part of the “PD”. She gave as an example someone using a two-story building as a business on the bottom floor and a home on the top floor. The Mayor and Trustees moved on in agreement to the Planned Development wording as it is in this current Zoning Code Update.

The next section up for discussion is Section 7, it states that any type of business not listed is not allowed in town. Trustee Cory Nasso is concerned that could cause problems. Town Attorney Hilary Graham advised that wording is common in a Zoning Code. Mayor Ed

Pianalto suggested we add a #15 that would allow for RV Parks. Trustee Cory Nasso agrees with the idea to add RV Parks to the list of approved businesses. Trustee Tom Gibb reminded the Board that there are people in Town who do not want RV Parks to be here. Trustee Cory Nasso suggests we take that issue to the Special Hearing and deal with it there.

Next, Section 15. This section has changed significantly. Town Attorney Hilary Graham informed us that this is a list of things the town can prohibit, but we are free to adopt what we want and not what we don't want. Mayor Ed Pianalto would be ok with getting rid of the first part of #3, specifically: prohibiting banners, pennants, streamers, balloons, and flags. Trustee Cory Nasso agrees, he would like to see those items be removed from the prohibited signs list.

Some changes were suggested for Section 21: Violation and Penalty. There should be wording to include due process. Town Attorney Hilary Graham will draft something up for that.

Section 26 was added on Subdivisions because we need that to go with the PD regs added on this revision. Trustee Cory Nasso has concern with part B under this section, he feels there should be no exception for having a licensed professional prepare the subdivision plats. That is to say, he feels a licensed professional should always be required to prepare subdivision plats.

No vote was taken.

Town Attorney Hilary Graham will update the document and then we will bring it before the Board of Trustees and then a Public Hearing.

3. Adjourn: Motion to adjourn at 9:23pm by Trustee Cory Nasso. Seconded by Trustee Jerra Garetson. Motion carried 4-0.

**Public comments to the Board of Trustees is encouraged on agenda items. Comments will be limited to a maximum of 3 minutes.*

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