

Town of Twisp

Council Minutes – 3/22/2022

Mayor Ing-Moody called the video conference meeting to order at 5:31pm.

Council Members present via phone/video: Mark Easton
Aaron Studen
Hans Smith
Katrina Auburn
Alan Caswell

Pledge of Allegiance:

Council Member Auburn led the Pledge of Allegiance.

Additions/Deletions to the Agenda:

Addition:

Discussion/Action: TwispWorks Professional Services Agreement – PDA Annual Report/Audit

Public Comment:

The following Public Comments were submitted in writing and were included in the Council packet.

Re: Nightly rental permits in city limits

Dear Town Council,

I appreciate that this issue has been brought to the table. As a homeowner and lover of this unique little town, I ask you to all consider banning nightly rental permits in the city limits of Twisp. Here are some important things to consider.

1. As you know, we have a housing crisis. Homes that are marketed with nightly rental permits are attractive to vacation home buyers. With limited inventory, this makes the competition even more fierce for a local resident to purchase a home. With so many people struggling to afford a home here, I think it reflects poorly on us as a community if we prioritize the desires of part-time residents.
2. The character of a community depends on its neighborhoods. What would Bargar St. look like on Halloween if every other house were an unoccupied nightly rental? Having strong relationships with our neighbors enables us to care for each other and make authentic connections. Obviously this cannot be measured, but these positive relationships with members of our community play a role in the health and safety of our children and all community members. The impact reaches further than we can imagine.
3. Safety. Having guests that are unfamiliar with our environment could pose a threat to the safety of our town and neighborhoods. For example, if the house across the street from me is rented to someone unaware of the dangers of fire season, they might not realize that having a fire in the backyard fire pit in August is out of the question.
4. Owners of local hotels work hard to up-keep their properties and make a living. Nightly rentals take business away from legitimate hotel and bed and breakfast owners.

5. The popularity of Twisp in years to come should not be underestimated. We must be proactive to avoid situations like that of Chelan, where residents are fed up with the many problems that nightly rentals can bring. With the popularity of tourism in the valley continuing to increase and no available accommodations up valley at times, there is no reason to think this will not increasingly become a problem. Finally, I would like to clarify that I do support nightly rental permits ONLY for owner-occupied residences. If someone wants to rent a room in their house for extra income and help provide needed housing, I think we should support them. Thank you,
Brynne Edwards

Mayor Soo Ing-Moody and Twisp Town Council:
Please add these comments to the public record concerning overnight rentals. As inflation and rent costs run rampant and housing shortages are worsening, the trend towards overnight rentals in Twisp is unfortunate. This will only worsen an already bad situation by replacing long term rentals and causing faster rising home prices making them unaffordable to most of our local people. The local population will be much better served by discontinuing the issuance of permits for overnight rentals in Twisp. Please serve the interests of the many instead of the interests of the few. Please keep Twisp livable and affordable. Thankyou,
Richard Tingelstad
P.O. Box 24
Twisp, WA 98856

The following Public Comments were made verbally during the meeting and submitted in writing:

To Twisp Town Council.
I firmly believe that as a town, we need to do more to support the tremendous efforts that local organizations and individuals are undertaking to address the lack of housing in our community. These organizations can only do so much without specific policy and zoning ordinances put into place by the local government. I urge the Town of Twisp to begin by taking a hard look at how nightly rentals impact housing availability and take immediate action to bar nightly rental permits for all R1 zones excluding owner occupied traditional bed and breakfasts. Growing up in a small tourist town in Colorado I have witnessed first hand what open permitting of nightly rentals can do to the character of a neighborhood. Growing up, the historic homes on our street were filled with young families, long-timers, and bunked up seasonal workers who kept the local tourism based businesses staffed. When I visit my parents now, most of the homes around them are AirBnB's whose doors are rotating with folks who want an "authentic neighborhood experience." This phenomenon has not only taken these houses off of the market, but has resulted in several local hotels and motels to shut their doors. Affordable and available housing is almost non-existent these days, forcing working people to move further and further away from their employment. My Parents mourn the loss of

their tight knit neighborhood and the community that the former residents built. Twisp has few residential neighborhoods and I worry that the same fate may be in our future if we as a community don't take action immediately.

Thank you for your time,
Morgan Sicilia

Good evening, my name is Jerome Thiel. My wife Kim and I purchased the vacant building next door to Twisp Town Hall, at 114 South Glover St., over 23 years ago. And for 23 years, that location has generated property and sales tax plus water and sewer fees for the Town of Twisp. I am commenting tonight to bring attention to the Town's Council and it's citizens, the disregard for personal property and damage to our building that the construction of the new Civic Building has had over the past 10 months. Numerous in person requests, emails, texts and written letters with the contractor and key Twisp officials have mostly failed and critical issues are still on-going.

