

**Town of Twisp  
Council Minutes  
01-10-2006  
7:00 PM**

Meeting called to order at 7:05 PM by Mayor Nations -- Adjourned at 9:55 PM

Council Members Present:

Jackie Moriarty  
Clint Estes  
Stephanie Hickman  
Sam Hanan  
Shari Brown

Council members absent:

Request for additions or changes:

Change:

Addition: New Business: Sheriff Rogers, Edson Letter

Old Business: Code Publishing, Ok Co Health Dept. New Member

Council Member Hanan led everyone in the Pledge of Allegiance.

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**Public Comments:**

- Richard Yonko: Asked if it was still the intention of Mayor Nations to use excess dirt from Hwy 20 project to enlarge a Town of Twisp area for parking on N. Glover
  - Fill could be toxic
  - Where would snow then be piled
  - Property would fall under the Shoreline Master Plan
  - DOE should be notified
  
- Mayor Nations: Part of the discussed property belongs to Mike Port
  - Would have to have a lease agreement before parking lot is created
  - Said parking lot was an idea
    - **Action:** Will keep Mr. Yonko informed

**New Business:**

- Two Person Council Member Committees to work with Department Heads
  - Public Works: Jackie Moriarty & Sam Hanan
  - Finance: Shari Brown & Stephanie Hickman
  - Airport: Clint Estes & Jackie Moriarty
  - Pool: Shari Brown & Clint Estes
  - Fire & Police: Sam Hanan & Stephanie Hickman
  
- Letter from Schoolhill Homeowner's Association Board Members (Allen Elementary School Bldg. & John Larsen of Homemovies)

- Clarifying false accusations
  - John Larsen application for a rezone of subject property is not complete yet
  - When rezone application is complete, Council will address questions & concerns of Association
  
  - Ordinance Establishing Sanitary Sewer or Water Connection Permit Fees
    - Reviewed by Council and will be reworked
    - Tabled until next meeting
  
  - Okanogan County Health Department Board Position
    - Council Member Hanan volunteered to sit on Board
      - Another applicant was chosen
      - Hanan voted for the other applicant
  
  - Okanogan County Sheriff Frank Rogers
    - Brought stats for 2005 of call outs for Twisp
    - Terry Schrable, newest Twisp officer has another month of training with County
    - Needs to be a quarterly meeting between Town and Sheriff's Office
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Old Business:

- Amending Ordinance (Ord) No. 492, Water Leak Notification, new Ord. No. 554
  - Discussion on new wording
  - Motion made by Council Member Hanan, seconded by Brown to pass Ord. No. 554 as reworded and passed unanimously.
  
- Bob Gates, Building Official Proposed Contract
  - Tabled
  
- Code Publishing, Codification
  - Codification is complete through Ord. No. 508
  - Option: of internet access or hard copies in binders
  - \$5045 to finish project including zoning ordinance
  - \$350 per year for internet maintenance
  - Action: Council Member Hickman will research more cost questions
  
- Jerry Palm Lease Agreement for Town right-of-way property abutting & east of Cascade Pipe
  - Asked if Town wanted to sell said property or vacate
  - Wants assurance on lease time frame
  - Landscape screening is not easy to decide with the Hwy 20 project in 2006 & different elevations of highway and property
    - Discussion of buffering on residential side of Cascade Pipe property
    - Town wants Palm to insure said property for liability purposes if he is using the property
    - Council does not want to sell or vacate at this time
    - Council is comfortable with 5 yr. lease
    - Council had agreed to \$100 lease with landscape screening
    - **Action:** Mayor Nations will talk to Detro about lease

- Zoning Ordinance Update, Terry Larson, Planning Commission (P/C) Chairman
  - Zoning Ordinance (Ord) No. 413, 1994, amended several times
  - Mayor Price asked P/C to review ordinance, hard to administer
  - Ord. No. 413 prescriptive, tried to cover all uses which after time did not work
  - Update is performance based
  - Public comments & staff comments were used to update ord.
  - After this meeting, Council could 1. Accept the update, 2. Reject, 3. Return with specific recommendations
  - Comprehensive Plan (Comp Plan), 1991, is well worded document
  - P/C feels there are no conflicts between update and Comp Plan
  - Not all public comment was used in update
    - Example: RVs are not allowed as residential use unless the property owner is constructing a new residence
  - Draft Ord. Page 59, NONCONFORMING USES, STRUCTURES, OR LOTS:
    - Uses in Ord. No. 413 or draft ord. that are non-conforming to future ordinances but were conforming when created are grandfathered in
  - Administrative Permits
    - Allowed use, asking new developers to go through a checklist with Administrator i.e., to assess impacts to surrounding properties
  - Three residential zones in draft.
    - West Twisp (approx.) would be a new residential low density (R-1)
    - R-2 medium density which is now residential-single (RS)
    - R-3 which is now multi-family (RM)
      - No negative input about new low density zone
  - Did not offer any changes to Allen Elementary School property
    - Would have been a legal and Town administrative process
  - Changing name of Industrial (I) to Industrial-Commercial (I-C)
    - Expanded uses
    - Better defined what might be future development opportunities
  - Buffering
    - P/C asked if buffering could be placed in an easement
      - Legal question
    - A footnote in buffering section could be added
      - Clarify: New businesses are responsible to buffer not existing businesses
  - New businesses are responsible to mitigate impacts i.e., traffic, noise
  - P/C listened to and read all comments pertaining to draft ordinance changes
    - Discussed all
- Council & P/C will meet Tuesday Jan. 17 at 6:00 p.m. in Council Chambers for workshop

