

**Town of Twisp
Council Minutes 09/09/08
6:00 PM**

Meeting called to order at 6:01 pm by Mayor Vern Nations.

Council Members Present: Mayor Pro-Tem Stephanie Hickman
Clint Estes
Tom Gehring
Vicki Hallowell
Tina DeRenzo

Council members absent: None

PUBLIC HEARING REGARDING THE PROPOSED ZONING ORDINANCE

Mayor Nations opened the public hearing at 6:02 to discuss the proposed zoning ordinance.

Town staff members present for this issue were: Deputy Clerk Janie Surface; Town Planners Sarah Schrock and Kurt Danison; and current and past Planning Commission members Traci Day, Mike Port and Terry Larsen.

Town Planner Schrock began discussion of the proposed zoning ordinance by giving her staff report which included the following changes that came out of the Town Council workshop on August 26, 2008: Non-conforming Uses, Structures or Lots; and Road Drainage/General Regulations; and Residential Districts.

Town Planner Danison suggested a timeline for adoption of the proposed zoning ordinance to the Council. Danison explained that there needs to be a 90 day formal review period and that tonight's public hearing should be continued to the November 25, 2008. In that period the Town would continue to gather written comment and the public would be able to give verbal comment again at the November 25, 2008 meeting.

Bob Lloyd – The majority of Bob Lloyd's comments were regarding the Commercial Riverfront District, the types of housing that were allowed through a permitting process and the type of housing that could be placed in that district. Mr. Lloyd was interested in seeing trail construction standards developed to map out the responsibilities of the parties involved prior to donating any land to the project.

Town Planner Danison explained that the Council and staff would be taking public comment at this meeting but would be discussing each issue at subsequent planning meetings and taking it all in for consideration.

Dwight and Annie Filer – Mr. Filer reported that they owned property at the corner of 4th Avenue and Lincoln Street that was currently zoned residential but was in the proposed zoning to be changed to commercial. Mr. Filer explained that they didn't care if it was rezoned and understood the reasoning of the rezone, but would like it to be flexible enough to allow them to build a single family home on the lot.

Mrs. Filer passed out written comment regarding Mr. Filer's verbal comment along with another letter from a concerned citizen that was not able to attend.

Traci Day – Ms. Day commented on subsequent dwelling units in most cases used for a family member but also approved for rentals. Ms. Day stated she disagrees with the stipulation that the owner of the dwellings is required to live in one unit rather than renting both.

Gary Logan – Mr. Logan questioned whether the Airport was part of the Town Limits. Town Planner Danison confirmed that it was part of the Town Limits and that municipalities are able to annex a portion or portions of land they own regardless if it is contiguous or not and that it's called island zoning.

Mark Edson – Mr. Edson referred to the staff report given by Ms. Schrock regarding Non-conforming uses. Mr. Danison explained to Mr. Edson that his property is a conforming use in the Industrial District and that only a significant change to his business would trigger a review. Mr. Edson requested that the Town define "grand fathered" in the zoning ordinance definitions; Mr. Danison stated they will consider it.

Mr. Edson discussed road drainage easements stating it would be a hardship to business owners as well as the Town of Twisp to insure drainage due to storm run off and snow melt did not run on to others property. Mr. Danison explained that those regulations would only apply to new development. Mr. Danison gave the examples of the SR 20 project and the 2nd Avenue Street Project and the drainage requirements.

Mr. Edson inquired as to whether there would be an opportunity for the public to see the next draft prior to the November 25th meeting; Danison confirmed there would be an opportunity.

Gary Logan – Mr. Logan asked and received clarification from Mr. Danison regarding the timeline and 60 day comment period. Mr. Danison stated that a copy of the draft zoning ordinance would be at Town Hall, the Library and on-line for public review.

Bob Lloyd – Mr. Lloyd asked Mr. Danison for clarification of the lines on his property defining the Residential 3 District and the Commercial 3 District.

Lester Boccuzi – Mr. Boccuzi asked if the 2nd Avenue Street project would affect zoning. Mr. Danison stated not to his knowledge.

John Lawson – Mr. Lawson asked if the Commercial Riverfront District extended over to Burton Street as shown on the map. Mr. Danison shared that the map was incorrect and that the Commercial Riverfront District only goes as far as Marble Street.

MOTION:

Council Member Gehring moved to continue the public hearing until the November 25, 2008 Council meeting. The motion was seconded by Council Member DeRenzo and passed unanimously.

Mayor Nations called a recess for approximately 10 minutes.