With any large construction project, there are bound to be nuisances like noise, dust, parking....etc., but my issues are more persistent, pervasive and damaging in nature. Since I was told this is not a matter for the Council's Agenda and my request for the March 15th Public Works Committee meeting be held in person was ignored, I am using my 3 minutes of public comment to ask the Town to take responsibility for the damages to our building. The attempts to fix a few of these issues have shown minimal effort and very poor-quality standards on behalf of the town's construction company and seemingly they're not held accountable or work reviewed. We are very disappointed and request full and complete resolution! Or we need to know if the Town of Twisp is refusing to accept responsibility and pay for damages. As our roof is now leaking, with every rain the damage becomes worse, so time is of the essence.

Jerome Thiel

To Mayor Soo Ing-Moody and Twisp Town Council:

Please add these comments to the record of public input concerning overnight rentals in the Town of Twisp:

The Methow Valley, Okanogan County, and many areas nation-wide are experiencing a housing emergency. Adequate shelter and housing is either non-existent or unaffordable for many human beings.

Twisp is no exception. We have homeless individuals, couch-surfers, young people living in unacceptable conditions, and long-time residents and employees being forced to leave the valley for lack of housing. The situation will become worse without intervention.

This is not the time to allow overnight rentals to replace long-term rentals nor to cause a rise in purchase prices of existing homes so that they are unaffordable to our existing population.

The leadership of the Town of Twisp has made statements in the past that we are a town that endeavors to serve its residents above all. Let's put our money where our mouths are. The trend toward exalting the God of Tourism over the needs of our residents is disturbing.

Please act now by discontinuing the issuance of permits for overnight rentals in the Town of Twisp before more damage can be done. For existing permits, make provision that any ongoing nightly rentals be subject to Conditional Use permits until any existing permits expire. Carte Blanche for this type of land use in Twisp is unnecessary and unacceptable to the residents of our town.

Sincerely yours,

Isabelle Spohn

Mayor's Report:

Mayor Ing-Moody shared that multiple projects are currently in the works, with business as usual, and instead of providing a report, due to the many topics on the agenda tonight she would like to give her time to the topics on the agenda tonight.

Staff Reports:

Chief Budrow reported that with the weather changing they are seeing more speeding vehicles in town. He also reported that the new PD vehicle has its stickers on so everyone knows it's the new vehicle.

Committee/Commission/Board Reports:

Council Member Auburn attended the Planning Commission meeting. She said they are working on the Shoreline Master Plan and no public showed up to the workshop. She said they have considered changing the time of the meeting to 4pm instead of 5pm and are thinking of meeting more than once a month. Their next meeting is set for April 28th.

Council Member Easton attended the Twisp Chamber of Commerce meeting. He said the new Twisp tear off map is in the final approval stages and on one side it will be the town side and the other will be the trail side. He said they are also working on their event sponsorship and would like to help businesses put on events. He mentioned that the Sunflower relay is coming up at the end of April and the Art Walk is in May.

Council Member Smith attended the Public Works committee meeting where they discussed the progress on the Civic Building project. They identified needs to be completed before occupancy. They also discussed the upcoming chipping drive on April 18th and 19th. He also was part of the annexation meeting with the Konrad's where he heard more information on the proposals for what type of housing they are planning. They discussed the Town's constraints such as capacity and water rights. He said overall it was a good discussion and there will be more to come.

Council Member Easton attended the Twisp Economic Revitalization Committee meeting where they discussed the Civic Building Plaza Courtyard, Creative District signage and the Civic Building Ribbon Cutting Ceremony.

Council Member Studen attended the Parks and Recreation meeting where they continue working on the Parks and Rec plan. He said they are going through the process of talking to private property owners and getting permission for access to trails to be part of the plan. He said they will be looking for public comments on the plan at the next meeting. He said there is an upcoming Friends of the Pool Community Forum where they will receive public input on the process of the new pool.

Discussion/Action: Tree Board Interview/Appointment – Nick Crimp:

The Mayor and Council interviewed applicant Nick Crimp for the Tree Board vacancy. He has had a lifelong interest in trees and plants and is interested in serving on the Tree Board.

Council Member Smith moved to appoint Nick Crimp to the Tree Board. Council Member Auburn seconded the motion and it passed unanimously.