**PUBLIC COMMENTS:**

- Bill Boosman:
  - Feels the draft ord. is more than an update
  - Comp Plan should be updated first
  - Draft changes the future of Twisp
  - Zoning should protect existing uses
  - Feels heavy industrial uses are restricted in draft
- Herb Rosenberg;
  - Good that new Council & P/C are going to continue draft ord. process

- Concern Comp Plan not being updated first
- Collette Van Tol:
  - Heard about new commercial riverfront district (C-R)
  - Does not see it on draft zoning map
- Terry Larson:
  - Comp Plan does not recognize commercial riverfront district
  - C-R section was left in draft text as a future zone
  - Land remains Industrial on Zoning Map until Comp Plan recognizes C-R
- Tom Ketcham:
  - Comp Plan states the need for a reduction in Industrial lands
  - Recognized changing nature of businesses
  - C-R Zone is supported by Comp Plan
- Terry Larson:
  - Proposal to change North Twisp, east side of Hwy 20 to commercial
  - Was dropped when found did not match the Comp Plan
- Collette Van Tol:
  - Trail systems are great for communities
  - Draft Ord. Page 90, Hwy 20 Corridor Overlay. F. Special Regulations, vi, 2
    - States users are encouraged to consult Tree Board about tree removal
    - Wished it stated shall consult
- Mark Edson:
  - M.V.Industrial (M.V. I.) is an existing & approved land use
  - C-R is a ruse
  - RCW that Zoning Ord. must compliment Comp Plan
  - M.V.I., WSA & Surface property becomes nonconforming when C-R is in place
  - M.V.I. new building because of setback regs in C-R will be non-conforming and devalued
  - Existing uses are not protected from undue adverse impacts of adjacent development
  - Feels draft ord. does not have right to control light
  - Mixed use C-R including residential would be impacted by noise from M.V.I.
  - RCW 42.23, Conflict of Interest, Public official may not gain personal benefit
  - Conservancy Overlay is not protected in draft ordinance
  - Feels draft ord. protects new developments from existing businesses
  - Property rights includes the uses of our property
  - Should be compensated for lost rights
- Bill Boosman
  - Asked that format (forms) for different procedures (i.e. variances) mentioned in draft ord. be shown in ord.
  - Concern on method of appointing new commission members
  - Concern wasn't notified there was a new draft
- Mayor Nations & Terry Larson
  - Recent changes were made to grammar and table of content of draft ord.

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**Mayor's Update: Mayor Nations gave Council a brief update on the various topics:**

- Planning Commission Members
  - Recommend Jim Kistner to Planning Commission
  - Jodi Gardner is considering the position

- **Action:** Terry Larson & Mayor will meet & discuss applicants
  - Capital Projects Committee
    - Proposed new members Jerry Bushnell, Dave Schulz and Dino Decesari
    - Consensus to approve new members
    - Time to schedule next meeting
      - **Action:** Chairman Edson will call new members
  - 1998 GMC Snow Plow Truck
    - Reverse is gone, low compression, broken frame
    - Used as Town sander truck
    - Very expensive to repair
    - Offer from Larry Smith to do change over work with plow and sander to new truck in return for truck as parts (must be stated as parts truck)
    - Discussion price new chassis & cab
      - **Action:** P.W. Supt. McConnell will research renting or borrowing
      - **Action:** Mayor will contact fire suppression truck owners who may want to sell
  - New Clerk/Treasurer
    - Colleen Storms
    - Lives in Kelso
    - Has property up the Twisp River
    - Be here in 2.5 weeks
  - Proposal from Planner Jeff Thomas
    - Bimonthly proposal 40 hrs in a 2 months period to be in Town Hall
    - Travel costs included in proposal
    - \$97 per hr
  - Kurt Danison was formerly our planner
    - Asked to take position again
    - \$63 per hr
    - Would not want to be grant administrator but would help with grants
      - Motion made by Hanan, seconded by Moriarty to accept Kurt Danison of Highlands Associates as new planner and passed unanimously.
        - **Action:** Will review contract proposal
  - Sarah Bohlen
    - Grant writer from Berger-Abam
    - Twisp grant writer administrator in 2005
    - Could continue to be grant administrator on Hwy 20 project
      - Motion made by Moriarty, seconded by Hanan to keep Bohlen as grant administrator on Hwy 20 project. Approved unanimously.
        - **Action:** Will review contract proposal
  - Noted Paul Christen proposed CUP for self storage on Aviation Lane
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Minutes from the previous meeting 12-27-05 were read and approved as amended. Motion made by Council Member Moriarty and 2<sup>nd</sup> by Hickman. Passed unanimously.

The bills and previous payroll were briefly discussed. Motion to approve the current bills and disburse payment (subject to the availability of funds) and approve the current/**past** payroll was made by Council Member Brown and 2<sup>nd</sup> by Estes. Passed by majority. Moriarty abstained. (See attached back up for more detail)

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Meeting adjourned at 9:55 PM

Attest: \_\_\_\_\_

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Acting Clerk – Janie Surface

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Mayor Vern Nations