Additions and/or Changes to the Agenda

Council Member Gehring requested time to discuss an upcoming conference.

Pledge of Allegiance

Council Member Estes led the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

Lester Boccuzzi suggested to Council that the large rocks that are left over from the 2nd Avenue Street project be used to shore up what he described as an unstable bank of the Twisp River located north of the basketball courts in the Twisp Park. Mayor Nations shared that the Army Corp. of Engineers maintains the levy near the park.

Council Member Gehring asked if the curbs that were torn up due to a contractors error could be used as fill at the end of Glover Street. Superintendent McConnell reported that the old curbing had already been shipped back to the cement plant.

MINUTES

MOTION:

Council Member Hallowell moved to approve the August 26, 2008 minutes as amended and the August 29, 2008 minutes as sent. The motion was seconded by Council Member Hickman and passed unanimously.

MAYOR NATIONS UPDATE

Mayor Nations shared that Chief Balam attended the funeral in Burlington of fallen Skagit County Deputy Anne Jackson.

DEPARTMENT HEADS AND COMMITTEE REPORTS

Rick Balam, Police Chief

Chief Balam reported that he and his officers had responded to 112 incidents and wrote 67 citations in the month of August. Balam relayed that his department was running smoothly and the officers were doing great.

Gary McConnell, Public Works Superintendent

Superintendent McConnell reported that the paving would begin on the 2nd Avenue Street Project the week of September 22, 2008. McConnell reported that Town staff and RH2 Engineers were trying to acquire funding to run a 2” water line further up 2nd Avenue for future development. McConnell reported that there had been an error when the sub-contractors poured a portion of the curbing. Apparently the curbing did not line up with existing markers and was off anywhere from 2” to 6”; the error will not be at the expense of the Town.

Council Member Gehring questioned whether there is a warranty on sidewalks specifically a portion of the sidewalk on SR20 that is already deteriorating. Clerk/Treasurer Storms will contact the Department of Transportation and get an answer to his question.

Action: Clerk/Treasurer Storms will contact the Department of Transportation regarding whether there is a warranty on sidewalks.

Colleen Storms, Clerk/Treasurer

Clerk/Treasurer Storms reminded the Council that there would be a ceremony at the Fire Hall on Monday, September 15, 2008 at 3:30 pm regarding the new water line up 2nd Avenue and the Hilltop Booster Station project. Representatives from USDA and the State Legislature will be on site to present the Town with a check for their portion of funding to the project.

Clerk/Treasurer discussed the upcoming budget process and timeline. Council Member Gehring asked if there would be a retreat this year to discuss budget. Storms reported that during one of her recent training sessions it was suggested to meet in February or March to gear up for the following budget preparation period.

Keith Comstock, Fire Chief

Fire Chief Comstock reported that everything at the Fire Department was going well and that he will be glad to see the 2nd Avenue Street project wind down.

Sarah Schrock, Town Planner

Nothing to report at this time.

OLD BUSINESS

RESOLUTION #08-425 – APPOINTING AN AGENT TO RECEIVE ANY CLAIMS FOR DAMAGES FOR THE TOWN OF TWISP

Clerk/Treasurer Storms discussed Resolution #08-425 appointing an agent to receive any claims for damages for the Town of Twisp. Storms explained that the Town currently has a resolution naming the Clerk/Treasurer as the recipient of such claims but that the office hours that were on the current resolution were incorrect.

MOTION:

Council Member Gehring moved to approve Resolution #08-425 appointing an agent to receive any claims for damages for the Town of Twisp. The motion was seconded by Council Member Hallowell and passed unanimously.

RESOLUTION #08-426 – ADOPTING THE PUBLIC FACILITIES ELEMENT AND ECONOMIC DEVELOPMENT ELEMENT OF THE COMPREHENSIVE PLAN

Mayor Nations discussed Resolution #08-426 adopting the Public Facilities and Economic Development Elements of the Comprehensive Plan.

MOTION:

Council Member Hickman moved to approve Resolution #08-426 adopting the Public Facilities and Economic Development Elements of the Comprehensive Plan. The motion was seconded by Council Member DeRenzo and passed unanimously.

AIRPORT LEASE

Mayor Nations began discussion of the proposed Airport Lease. Mayor Nations briefly went over the proposed changes: the Town Council would review the lease fees on an annual basis instead of the Airport Board; personal autos would be allowed at hangars; and lot assignments may change if lessee did not build in the permitted amount of time which can interfere with paving. Clerk/Treasurer Storms suggested the Council consider a lease fee increase to support and facilitate capital projects rather than a select few Airport members using private funding.

