

**TOWN OF TWISP
PLANNING COMMISSION
FEBRUARY 11, 2015
REGULAR MEETING**

Call to Order: Chairman Hallowell opened the meeting at 5:06 pm.

Attendees: Commissioner Susan Ernsdorff
Commissioner Peter Morgan
Commissioner Carolanne Steinebach
Planner Danison
Council Member Traci Day

Additions: By-laws Approval

Deletions: None

Minutes: Commissioner Morgan moved to approve the minutes of January 14, 2015 as amended. The motion was seconded by Commissioner Ernsdorff and passed unanimously.

Announcements:

Chairman Hallowell announced that she will be gone for 3-4 months on a medical leave.

Chairman Hallowell announced that Council on February 10th approved the restructuring of the Planning Commission and the re-establishment of the Park and Recreation Commission. She stated that an advertisement for new members for both commissions will be placed in the Methow Valley News and interviews for applicants will begin in March.

TwispWorks Zoning

Planner Danison reported that he met with TwispWorks staff and discussed how a planned development would allow more freedom with planning within the TwispWorks property. The TwispWorks Overlay would then be obsolete.

The Commissioners and Planner Danison again discussed an inquiry by TwispWorks for a use in the old Forest Service tree cooler building which may include processing. Planner Danison noted that Manufacturing, processing in R-1, R-2 and R-3 would not be appropriate as noise, dust, odor, vibration or smoke would pose impacts on the neighborhood.

Planner Danison noted an application for short plat on Burton Street by Gil and Claudia Webber.

Planner Danison reported there is activity on the Hubert Long Plat to complete the infrastructure.

Planner Danison reported that during the review of the Dieringer Short Plat application, it was noted that the Dieringer garage encroached on the Town right-of-way by 3” inches. Attorney DeTro asked that the encroachment be noted on the final plat and if the garage is ever replaced, the structure would have to be placed back on the property to the correct setback.

Planner Danison reported that many communities are now hiring Hearings Examiners to hear applications for variances and conditional use permits. A Hearings Examiner facilitating land use actions takes the Planning Commission out of the legal issues of decision making and the Commission can work on planning for their community.

Planner Danison reported that he has a draft sub-division ordinance for Planning Commission review when time permits.

Planner Danison reported that he has a draft Administrative Procedures Ordinance for Planning Commission review when time permits.

By-Laws

With the restructuring of the Planning Commission and the re-establishment of the Park and Recreation Commission, the by-laws of the Planning Commission needed to be revised to not include the duties of the Parks and Recreation sub-committee.

Motion:

Planning Commissioner Morgan moved to approve the revised by-laws of the Planning Commission. The motion was seconded by Commissioner Steinebach and passed unanimously.

Zoning Changes

The Commissioners and Planner Danison discussed the zoning changes that have been proposed in the recent past which include: density (condos) in C-2, condos in a P.D., outdoor storage (active or passive inventory), boarding houses etc., and churches as a CUP in C-1, necessity of PD application, trade, and manufacturing.

It was discussed that the revision of the Comprehensive Plan, Land Use Element, and Intent of the zones would be the first step in the process to change how uses will be set for the residential and commercial zones.

The Planning Commission is in a restructuring process and when there is a full Commission, the Commissioners will have the opportunity to start at the beginning (Comprehensive Plan) and then move on to the Zoning Ordinance to put the intent of the Comp Plan into action.

Signage

The Commissioners asked that signage be placed on W. Twisp Avenue directing patrons of the Twisp River Pub to the Town parking lot on N. Glover Street. They asked if the Council and Public Works Director Denham can be made aware of their request. Use of the parking lot on N. Glover Street might help alleviate some of the parking issues on W. Twisp Avenue.

The meeting was adjourned at 6:30 pm.

Janie Surface, Secretary

Vicki Hallowell, Chairman

February 25, 2015

Chairman Hallowell called the meeting to order at 2:06 pm.

Commissioners Morgan, Ernsdorff, and Steinbach were in attendance. The special meeting was called to approve the minutes of February 11, 2015. The Planning Commission has been restructured and the Park and Recreation Commission has been re-established. Commissioners Morgan, Ernsdorff and Steinebach will become Commissioners on the new Park and Recreation Commission. The new Commissioners for Planning Commission and Parks and Recreation Commission will be appointed by the Mayor and approved by the Council at the next Council meeting of March 10, 2015.

Motion:

Commissioner Morgan moved to approve the minutes of February 11, 2015. The motion was seconded by Commissioner Ernsdorff and passed unanimously.

Chairman Hallowell closed the meeting at 2 :06 pm.

Janie Surface, Secretary

Vicki Hallowell, Chairman