Discussion/Action: Nightly Rentals:

Mayor Ing-Moody stated that in the Council Packet are some items that the town uses for the permitting process of an administrative permit which is needed for permitting an overnight rental. She said that the town has received several public comments on the issue of Nightly Rentals and is bringing this topic to the Council to see if they would like to discuss the possibility to prohibit nightly rentals or to put a moratorium on them until there is more time to work on the zoning code. Mayor Ing-Moody clarified that there is currently an application in process, and it would not be subject to any changes to the current code. Planner Danison said that there is a possibility of placing a moratorium on nightly rentals, but it would be best to consult with legal Counsel prior to moving forward with that to ensure it is done properly. After much council discussion the mayor reiterated what the Council wanted to see happen. She said first she will consult with the attorney on the process of placing a moratorium on nightly rentals to allow time for the Planning Commission to work on zoning code changes. She said other considerations that Council would like to review is to only place the moratorium for residential zones, while still allowing for commercial use; allow nightly rentals in owner-occupied premises; requiring more stringent application processes, including reviewing neighborhood impacts. It was discussed that the Town of Winthrop has recently changed their overnight rental code and staff was asked to supply that document in the next packet. This topic will be brought back at a future meeting for further discussion.

Discussion/Action: Council Meetings:

Clerk/Treasurer Kilmer said that he has gone over the options to return to in-person meetings, and he said it is not feasible. He said that he reached out to local businesses to see what meeting equipment was available to use in a rented space and there is not a component that would allow both an in-person meeting while still having a remote meeting, per the requirements. He recommends that the Town wait until we move into the new Civic Building before resuming in-person meetings.

Council Member Smith moved to wait for appropriate technology in the new facility before resuming in-person meetings. Council Member Easton seconded the motion and it passed unanimously.

Discussion/Action: Securitas Change Order Proposal for Civic Building Security:

Director Denham reported that this is an amendment to the contract that includes a 5-year service fee and additional security as needed.

Council Member Smith moved to approve the Securitas change order request as presented. Council Member Caswell seconded the motion and it passed unanimously.

Discussion/Action: Securitas Video Security Proposal for Civic Building Security:

Director Denham said that this is for the video security monitoring for the new building for surveillance inside and outside.

Council Member Smith moved to approve the Securitas Video System Proposal as presented. Council Member Easton seconded the motion and it passed unanimously.

Discussion/Action: Department of Ecology Site Rental Agreement – Air Monitoring Equipment:

Council Member Auburn would like to know if we are able to secure more money for the rental of the town's space for this equipment. Clerk Kilmer will follow up for next year.

Council Member Smith moved to approve the agreement with the Department of Ecology for Air Monitoring Equipment as presented. Council Member Easton seconded the motion and it passed unanimously.

Discussion/Action: MWC Draft WRIA 48 Public Water Banking Priorities:

Mayor Ing-Moody said that the Watershed Council sub committee on water banking met and revised the previous draft version of the priorities. She said she would like council feedback to bring back to Watershed to continue to move forward. Council Member Easton said he would like to remove the out of basin transfer. Mayor Ing-Moody shared that the Watershed Council would like to be involved in future talks regarding waterbanking to enable the Valley's voices be heard. She will bring any updates back at a later date.

Discussion/Action: TwispWorks Professional Services Agreement – PDA Annual Report/Audit:

Clerk Kilmer said that this is not a contract that is ready to execute at this meeting. He said he would like Council's approval to move forward in formally drawing up the contract. He said that this would complete the Annual Report and the Audit on the PDA. He said that essentially it could take 6-8 hours at \$40 an hour.

Council Member Smith moved to approve drafting a contract with the terms as presented. Council Member Easton seconded the motion and it passed unanimously.

Consent Agenda:

- Accounts Payable/Payroll
- Minutes 3/8/22

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 22nd day of March 2022.

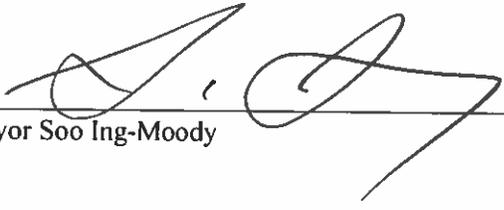
Accounts Payable	EFT# 36379-36404	36766.07	3/22/22
Accounts Payable	Warrant# 786-787	3166.83	3/22/22
Payroll	EFT# 736-743, 750	10672.79	3/15/22

Council Member Smith moved to approve the consent agenda as presented. The motion was seconded by Council Member Studen and passed unanimously.

Adjournment:

There being no further business to come before the Council, Mayor Ing – Moody adjourned the meeting at 7:29pm.

APPROVED:



Mayor Soo Ing-Moody

ATTEST:



Clerk/Treasurer Randy Kilmer