

**TOWN OF TWISP
PLANNING COMMISSION
SEPTEMBER 10, 2015
SPECIAL MEETING**

Call to Order: Chair Vicki Hallowell called the meeting to order at 5:02 pm.

Attendees: Commissioner Bill Tackman
Commissioner Donna Keyser
Commissioner Mike Port
Planner Danison
Director Denham

Absentee: Commissioner Alison Gillette

Additions: Isabella Ridge Long Plat #1 Street Standards Variance

Deletions: None

Minutes: Commissioner Port moved to approve the minutes of August 12, 2015 as presented. The motion was seconded by Commissioner Tackman and passed unanimously.

Public comment Period: Up to 3 Minutes

There was no public comment.

Announcements:

Chair Hallowell reminded the Commissioners about the Short Course on Planning scheduled for 6:15 pm, September 23rd, at the M.V. Senior Center.

Old/New Business

Isabella Ridge Long Plat #1 Road Standards Variance

Director Denham discussed with the Commissioners the variance to the Twisp road standards as requested by Isabella Ridge developer Vaughn Jolley. Mr. Jolley is requesting a reduction in required pavement width but not a reduction in right-of-way to be dedicated to the Town for his final plat approval. The Planning Commission has the authority to hold a public hearing to take comments on the proposed change to the pavement width and to then make a recommendation to the Council.

Mr. Jolley also, asked that the curbs and gutters requirement be waived for his long plat as permitted in TMC 17.04.030 (24). Director Denham and Planner Danison agree that waiving the curbs and gutters requirement is not an issue as there are no curbs and gutters developed in Painters Addition; the Town Council has the authority to waive the requirement of curbs and gutters.

Director Denham and the Commissioners discussed future needs of Painters Addition and the possibility of collector streets becoming arterials as Twisp grows and more streets are developed.

The Isabella Ridge Long Plat #1 proposed street is a residential access street over 500 feet. Director Denham stated that 28 feet of asphalt and 50 or 60 feet of right-of-way are workable for public works' needs for utilities, future repairs, and growth in the area.

The Planning Commission will hold a public hearing at their next regular meeting of October 14th, to take public comments on the proposed variance to street standards as proposed by Mr. Jolley and approved by Director Denham and Planner Danison and propose a recommendation to Council.

Comprehensive Plan - Land Use Element Revision

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

4. Industrial Areas – General Goals for Industrial Development: d. Will read: Day Care Facilities should be permitted uses in Light Industrial designated areas given certain provisions.

Industrial - (I) Designation – Intent: Last paragraph will read: This designation includes part of the existing industrial property west of Wagner Street and south of SR 20, and the existing industrial property located off Airport **Road** at the south end of Town. The Wagner Mill site located north of SR 20 and east of the East County Road has been changed from Industrial to C-3 and R-3 uses. **Part** of the proposed Urban Growth Area (UGA) south of Twisp and around the Twisp Airport should be designated for Industrial use and is covered in the UGA section of this plan.

Urban Growth Area (UGA) - Industrial Area: Will be revised at a later time: The industrially classified area within the unincorporated area adjoins the corporate limits to the east and southeast. This area, which contains large equipment storage and maintenance facility and an industrially zoned subdivision, is significant in that it is the only industrially zoned land within the unincorporated area of Okanogan County.

7. Urban Growth Area (UGA) - Residential Area – Complete Section may be revised.

Annexation of Unincorporated Lands –The Commissioners discussed the 2008 annexation of SR 20 to Aviation Lane. Planner Danison will include SR 20 to Aviation Lane on revised maps as part of the Town of Twisp.

Zoning Ordinance Sub-Divisions: Planner Danison reported to the Commissioners that State regulations have changed and the number of lots allowed in a short plat has increased. When the Twisp Zoning Ordinance is reviewed, the number of allowed lots in a short plat could be raised.

Next Agenda: Planner Danison will provide a revised Transportation Element for the Commissioners review before the next meeting. Planner Danison will make changes to the Comprehensive Plan maps as needed and supply copies to the Commissioners.

Chair Hallowell closed the meeting at 6:45 pm.

Janie Surface, Secretary

Vicki Hallowell, Chair