

**Town of Twisp Council Minutes**  
**11/8/05 7:00 PM**

Meeting called to order at 7:05 PM by Mayor Jones -- Adjourned at 8:36 PM  
Council members absent: Council Member Schmekel

Request for additions or changes:

Change:

Addition: Ordinance #549 (Discussion only) and Recycle Center Proposal Letter

Council Member Koptonak led everyone in the Pledge of Allegiance.

**Public Comments:**

- Mark Edson:
  - Noted that a group of citizens up on the hill where he lives have joined together to formally oppose Isabella planned development to proceed with Phase II
    - Should be getting written documents from Terry Karro, Attorney regarding this
- Herb Rosenberg:
  - Additional comments regarding the Isabella Development Phase II
  - Also concerned about a potential commercial zoning allowance up by the school
    - Would not like to see commercial among residential

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**New Business:**

- Recycle Center Letter from Betsy Cushman
  - Would like to move the fence at the back of the property to build a structure to be utilized for the recycling of metal
    - Not asking for anything from the Town with the exception of the approval to move forward (The Center will incur any costs to build)
    - Some discussion followed among Council
  - Motion to approve the request from the Recycle Center allowing them to build the required structure and move the fence a bit was made by Council Member Koptonak and 2<sup>nd</sup> by Brown. Passed unanimously
- Ordinance #549 Allowing for the potential annexation of the Twisp Fire Dept into Fire District 6
  - Some explanation of the proposed ordinance and that this ordinance will be on the agenda of the December 13<sup>th</sup> meeting
    - There is a specific process that must be followed, thus moving it to the December meeting
- Zoning Ordinance
  - Jeff Thomas, Town Planner gave a brief history on the revamping of the current zoning ordinance.
    - The timeline going forward
    - Highlighted some of the major changes between the current and the proposed
    - 3 main reasons for the potential changes
      - Ease of administration of the document

- Response to new opportunities
      - Economic Development
    - Better resolution to land use issues
  - Public Hearing scheduled on 11-22-05 where the public can give any additional input
  - Action to be taken by Council at the December 12<sup>th</sup> meeting on the ordinance
  - Current ordinance is very prescriptive and the new one is more of a hybrid between prescriptive and performance
  - A new zoning district has been formed
    - Single family, low density (R-1) = 10,000 sq ft
  - Commercial River has been removed from the zoning ordinance for this passage as it did not align with the Town's Comprehensive Plan
    - Can be revisited later through an amendment once the Comp Plan has been rewritten and adopted hopefully in 2006
  - Industrial Zone has been renamed, but not changed in any way in its uses
    - The name change is still up for debate
  - RV's were a major issue in the beginning, but has been addressed in the proposed
  - Accessory structure regulations has seen some changes in the proposed edition
  - Home Business: Focused change to address the impact of the business in the neighborhood
  - Off-street Parking in the C-1 zone
    - Opportunity to mitigate and will be addressed as well in the updated Comprehensive Plan in the parking area
  - Specific buffers and landscaping were also addressed
  - Regulations in the keeping of domestic livestock in Town
    - Public health and safety issues
- Terry Larson, Planning Commission Chair took over the presentation at this point and utilized the zoning map to address the key issues
  - Thanked everyone who has been directly involved in this major rewrite of the previous zoning ordinance
  - Feels the proposed rewrite ordinance more readily addresses the Town of Twisp
  - Important to look at the intent noted at the top of each section in the new ordinance
  - Airport being an island onto itself is a problem and needs to somehow be rectified
  - Community Center is still a bit of an issue
    - Should it be C-1 or Public Use
  - Hwy 20 overlay
    - 100' of the center line each way is defined
    - Check out this text (doesn't define business type, just the presentation of use)
  - Grand-fathered Uses
    - Example: Single family residence in a Commercial Zone
      - In the old ordinance if residence burned down, they could not rebuild as a SFR. They can in the new

- RV Section addresses how long someone can keep an RV on their property without building a permanent structure
  - 90 day limited stay
- Public Use definition was briefly discussed
- Accessory usage and structures can now be rented in the proposed ordinance
  - i.e. Mother-in-law type
- R-2 is designated as mid-density
- Commercial-Industrial (C-1)
  - May still reverse the name, but has not changed or restricted
    - Have actually added uses
- Be sure to check out the use chart and remember the “A” is approved and “P” is prohibited
- Added “Ap” = Administrative Permit
  - Administrative permit given by the Town Planner
- Terry linked back every item in the new zoning ordinance to the current Comprehensive Plan and if it was not addressed, it is not included in the current proposed zoning ordinance for passage
- Question/Answer period followed the presentation
- Jeff noted that written comments will be accepted through 11-22 public hearing and will be heard at the Council Meeting that evening
  - This is the time for the public to comment on any issues they may still have
- Following all the hearings and on the Dec 13<sup>th</sup> Council meeting, Council will take one of the following actions:
  - Initiate the change themselves
  - Ask Planner to change
  - Kick back to Planning Commission
  - Pass ordinance as written
- Herb Rosenberg noted all the time given to this process by Mr. Larson and that he should be commended for sticking to this process and seeing it through to the end

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**Old Business:**

- None at this meeting

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**Mayor’s Update:**

- Just a brief note that as outlined at the last Council meeting by Chad Surface, Fire Chief, the fire department has purchased a new chain saw. They were able to purchase now and save some additional dollars by doing so.
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Minutes from the previous meeting were read and approved as amended. Motion made by Council Member Brown and 2<sup>nd</sup> by Bushnell. 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 Koptonak. Passed unanimously.

(See attached back up for more detail)

Motion to adjourn the meeting made by Council Member Koptonak and 2<sup>nd</sup> by Bushnell and Brown simultaneously. Meeting adjourned at 8:36 PM

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

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Clerk – Barbara G. Dale

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Mayor Rosemary Jones