

**TOWN OF TWISP
PLANNING COMMISSION
April 28, 2022
REGULAR MEETING**

Call to Order: Commissioner Battle called the meeting to order at 4:03pm.

Attendees: Commissioner John Battle
Commissioner Steve Kern
Commissioner Bill Tackman
Commissioner Jasmine Minbashian
Council Member Katrina Auburn
Council Member Alan Caswell
Planner Kurt Danison

Absent: Commissioner Mark Tesch

Public Hearing Twisp Townhomes Planned Development:

Commissioner Battle opened the public hearing at 4:06pm and read the following statements.
“The Public Hearing for the preliminary approval of a Planned Development (PD) submitted by Carla Smith, Diversified Design of Everett, Washington is now open. The proposed Ten Unit Planned Development to the Town of entails development of Parcel No. 8800600101 with ten townhomes – 9 two bedroom and 1 three bedroom. The property is located on the north side of S.R. 20, east of Blackbirds, at 902 Methow Valley Highway in the Town of Twisp, within Section 17, Township 33 N., Range 22 E.W.M.,

The purpose of the hearing is to take testimony and establish the record on the PD application.

This public hearing will proceed in an orderly fashion, and I would like everyone’s cooperation in the following procedure:

Everyone present will be given an opportunity to be heard. The hearing is being recorded; therefore, when you address the Commission, begin by stating your name and address. Speak slowly and clearly. Only one person will be allowed to speak at a time.

Are there any Commission members present that need to excuse themselves, for any reason, from this hearing? If so, please state your reason for being excused. Commissioner Tackman stated that he has done work for Mr. Bunney and would be abstaining from voting on this Planned Development.

The concern is that this hearing be fair in form and substance as well as appearance. Therefore, I would like to ask if there is anyone in the audience who objects to my participation as Chair, or any Commission members’ participation in this proceeding.

If any of the Commission members have an interest in this property or issue, stand to gain or lose financial benefit as a result of the outcome of this hearing, or do not believe that you can hear and consider this in a fair and objective manner, then please state that fact now.

Has any member of the Planning Commission engaged in communication outside of this hearing with opponents or proponents on this issue to be heard? If so, that Commission member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication. Commissioner Battle stated that he had a conversation with Mark Edson from Methow Valley Irrigation District about some potential issues with the Planned Development.

The purpose of this hearing is for the Planning Commission to hear and consider the pertinent facts relating to the rezone and text amendment request, and to approve, deny, or approve with conditions.

Before hearing from the audience, I am going to introduce Planner Kurt Danison, who will read the staff report on this request followed by the applicant who will present their project

Planner Danison read the Staff Report pertaining to the Planned Development.

Applicant Carla Smith stated that the Twisp Townhomes will be a 10-unit townhome complex that will meet the definition of "townhome". Each unit will have a 2-car garage and has been identified on the submitted plan. She said none of the parking is intended to intrude on Lot 1 where there is an existing building with adequate parking.

At this time, the floor is open for comments from the audience. Please identify yourself. In fairness to all in attendance, each person will be given an opportunity to address the Commission for an initial period, not to exceed five minutes. If more time is needed, it will be made available after everyone has had a chance to speak. Again, I am requesting the Commission hold their questions for the public and proponent until everyone is done.

Mark Edson from Methow Valley Irrigation District commented that there is a previous easement that runs on the property. He said there is a 25' easement from the centerline of the irrigation pipe on each side that would limit the area that the development is planned to be built. He said that there is also a vent line and an access service box that are in the middle of the proposed driveway that would have to be relocated or the plan redrawn. He said they can not find any corner markers on the property to accurately measure.

There is no other public comment.

Does the Commission have questions of the public or the proponent regarding any of the issues presented? Commissioner Battle asked Edson if there is a way to provide that information with approval specifications to the Commission? Edson responded that he is able to get a copy to the Town.

Staff, do you have anything to add? Planner Danison read some conditions of approval that would need to be met in order to meet preliminary approval of the PD

Are there any in the audience who would like to add additional non-repetitive information or evidence regarding this request? There were no further comments

The public testimony portion of this hearing is now closed at 4:40pm.

We have taken public testimony, heard from staff and reviewed the documents concerning the Planned Development request, this subject is open for discussion, decision with of findings of fact and conclusions by the Commission. The Commission may approve as presented, modify or deny the request.

You should be aware that, if you are in agreement with the staff report, you may adopt (or adopt with modifications) its findings and conclusions as a basis for your action, or you may state your own findings and conclusions.

Commissioner Minbashian asked about the SEPA and if it had been completed and Planner Danison said that it had. She asked if there was consultation with the tribes and if they start working and uncover something then would they have to stop work? Danison said that the Tribes were contacted and provided no comment. Minbashian asked if there could be a historical and cultural resource survey to be completed with the Tribe's consultation prior to approval. Minbashian also asked about storm water run off and what are the options to mitigate that? Danison responded that they must following the Eastern Washington Storm Water Management Manual and the stormwater must be contained on site. He said it is up to the Engineers to follow the standards set by the Town of Twisp.

Planner Danison said that since they only have .50 acres, they would only be allowed to build 8 units unless the applicant would like to acquire more land.

Planner Danison is recommending that the Planning Commission accept the modified Staff Report including modifications and send to Council.

Commissioner Kern moved to approve the Staff Report as modified. Commissioner Minbashian seconded the motion and it passed with one abstention.

Commissioner Kern moved to recommend that the Council approve the preliminary Planned Development with modifications as amended. Commissioner Minbashian seconded the motion and it passed with one abstention.

Additions/Deletions to Agenda:

N/A

Public Comment: N/A

Meeting Minutes: 3-9-22

Commissioner Kern moved to approve the meeting minutes from 3-9-22 as presented. Commissioner Tackman seconded the motion and it passed unanimously.

Next Steps:

The next meeting is planned for 5-11-22 at 5:00pm. There was discussion about moving the meetings to 4:00pm permanently, but staff recommends keeping the meeting at 5:00pm to ensure the public has access and it's better for the staff workload / coverage.

There being no further business to discuss, Commissioner Battle adjourned the meeting at 4:59pm.



John Battle, Chairman



Amy Grennell, Secretary