

**TOWN OF TWISP  
PLANNING COMMISSION  
JUNE 13, 2018  
REGULAR MEETING**

**Call to Order:** Commissioner Tackman called the meeting to order at 5:03 P.M.

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

**Absentee:** Commissioner John Battle, Commissioner Donna Keyser

**Addition:** N/A

**Deletion:** N/A

**Approval of Minutes from May 9, 2018** – Commissioner Kern moved to approve the minutes from May 9, 2018. The motion was seconded by Commissioner Israel and approved unanimously.

**Public Hearing – Continuation of Public Hearing for Subdivision Code Revisions** – Planner Danison reported that Director Denham was still finishing the design standards section of the Revised Subdivision Code. He recommended the Commission close the public hearing with revisions to eliminate the design standards section and use the existing design manual. Commissioner Tackman would like to see the design standards finished prior to closing the public hearing. Mark Edson asked the group which version of the Subdivision Code the group was working with. Planner Danison informed Mr. Edson that the group was working with the same version it started with originally. The group decided to continue the public hearing with Planner Danison to compile and present the changes at the next meeting to review. Commissioner Kern moved to continue the public hearing for the Subdivision Code Revisions until July 11, 2018. The motion was seconded by Commissioner Israel and passed unanimously.

**Public Comment** – Commissioner Tackman asked if anyone in the audience had public comments.

Mark Edson asked the group which version of the Subdivision Code the group was working with. Planner Danison informed Mr. Edson that the group was working with the same version it started with originally. Mr. Edson made mention of the TMC Code not being in line with state RCW's with regards to the sign ordinance. Planner Danison stated that the Planning Commission did not write the sign ordinance but that the town attorney would have had to review it prior to it being published.

Leone Edson explained the situation regarding the sign removed from her property. She also wanted to know what was happening with the non-conforming cabin across the street from her residence. Planner Danison corrected Mrs. Edson and informed her that the dwelling was a conforming structure according to the current zoning code. He stated that staff is in the process of reviewing additional requirements the

owners of the dwelling need to accomplish to be considered complete. Mrs. Edson stated she felt that when she brought up the issue with the Town Council the past three months that she was not being heard and never received any correspondence regarding her concerns from the Council or Staff. Commissioner Tackman informed Mrs. Edson that if she wanted any response from town officials or staff it was best to put it into writing rather than during the public comment period at the Town Council meetings. Planner Danison stated that there were changes being considered and recommended in the current zoning code that might address the issues with tiny homes in the future. Mrs. Edson thanked the Commission for taking the time to explain the situation to her.

Commissioner Tackman thanked the public for their comments.

**New/Old Business:**

**Review Draft Zoning Amendments:** The Commission reviewed all the recommended changes in the zoning code draft presented by Planner Danison at the previous meeting. The group had a few items for clarification by Planner Danison and they are as follows:

1. On page 35 (Microbrewery) and on page 37 & 39 (Winery) – we had several comments and questions:
  - a. We should clarify these uses as to sales vs. manufacturing and clarify the quantity of material produced (gallons or barrels). The use is for up to 15,000 barrels.
  - b. We should address on-site treatments for discharge of effluents. Planner Danison stated that the public works department was working closely with the brewery to regulate the waste that it will generate into the Town sewer system.
  - c. We should describe some other characteristics that could cause problems with neighbors: including truck transportation, amount of water consumption, sounds, smells and operating hours. Planner Danison stated that the Town public works department was working closely with the new brewery to regulate the waste that it will generate into the Town sewer system. He also stated he would insert a better definition for wineries.
2. We were unsure of the strike-outs on pages 41 & 42. Specifically, mobile homes and parks, daycare, and wireless towers – these seem to be relevant topics and uses to regulate, why were these struck out? Planner Danison reported that the Town no longer allows mobile homes or mobile home parks. He also stated that the recent Wireless Communications Facility Regulations adopted regulate the wireless towers.
3. What are the 'X's on p 42? Presumably these are activities NOT allowed, but there is no definition of the 'X' on p 33. Planner Danison confirmed that the X's did mean that the activities were not permitted.

Planner Danison stated he would update the document but encouraged the group to review the housing standards section and the table with development standards for lot sizes closely before the next Planning Commission meeting.

**Sign Ordinance:** There was one item that needed to be clarified regarding the amount of time a campaign sign can be placed ahead of an election. The group agreed that it would recommend that political signs be allowed 90 days prior to an election. The Sign Ordinance will be updated and presented at the next Planning Commission meeting for recommendation to Town Council.

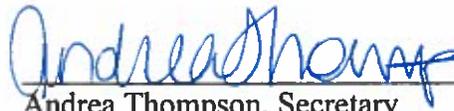
**Next Agenda**

- Continued Public Hearing for Subdivision Code Revisions
- Sign Ordinance
- Review Draft Zoning Code Amendments

Chairman Tackman adjourned the meeting at 6:35 pm.



Bill Tackman, Vice Chairman



Andrea Thompson, Secretary