

**TOWN OF TWISP
PLANNING COMMISSION
JANUARY 14, 2015
REGULAR MEETING**

Call to Order: Chairman Hallowell opened the meeting at 5:05 pm.

Attendees: Commissioner Susan Ernsdorff
Commissioner Peter Morgan
Planner Kurt Danison
Ron & Kim Mackie
Wayne Umburger

Absentees: Commissioner Carolanne Steinebach
Council Member Traci Day

Additions: Loup Loup Ski Rental Shop Sign

Deletions: None

Minutes: Commissioner Morgan moved to approve the minutes of December 10, 2014. The motion was seconded by Commissioner Ernsdorff and passed unanimously.

Announcements:

Chairman Hallowell stated the restructuring of the Planning Commission and the reinstating of the Park and Recreation Commission are in the planning stages at this time.

Loup Loup Ski Rental Shop Signage

The Town of Twisp Council approved a Sign Ordinance in 2013. In 2010, the Council had directed the Planning Commission to create a sign ordinance to give citizens more guidance with signage. In 2013, the Commission received notification from the Department of Transportation that there were signs in the DOT right-of-way in Twisp that needed to be removed. Highway 20 is a national scenic highway and has more regulations than other state highways.

In May of 2013, Dave Sandoz, building inspector at the time, sent a letter to Loup Loup Ski Rental Shop, and Ron and Kim Mackie stating that their portable reader board sign was a non-complying sign and would require action on their part. They were asked to contact the Sign Administrator, Mr. Sandoz, and provide a plan to come into compliance.

The Ski Shop reader board sign was removed in 2014.

Mr. Mackie asked why his reader board sign was not allowed in Twisp. He stated that with their type of retail business a reader board is a very good way to get new information out to the public. Mr. Mackie listed other reader board signs on Highway 20 and asked why they are allowed.

It was noted that Mr. Mackie's previous reader board sign was on a portable trailer which on occasion had a flat tire, and was in the DOT right-of-way. The Town had received numerous verbal complaints about the sign.

Wayne Umberger, the owner of the building that the Ski Shop occupies, asked questions about a multi-tenant sign. Building Inspector Straub stated that he would better be able to answer Mr. Umberger's questions when he submitted a sign permit application and a design to review. Building Inspector Straub noted that one of the things he will be looking at in either a multi-tenant sign or a reader board sign in the area of Mr. Umberger's building is visual obstruction to entering Highway 20.

Action: The Planning Commission will revisit Prohibited Signs – Reader Boards.

TwispWorks Zoning

Planner Danison reported that he had responded to Tori Kapenko, Director of Operations at TwispWorks, questions about a parking plan and a new use at the former forest service tree cooler building. He had not yet received a response from Mr. Kapenko.

Alleyways in Twisp

Planner Danison and Commissioners discussed alleyways. The setback in downtown Commercial 1 is zero and that also applies to alleys. Twisp's alleys are narrow and do not leave much room for large vehicles. It is important that businesses do not encroach into the alleys.

Zoning Changes

The Commission will be restructured in 2015 and recreation, parks and trails will be under the authority of the Park and Recreation Commission. When the Commission is fully staffed again, the Planning Commission will review Zoning Ordinance temporary markets, manufacturing, trade, and storage.

The Commission just completed the revision the Comprehensive Plan Park and Recreation Element. Planner Danison stated that he would like to revisit the Land Use Element and the vision for the comprehensive plan for Twisp next.

Action: For the February 11th meeting, The Commissioners will review the Zoning Ordinance definitions, Use Chart, and commercial zones in reference to trade and manufacturing. This review would help the Commissioners make changes to trade and manufacturing.

The meeting was adjourned at 6:30 pm.

Janie Surface, Secretary

Vicki Hallowell, Chairman