

**Town of Eatonville
PLANNING COMMISSION MEETING
Monday, May 18th, 2015
COMMUNITY CENTER
305 CENTER STREET WEST**

CALL TO ORDER

Chairman Labert called the meeting to order at 7:00 PM.

ROLL CALL

Present: **Commissioners Beach, Bertoia, Craig, Lambert and Justice.**
Commissioner Miller was absent.

STAFF PRESENT: Kerri Murphy and Doug Beagle.

OPENING CEREMONIES

Commissioner Beach led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Beach move to approve the agenda. Seconded by **Commissioner Justice.** AIF

APPROVAL OF MINUTES

Approval of the April 29th, 2015 minutes. **Commissioner Beach** motion to approve. Seconded by **Commissioner Justice.** AIF

COMMUNICATIONS OR ANNOUNCEMENTS

There were no comments from the citizens or commissioners.

NEW BUSINESS

EMC 8.09 Review of Junk Vehicle Enforcement

Doug Beagle gave a brief summary stating that what the town would like to do is get the enforcement for nuisances or junk vehicles, the town would like to see one enforcement guidelines for all but at the most maybe two enforcement guidelines. He asked that the planning commissioners provide recommendations to the town attorney. **Chairman Lambert** said that there was quite a difference in the amount of days to comply, Eatonville is 60 days and the other municipalities are 10 days.

Commissioner Beach said it seems like the landowner is able to get himself off the hook. Enforcement should be drawn up so that the landowner has the brunt of the burden. The landowner should be ultimately responsible for what is on his property. He also suggested a possible fine.

Chairman Lambert suggested using a form that the landowner could sign releasing the vehicle to the town.

Mr. Beagle said that it would then be a civil issue; the town would have no right to be there.

Commissioner Craig lives in Pierce County. He had a renter that left junk and two junk vehicles behind when he moved out. The sheriff told him he would have to pay to have it hauled out or he would have to haul the junk himself to the dump and move the vehicles out to the street.

Commissioner Beach suggested removing the complexity of enforcement.

Chairman Lambert made a motion to request the town to consult with the attorney on things we can do to streamline the enforcement procedures under these codes.

Commissioner Beach seconded the motion. AIF

EMC 19.04 Residential Design Standards

Mr. Beagle explained that there are several issues with the Design Code that need to be reviewed. It is not user friendly to standard single lots within the town limits that range in 6,000; 8,400 and 9,600 sq. ft. lots. The Design Code was geared more toward the developments in town. It is not user friendly to the larger single lots, the designs with the three car garages. The review of this code should reflect other areas in our community with larger lots. Currently the code only allows for a twenty foot driveway and if you have a three car garage it would not be adequate.

Commissioner Beach asked if the three car garage is the only issue.

Kerri Murphy – Building and Planning Depts. – explained that owners of larger lots come in wanting to do a different design. They don't want to just put the house with the garage, they want a meandering driveway, a garage away from the house or maybe located behind the house. What the town is asking for is more freedom and flexibility in design and placement of their home and or garage. Maybe locate their porch in a different area, bring their garage forward 20 feet without having to obtain a variance. Some people want to do more than what the code allows. The town would like for you to look at the code and possible open it up more.

Mr. Beagle explained that with the economy turning around there are a lot more people looking to move to this area. There is certainly a need for us to make those changes. The next meeting is June 15th and we hope to have more information in front of you.

Commissioner Craig added that he was never a fan of the design code. Anytime that we can open it up and allow people to be more creative on their property he is all for it.

Chairman Lambert explained that he certainly wanted to encourage diversity and have a finished product that we can be proud of.

Commissioner Beach agreed. Where it talks about the number of units within the development, how many different designs they have to have as a result of that many units, it really is an attack on the cookie cutter idea. This mandates that he is going to have to have different roof heights, frontages and so on. The current code does not take into account the different size lots.

Chairman Lambert said that we are talking about two separate issues, infill housing versus developments. The town will be coming back to the next meeting with some thoughts about the design code.

There were no comments from the public or commissioners.

Mr. Beagle announced that the town was successful in attaining our grant funding application through the Rural Town Centers a signalized light at the intersection of Washington and Center streets. The next step is for that to move forward at the Regional Council level. Now that we are at this stage we have been selected as one of the communities that will receive funding. It will be a 2016 construction schedule. The town will have an agreement with WSDOT. The signal is video detected and communicates to the computer the traffic.

He added the town and the school district have purchased rapid flashing lights for the cross walks at Carter and Washington and also at Lynch and Washington. When the second phase of construction for Washington Ave. starts the town will move the rapid flashing to other areas where they are needed like the cross walk in front of Arrow Lumber. The school is purchasing them with us 50/50 and when we go through with construction we will re-utilize them. These are post mounted rapid flashing.

Next meeting: June 15th, 2015.

ADJOURNMENT

Chairman Lambert adjourned the meeting at 8:00 p.m.

Chairman Lambert

David Craig – Secretary

ATTEST:

Kerri Murphy-Recording Secretary