

**TOWN OF TWISP  
PLANNING COMMISSION  
APRIL 11, 2018  
REGULAR MEETING**

**Call to Order:** Commissioner Battle called the meeting to order at 5:00 P.M.

**Attendees:** Commissioner John Battle  
Commissioner Steve Kern  
Commissioner Bill Tackman  
Commissioner Samuel Israel  
Planner Kurt Danison  
Council Member Alan Caswell

**Absentee:** Commissioner Donna Keyser

**Addition:** N/A

**Deletion:** N/A

**Approval of Minutes from March 14, 2018** – Commissioner Tackman moved to approve the minutes from March 14, 2018. The motion was seconded by Commissioner Kern and approved unanimously.

**Public Hearing – Methow Housing Trust Planned Development:** Commissioner Battle opened the public hearing for the Methow Housing Trust Planned Development at 5:05 p.m. He asked the Commissioners if any would need to be excused from the public hearing. Commissioner Tackman stated he was involved in the project and needed to be excused from the public hearing.

**Planner Danison Staff Report:** Planner Danison read through the staff report regarding the MHT Planned Development. Please see attached report.

**Public Presentation:** Steve Oulman, Bill Pope, and Danika Ready from the Methow Housing Trust attended the meeting and Steve Oulman outlined the planned project for the public and Commission.

**Public Comment:** Commissioner Battle asked the public for comments. Vicki Hollowell of 303 E. 2<sup>nd</sup> Ave stated that she had several concerns regarding traffic and appearance and that her questions had been answered by Steve Oulman's presentation. She stated that the project sounded like a much needed addition to the town.

**Commissioner Comments:** Commissioner Battle asked the members of the Planning Commission if they had any questions for the Methow Housing Trust. Commissioner Israel asked Steve Oulman to review the parking situation with the project. Steve stated there would be 2 parking spaces provided per unit.

Commissioner Kern asked what the CC & R's encompassed. Danika Ready explained that they were still currently working on the CC & R's for this development but that they would address materials

storage, pets, and any items the Town would like to include with regards to the TMC. Commissioner Kern also asked if each unit would have a fence around it. Steve Oulman reported that each unit would have a privacy screen between them and that the owners would be able to fully fence each unit as necessary.

Commissioner Battle asked Mr. Oulman to outline the street and pedestrian improvements. Mr. Oulman discussed having a sidewalk, a planting strip, and a 7'-8' parking lane. He also stated that 3<sup>rd</sup> Avenue would be improved in conjunction to projects being completed by the Town. He reported that the Housing Trust would be willing to contribute funds for future improvements for a pedestrian path from Canyon Street to Highway 20.

Planner Danison explained to the group that the next phase is a twostep process. The Commission can authorize a preliminary approval with conditions. After the conditions are met and staff reviews them they can make recommendations to the Council for final approval.

**Action:** Commissioner Kern moved to recommend preliminary approval of the Canyon Street Neighborhood Planned Development to the Town Council subject to the recommended conditions and findings. The motion was seconded by Commissioner Israel and passed with Commissioner Tackman abstaining.

**Public Hearing – Konrad Commercial Long Plat:** Commissioner Battle opened the public hearing for the Konrad Commercial Long Plat at 5:45 p.m. He asked the Commissioners if any would need to be excused from the public hearing. Commissioner Tackman stated he was involved in the project and needed to be excused from the public hearing.

**Planner Danison Staff Report:** Planner Danison read through the staff report regarding the Konrad Commercial Long Plat. Please see attached report.

**Public Presentation:** Scott Edson presented to the group on behalf of Hank and Judy Konrad. He reviewed the site plan with the group and stated that it was a commercial development and not intended to be a retail area.

**Public Comment:** There were no public comments or questions.

**Commissioner Comments:** Commissioner Battle asked the members of the Planning Commission if they had any questions for Scott Edson regarding the project. Commissioner Israel inquired if these properties would be sold or leased. Mr. Edson stated that the properties were going to be sold.

Commissioner Battle asked if residences would be allowed and Mr. Edson reported that it was not in the plan to allow residences.

Director Denham asked to make a correction to #10 of the conditions list. He stated the Town would need to have an easement to maintain a fire hydrant if the fire department requires the project to include one.

**Action:** Commissioner Kern moved to recommend preliminary approval of the Konrad Commercial Long Plat to the Town Council subject to the recommended conditions and findings. The motion was seconded by Commissioner Israel and passed with Commissioner Tackman abstaining.

**New/Old Business: BRS BBQ application and SEPA exemption.** Planner Danison asked the Commission if they would like him to comment on behalf of the Application and SEPA Exemption for the BRS BBQ Short Plat 2017-15. The Commissioners had no comments to make regarding this application.

**Next Agenda**

- Continued Public Hearing for Subdivision Code Revisions
- Sign Ordinance

Chairman Battle adjourned the meeting at 6:15 pm.



John Battle, Chairman



Andrea Thompson, Secretary