

**TOWN OF TWISP
PLANNING COMMISSION
AUGUST 12, 2015
REGULAR MEETING**

Call to Order: Chair Vicki Hallowell called the meeting to order at 5:05 pm.

Attendees: Commissioner Bill Tackman
Commissioner Donna Keyser
Commissioner Alison Gillette
Planner Kurt Danison

Absentee: Commissioner Mike Port

Additions: None

Deletions: None

Minutes: Commissioner Tackman moved to approve the minutes of June 08, 2015 as presented. The motion was seconded by Commissioner Hallowell and passed unanimously.

Public comment Period: Up to 3 Minutes

There was no public comment.

Announcements:

There were no announcements at this time.

Old/New Business

Comprehensive Plan - Land Use Element Revision

The Commissioners are reviewing and making additional changes to Planner Danison's revision to the Land Use Element.

Residential Areas – General Goals for Residential Development: a. Will be deleted. d.” Future residential development should have sufficient street right-of-way to provide curbs, paving of two driving lanes, at least one parking lane, sidewalks and other pedestrian walkways consistent with transportation” will be discussed again.

Day Care Facilities i.1) states where day cares presently are allowed. It also includes full definitions of the three types of day cares. The definitions will be removed as they are stated in the Zoning Ordinance. The Commissioners noted that day cares are allowed subject to standards stated in Twisp's Zoning Ordinance.

Specific Residential Designations for Land Use Plan – Multi-Family Residential (R-3): The 5,000 ft. sq. lot size per single family dwelling will be included in the R-3 section.

Specific goals for multi-family residential development encourage a mixture of housing types, provide flexibility in land use regulations which allows for the development of all types of residential uses with varying densities, ~~and allow family and mini day care facilities outright in these areas.~~

Commercial Areas - Central Business District (CBD): Was corrected to read: The central business district is the commercial center of Twisp. This district is bound on the east by Lincoln Street, south of Twisp Avenue, east of Johnson Street and north of the Glover Street and SR 20 intersection.

North Commercial Area (NCA): Was corrected to read: This area, bound on the north approximately by Hagerman Street, on the west by the northwest residential area, on the south by the Twisp River and on the east by the Methow River.

South Commercial Area (SCA): Was corrected to read: This area, bound on the west by the Methow River, on the north by the mill site which is designate for commercial riverfront and industrial use, on the south by the southeast residential area and on the east by industrial uses and the corporate limits.

General Goals for Commercial Development: b. “Businesses should provide ample and convenient off-street parking located in such as manner as to be architecturally pleasing and still accommodate the shopper. All new construction should provide off-street parking” will be reviewed again. c. Was changed to read, “Day Care Facilities should be permitted uses in commercial designed areas”.

Downtown Commercial Designation (C-1): Intent: The C-1 designation is intended for the central business district (CBD). ~~—Encompassing SR 20, Glover and Lincoln Streets between the Twisp River on the North and the intersection of Glover and SR 20.~~

Permitted uses in this area should include most types of retail, office services and tourists type enterprise such as restaurants, galleries, theaters, **and tourist accommodations**. Existing single family homes in this district ~~should remain~~ and living accommodations for businesses will be allowed.

Office/Tourist Commercial Designation (C-2): Intent: C-2 Designation is intended to be applied to areas outside of the downtown business area for uses that do not generate ~~large~~ volumes of traffic or traffic circulation and turning patterns that would disrupt the smooth flow of traffic on adjacent arterial streets or SR 20.

The C-2 designation and volumes of traffic will be discussed again while reviewing the Transportation Element.

This designation includes the area north of **the Central Business District**.

General Commercial Designation (C-3): Intent: Outdoor bulk storage of material and supplies should be screened from adjacent **residential** properties and public right of way. This designation includes the **South Commercial Area**.

Commercial Riverfront Designation (C-R): This designation includes the Old Wagner Mill property north of SR 20 between the East County Road and the Methow River, and south of the bridge along the Methow Valley River to Marble Street, plus the property on the **south** side of the Town's storm water retention site.

Public Use Areas: General Goals for Public Use Development: In general, land under this designation includes parks, playgrounds, schools, **town** owned facilities and all other government properties.

Next Agenda: The Commissioners will continue the review of the Land Use Element at the next meeting which will be a special meeting on September 10, Thursday, at 5:00 pm.

A Comprehensive Plan Map will be provided for future meetings.

Chair Hallowell closed the meeting at 7:00 pm.

Janie Surface, Secretary

Vicki Hallowell, Chair