

Town of Twisp

Council Minutes – 04/10/23

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

Council Members present: Mayor Ing-Moody
Alan Caswell
Katrin Auburn
Hans Smith
Mark Easton

Council Member absent: Aaron Studen

Pledge of Allegiance

Council Member Smith led the Pledge of Allegiance.

Request for Additions or Deletions to the Agenda

Public Comment Period: Up to Three Minutes

Morgan Sicilia –

Ms. Sicilia thanked everyone on the huge amount of work being done regarding housing. She commented that these are the last few months to think about nightly rentals. She urged the Council to act before the Housing Action Plan comes out. Ms. Sicilia stated that she is worried that if some action is not taken, the moratorium will expire and just go away. She mentioned that there is a lot of housing in the works, and she does not want it to turn into nightly rentals. Ms. Sicilia said that this needs action and a thoughtful approach. She said that she has a lot of questions about the HAP but will be holding comments until she knows more.

Barry Stromberger-

Mr. Stromberger apologized for not doing more homework, but stated that he is frustrated that we can't give any comment after the HAP is ready. Mr. Stromberger stated that two years ago residents on Burgar street submitted comments against nightly rentals on that street and a moratorium was passed. When it was going to expire it was extended for another 6 months, but no action has been taken on that issue since. He stated that it is a concern that we have no concrete policy and the second moratorium is going to expire before the HAP is in place. Mr. Stromberger asked the Town to find the funding for more planner hours, and the funding should also include expanding staff.

Mayor Ing-Moody responded that there will be public comment period and this is just the first presentation to the public. There will be two meetings and you can attend both of those meetings. One is for Twisp, and one is for Winthrop.

Virtual Comments:

Isabelle Spohn –

* I have two concerns tonight: First, on the Nightly Rental moratorium, and then details of how the general public will be included in the HAP Public Survey and Public hearing,. Regarding the moratorium:
* I'M CONCERNED THAT THE TWISP NIGHTLY RENTAL MORATORIUM expires on May 22 or 23, which is before the date we've heard the Housing Action Plan might be implemented. Should that occur, much of the good this HAP creates could be quickly erased. Should the numerous housing developments listed in Appendix C materialize - and a portion of these homes be bought for the purpose of nightly rentals - not only would neighborhoods lose their integrity, but taxes could skyrocket for current residents, causing homes to be sold by residents who can no longer afford to live here...defeating the whole purpose of the Housing Action Plan . I urge the Town Council to immediately formulate a plan on the nightly rental issue to be implemented before the moratorium expires. This could require deliberations, hearings, and legal notice deadline..... and time is very short, 5-6 weeks. However, according to MRSC, the more probable case is that the moratorium **can** be extended. In quoting RCW 36.70A. 390, MRSC states that: “ **A moratorium/interim zoning regulation may be effective for no longer than six months or up to a year if a work plan is delayed for related studies. It can also be renewed in additional six-month periods as long as a subsequent public hearing is held prior to each renewal.**” I urge the town to immediately **determine whether or not the moratorium can be extended.** And if it can't be extended, there's nothing keeping the town from using the information gathered so far to pass an appropriate ordinance at this point. I'd also appreciate information on how the public will be included I the public surveys and the pubic hearings. * How will participants receiving the Twisp survey be identified? * Will tenants in addition to landowners be able to participate? *Will the public hearings for Twisp and Winthrop be separate? If so, how will residents outside the towns be included in either the pubic hearing or the public survey? * Will the public have a chance to ask questions before the public hearing is held? * Finally, the public needs some dates soon in order to be sure we're able to participate in all these activities. Thanks for your time.

Presentation: Housing Action Plan – Tom Beckwith, Beckwith Consultants-

Tom Beckwith gave a presentation on the Housing Action Plan. The presentation is available upon request at Town Hall.

Mayor Ing-Moody:

Can you walk us through the next steps? Do you have any recommendations on overcoming the lack of investor interest in multifamily homes?

Mr. Beckwith responded that the next steps would be finalizing the HAP which will end up being 120 pages. The HAP will list every task that can be considered, and it will include an analysis of the financial incentive programs. It will be done, or at least be a draft, by the end of April. There will be an Open House sometime during May, as well as a survey that will be sent out slightly before the Open House. The survey will take about three weeks to complete as it is being mailed out. Everything should be complete formally by the beginning of June. Mr. Beckwith stated that developers usually operate in a

comfortable niche and do not operate outside of that niche unless they have reassurance that they will make a reasonable profit, so to get more investor interest in multifamily homes in town the Town would need to give that reassurance.

Council Member Easton:

Would the open house help the survey participants by having more information? Will the HAP address immediate needs or will it address future needs and how far in the future would it go? Would the action plan address nightly rentals and what has been your experience with the impact of nightly rentals in other towns? Would there be changes to R1 zones as well as to R2 and R3 zones? In your experience with a Town our size, who in the Town government does all the work?

Mr. Beckwith responded there is an advantage to having an open house before a survey as it does give more information, but he would like to start the survey shortly before the open house to get the word out about it. He plans to mail out the surveys slightly before the open house. Mr. Beckwith stated that the Hap will address both the immediate needs and future needs. The HAP is being created to back up the housing element of the comprehensive plan which looks twenty years out, so the HAP will do the same. The HAP would and would not address nightly rentals. Mr. Beckwith stated that to properly address nightly rentals he would need to get data from Roomone, as they were working on a study, and other single night rental agencies within the valley, such as Airbnb. Nightly rentals do take certain products off the rental market. So, if the nightly rentals are inside of town, it can negatively affect the market, but if they are on the outskirts of town there is not a huge impact. Mr. Beckwith stated that the HAP will identify each zone and see what could be changed for the better. As for who does the work, Mr. Beckwith said that usually the Town Planner would. He also said that we are the highest funded town our size.

Council Member Smith:

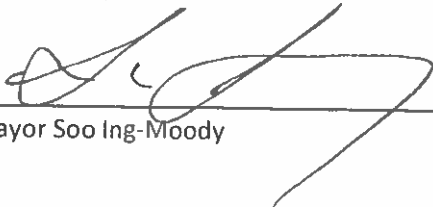
Who is the loan with that funded the HAP?

Mr. Beckwith responded that the loan was through the DOC and the Housing Finance Commission, but the Town would be the granted agency.

Adjournment

There being no further business to come before the Council, Mayor Soo Ing-Moody adjourned the meeting at 7:21 pm.

APPROVED:



Mayor Soo Ing-Moody

ATTEST:



Clerk/Treasurer Randy Kilmer