

**Town of Eatonville
PLANNING COMMISSION MEETING
Monday, April 20th, 2015
COMMUNITY CENTER
305 CENTER STREET WEST**

CALL TO ORDER

Co-Chairperson Justice called the meeting to order at 7:00 PM.

ROLL CALL

Present: **Commissioners Beach, Bertoia , Craig, and Justice.**
Commissioner Lambert and Miller were excused.

STAFF PRESENT: Mayor Schaub, Kerri Murphy and Doug Beagle.

OPENING CEREMONIES

Commissioner Bertoia led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Beach move to approve the agenda. Seconded by **Commissioner Craig.**
Commissioner Beach move to hear the Conditional Use Permit before discussion of the Junk Vehicles Ordinance. Seconded by **Commissioner Craig.** All in favor. (AIF)

APPROVAL OF MINUTES

Approval of the March 30th, 2015 minutes. **Commissioner Beach** motion to approve. Seconded by **Commissioner Craig.** AIF

COMMUNICATIONS OR ANNOUNCEMENTS

There were no comments from the citizens or commissioners.

NEW BUSINESS

Foxglove Conditional Use Permit

Beverly Coleman, 42311 Berggren Rd., Eatonville – Partner with Kelly Wienholz in the Foxglove Farmstead Event Center. The initial Conditional Use Permit was granted in 2012. She explained that things just took longer than what they had anticipated. They have come to ask the Planning Commission to grant the CUP again. To their knowledge there have been no significant changes. The application is very similar as before with a few updates that were made to the application based on new information received along the way. They have gone through the process of geotechnical review and study, developed architectural plans, worked with the civil engineer and gone through a lot of effort to get through to where we are now. They have been working closely with the town, Doug Beagle and Kerri Murphy over the last three years explaining that they would ask the planning commission to approve this conditional use permit again.

Commissioner Beach asked if there were any changes in the SEPA review.

Mrs. Coleman explained that there were no real changes. They have seen song birds and deer, but nothing significant, mainly changing the dates to reflect current status.

Doug Beagle-Town Administrator – gave a brief summary reviewing the Finding and Recommendations of the Conditional Use Permit application. Foxglove has met all of the conditions requested in the Conditional Use Permit. Nothing has been changed since the original application. It is necessary for the town to clean house and get the correct date on their Conditional Use Permit since they have not gone to construction yet.

Commissioner Beach move to grant the Conditional Use Permit to Foxglove Farmstead Event Center.

Commissioner Craig seconded the motion. AIF.

OLD BUSINESS

Review Junk Vehicles Ordinance

Doug Beagle explained that he was not at the last meeting but did talk with Scott Clark. He asked that he make the commissioners aware of what he thought he heard at the last meeting and was incorporated into this ordinance.

Draft C Ordinance 2015-XXXXXXXXXXXXXX

Page 1 of 4 Section 1: 8.09.010 PURPOSE - added "public or"

Page 3 of 4 (5) Section 2: 8.09.020 JUNK VEHICLE added "Is stored or parked in non-compliance with the zoning district yard requirements." According to the zoning code for a certain address.

These are the two points that Mr. Clark wanted the commissioners to know what he thought he heard clearly from the commission at the last meeting. If there are any comments or questions on the new changes from commissioners, now would be the time to ask adding that earlier in the day Commissioner Beach had submitted an email to us with some proposed changes.

Commissioner Beach explained that he took the 4/2/15 clean copy of the Junk Vehicle Ordinance. He proposed the following:

Proposed changes to Clean Copy 4/20/15:

[8.09.020 Definitions]

A. "Hazardous Vehicle" shall mean a vehicle that meets one of the following criteria;

- 1. Is leaking fluids;*
- 2. Is providing harborage for animals and/or insects; or*
- 3. The radiator, engine (any part thereof), transmission or differential is in contact with the ground (e.g., soil, gravel, pavement, vegetation).*

A. B. "Junk Vehicle" . . . ~~requirements~~ criteria;

d. ~~Is leaking vehicle fluids~~ Parts are being sold from the vehicle;

e. ~~Is providing harborage for animals and/or insects;~~

e. Is painted . . .