The Council discussed the amount of spaces left for development; commercial area set aside for specific commercial uses; the need for the Council to keep up with issues at the airport because of liability and accountability issues; if a hangar is removed the cement pad would be left; and hotel/motel tax and how it could be used at the airport.

After a brief deliberation on whether to adopt new lease fees and adopt the proposed lease in its entirety or to wait for the Airport Board’s feedback regarding the lease fees, the Council agreed to put off adopting lease fees until a later date.

MOTION:

Council Member Estes moved to approve the Airport Lease as proposed with the annual lease fee subject to review by the end of November 2008. The motion was seconded by Council Member DeRenzo and passed unanimously.

SWIMMING POOL

Superintendent McConnell reported to the Council that Dave Rodriguez had dove in the pool and plugged three out of the four drains in an effort to determine where the pool is leaking; but after a day it was apparent the pool was still leaking. McConnell shared that his next suggestion would be to slip-line the pipes that are under the cement deck of the pool. McConnell reported that it would be the fastest and most economical way to fix what may be leaking. Council Member DeRenzo suggested having Mr. Rodriguez plug all four drains to eliminate that possible cause before contacting a contractor to install slip-lines.

Action: Superintendent McConnell will order an additional plug and have Mr. Rodriguez dive again and get costs for the slip-line method.

SET A PUBLIC HEARING FOR THE CAPITAL FACILITIES PLAN

Clerk/Treasurer Storms prepared and passed out a timeline and process to develop a Capital Facilities Plan. Storms went over the breakdown of Town departments. Storms asked for volunteers to work along with her and other department heads to identify and prioritize items for this plan. Mayor Nations requested that the Finance Committee made up of Council Members Hickman and DeRenzo work with Storms on this process.

Clerk/Treasurer Storm's timeline called for a public hearing to be set; Council set the public hearing for October 14, 2008.

METHOW VALLEY YOUTH SOCCER – TOWN SOCCER FIELD USE

Mayor Nations discussed the Methow Valley Youth Soccer League's request to use the town field out by the airport again this year. Council Member DeRenzo confirmed that the season had already begun. Mayor Nations asked if a copy of their liability insurance had been presented with the request.

Action: Staff will confirm that the Methow Valley Youth Soccer League has the appropriate liability insurance and that the Town has a copy on file.

MOTION:

Council Member DeRenzo moved to approve the use of the soccer field at the airport by the Methow Valley Youth Soccer League. The motion was seconded by Council Member Estes and passed unanimously.

WASHINGTON TRAILS ASSOCIATION CONFERENCE

Council Member Gehring reported that he was going to attend the Washington Trails Association Conference in Spokane on October 5th and 6th. Gehring requested reimbursement for the conference fee of \$75. Clerk/Treasurer Storms reported that there is money in the budget for Council travel and training.

MOTION:

Council Member Hallowell moved to approve reimbursement of the conference fee of \$75 and mileage to Council Member Gehring to attend the Washington Trails Association Conference. The motion was seconded by Council Member Estes and passed unanimously.

PUBLIC COMMENT

Dave Schulz shared with Council that there may be easements still active for a public trail north of Town. Mr. Schulz reported that at one time across from the Idle-A-While Motel behind Mr. Deseth's property a trail ran up to the Doran property and tied into a trail coming down from Sun Mountain.

ROUTINE APPROVALS

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the Town Council.

The following voucher/checks are approved for payment by a majority vote on this 9th day of September, 2008:

Checks/Vouchers	#90908	\$1,254.99	09/01/08
Checks/Vouchers	#25633 - #25637	\$6,021.66	09/04/08
AWC	ACH	\$7,899.85	
NCNB	ACH	\$10,554.78	
Checks/Vouchers	#25638 - #25674	\$27,371.35	09/09/08
Payroll	#11929 - #11958	\$27,100.75	09/09/08
Checks/Vouchers	#25675 - #25683	\$7,800.00	09/15/08

MOTION:

Council Member Hallowell moved to approve the current accounts payable and current payroll and benefits and to disburse payment. The motion was seconded by Council Member Hickman and passed unanimously.

There being no further business to come before the Council, Council Member Gehring moved to adjourn the meeting. The motion was seconded by Council Member Estes and passed unanimously. Meeting adjourned at 8:37 p.m.

APPROVED:

Mayor Vern Nations

ATTEST:

Clerk/Treasurer Colleen Storms