4. ~~Has an approximate fair market value equal only to the approximate value of the scrap in it~~ Is being used for storage;

5. Is stored or parked in non-compliance with the zoning district yard requirements. [what are the requirements?] [Front yard requirements? Can we require that vehicles in the front yard be parked on a paved or gravel surface, i.e. no parking on bare ground or vegetation?]

[re-letter B. C. & D.]

8.09.030 Exemptions.

8.09.040 Nuisance declared, violations.

[Abatement of trash?]

Commissioner Beach move to add "two or more flat tires" as part of the definition of a "Junk Vehicle".

Commissioner Craig seconded the motion. AIF

Commissioner Beach move to continue having "leaking fluids" and "Is providing harborage for animals and/or insects; remain where they presently are.in the code and adding #3 The radiator, engine (any part thereof), transmission or differential is in contact with the ground (e.g., soil, gravel, pavement, vegetation).

Commissioner Craig seconded the motion. AIF

Commissioner Beach moved that he wanted to include "Parts are being sold from the vehicle" under the definition of a Junk Vehicle. Died for lack of a second.

Commissioner Beach move that the word "storage" be in one of the requirements for junk vehicle. Added to #6. Died for lack of a second.

Mr. Beagle wanted to talk about the timing and the next steps. There is a little bit of work to be done with the consultant to make sure we get this part of that, so we will have one more meeting with these changes in there and then from that we will be looking to commissioners to make a recommendation to send this to council.

Commissioner Beach asked about the rest of the ordinance that planning commission has not discussed. The exemptions, nuisance declared, violations and all of the enforcement mechanisms, we need to look at getting a simpler enforcement than what we have now. The next meeting is not the next time that we are going to get done with this, maybe the second meeting.

Mr. Beagle said he just wanted to get one thing passed and moved forward to council so that the town can start doing things as far as enforcing. When the Mayor and I first talked to you we talked about nuisance awareness month and we are already 4 months into the year. We will bring up the enforcement issue at the next meeting and have a discussion of where that it at.

Commissioner Craig move to recommend the Junk Vehicles ordinance with the changes on to the council.

Commissioner Beach said that he could not support moving something on to the council that staff has prepared but that he has not seen.

Commissioner Bertoia seconded the motion. Commissioners Craig and Bertoia voted for it. **Commissioner Beach** voted against. Motion passed.

Commissioner Beach asked Mr. Beagle what the response has been to the several letters sent out about junk vehicles.

Mr. Beagle said that they have had some that complied, some that have done nothing, some that have received multiple letters and done nothing, some that have gone to the banks because they are now the legal owner and nothing has been done and we have had a few that have been dealt with from the bank.

Commissioner Beach asked if there was anything about the existing ordinance that seems to bare very strongly on the success or lack of success?

Mr. Beagle said it is the individual. Our letters are pretty much the same with referencing the codes and the violations. We are like any other small agency where we have the inability to go out and clean somebody's yard, put a lien on the property for the project and hope to get paid someday. We continue to write letters, like 500 Center St W., they clean somethings up and then two months later they are right back out there storing things. The truck has a licensed farm truck tag, whether you like the truck with the junk in the back it complies with the law.

Commissioner Beach said the other problem with 500 Center St W., is that it is a junk yard. He asked if there is anything in the ordinance that deals with junk yards on residential property.

Mr. Beagle did not know at that moment.

There were no comments from the public, staff or commissioners.

Next meeting: May 4th, 2015.

ADJOURNMENT

Chairperson Justice adjourned the meeting at 8:00 p.m.

Co-Chair Judy Justice

David Craig – Secretary

ATTEST:

Kerri Murphy-Recording Secretary