

Town of Eatonville  
PLANNING COMMISSION MEETING  
Monday, June 18<sup>th</sup>, 2012  
COMMUNITY CENTER  
305 CENTER STREET WEST

**CALL TO ORDER**

Chairman Lambert called the meeting of the Eatonville Planning Commission to order - 7:00 PM.

**ROLL CALL**

Chairman Lambert called the roll. **Present:** Chairman Lambert; Commissioners Craig, Treyz, Beach, Murphy, Eades and Justice.

**STAFF PRESENT:** Mayor Harper, Town Planner Nick Bond, Public Works Secretary Kerri Murphy.

**OPENING CEREMONIES**

Commissioner Eades led the pledge of allegiance.

**APPROVAL OF AGENDA**

Commissioner Beach moved approval and Commissioner Murphy seconded. All in favor.

**APPROVAL OF MINUTES**

Minutes of the June 4<sup>th</sup>, 2012. Commissioner Murphy moved approval and Commissioner Treyz seconded. All in favor.

**CITIZEN COMMENTS - NONE**

**COMMISSIONERS COMMENTS – None**

**Board of Adjustment - Conditional Use Permit - Foxglove Farmstead**

**Nick Bond** explained that the Planning Commission will act as the Board of Adjustment. Need to confirm that the applicant meets all the requirements of the application and that the project meets all of the requirements for granting the use as established in EMC 18.09.030 (D). The Planning Commission acting as the Board of Adjustment has the authority to attach conditions to the permit per EMC 18.09.030 (E) in order to make the project meet the conditions for granting as established in EMC 18.09.030 (D).

Citizens and Town Staff were sworn in by **Chairman Lambert**.

**Beverly Coleman and Kelly Weinholz**, applicants gave a presentation of their proposed project (Foxglove Farmstead). The property is located at 950 Eatonville Hwy W. and is zoned SF-2. Application is for Conditional Use Permit to be able to operate a business within the town limits of Eatonville. They have been in contact with the surrounding neighbors. They have hired a designer, John Swanson Design Studios out of Seattle. The plan is to minimize their footprint on the environment and to incorporate as much “green” development and building as possible. They have made an agreement with the Eatonville Baptist Church to use their parking area with a foot path leading to the facilities and a street legal electric golf cart to shuttle people from the parking lot also.

**Commissioner Treyz** commended them on their plans and asked what the occupancy would be? He also asked what would happen if the Baptist Church had a function going on at the same time.

**Kelly Weinholz** explained that approximately 150 in the building and another 50 on the patio area. The planning of events will not take place when the church is having their own events.

**Commissioner Treyz** had concerns about the property and the type of building that can be built on it.

**Nick Bond** explained that drainage concerns would be addressed during the permit process. At that time they would be required to follow the 2005 Pierce County Stormwater Management Manual. They are looking at pervious surfaces and the use of rain gardens.

**Commissioner Murphy** felt that the use of the property is absolutely conforming. The land is perfect and Eatonville is a pristine area. The property and location is quiet, lots of trees, serene views and fields.

**Commissioner Beach** had two conditions that he wanted to add. One condition will be the same hours that you have stated in your SEPA to have those hours as a condition of the permit. The second is parking. He suggested that there be no parking on the Eatonville Hwy and that parking signs be erected and that you pay for them.

**Beverly Coleman** felt that this sounded reasonable.

**Chairman Lambert** explained that the Planning Commission got a little out of order. He wanted to confirm any Exparte' communication, discussions, business interest or visits to the site. All Commissioners said that they had not had any communication about the project or site. Commissioners Craig, Eades and Justice had both visited the site. Citizens and town staff were sworn in.

**Patricia Pyles, 11310 Eatonville Hwy.** – Her concern is where the entrance to Foxglove Farmstead is located and whether or not she will be able to access her barn. The easement is granted to the Nisqually Land Trust, Town of Eatonville, Patricia Pyle and Foxglove Farmstead. She does not understand why they want to construct it. It would be better built in the business district of Eatonville.

**Commissioner Beach** wanted Ms. Pyle to point out her property. He added that if someone else had bought this property that is zoned SF-2 they could build up to 8 houses on it.

**Beverly Coleman** confirmed that the entrance is located before the gate.

**Terry Van Eaton, 41918 Lynch Creek Rd E.**- The road is the Town's control and property and it must be kept up and must be kept open. The road is meant to preserve access to the two properties. He confirmed that the parking agreement between the Eatonville Baptist Church and Foxglove Farmstead is an ongoing agreement. If they sell, Eatonville Baptist Church reserves the right to renew agreement with the new owners. He added that there will be ample parking that the church has agreed to double the amount of parking it currently has. There is not room on the shoulder of Eatonville Hwy. E along the south side to park.

**Commissioner Treyz** asked if there is signed contract between parties.

**Terry VanEaton** stated that the property has not been sold yet, it depends on the outcome this evening. He added that this project is the most researched and best planned project he has been involved with in a long time. They have gone out of their way to address the neighbors concerns. They want to make it a green project and minimize the impact on the land. It is a positive and viable business plan. He encouraged the Board of Adjustment to give them a positive result.

**Commissioner Murphy** said that the Board of Adjustment does not want to upset anyone. This project will not take anything away from this property. This will be a beautiful addition. He feels that everyone is a winner when there is a development like this.

**Mooch Smith, 15624 Scott Turner Rd.** – spoke in favor of the project. He confirmed that has no interest in this property for him because there are no trees on the property. Decisions need to be made on principal.

**Caleb Boettcher, 186 Dow Ridge Dr N** – spoke in favor of the project and the joint use of the parking lot with the Eatonville Baptist Church. By doing this they are not building more parking lots. The area between the house located to the west of the property and this property is all wooded. He feels that the parking on Eatonville Hwy. should be kept open along the north side with the rolled curb.

**Commissioner Treyz** asked if the portion of the Eatonville Hwy he was speaking about was on the north side of the Eatonville Hwy.

**Caleb Boettcher** said he has a problem restricting parking anywhere in town. The area located in front of the property there is no shoulder for parking.

**Commissioner Treyz** wanted to confirm that the lighting will be projected down.

**Nick Bond** explained that this is a requirement of the EMC under the design guidelines.

**Commissioner Beach** said that "No Parking" signs should be placed in the areas where there is currently no parking.

**Commissioner Craig** said "the rising tide floats all boats" , we all benefit from this. H added that he appreciates all the work that has gone into this project and thanked the applicants.

**Mayor Harper announced** planned gift on Van Eaton pond property.

**Commissioner Beach** motion to close the public hearing. Seconded by **Commissioner Treyz**. All in favor. Public Hearing closed at 8:14 p.m.

**Commissioner Beach motion to adopt the town staff report titled Findings and Recommendations, Conditional Use Permit – Foxglove Farmstead dated May 9<sup>th</sup>, 2012 as the official findings of the Board of Adjustment and approve the Conditional Use Permit subject to the conditions contained herein".**

Seconded by Commissioner Treyz.

**Commissioner Beach motion to add the following amendment. Commissioner Treyz seconded the motion.**

**1. This conditional use permit authorizes events to occur between the hours of 8AM and 10PM Monday through Thursday and on Sunday and from 10AM until 12AM on Fridays and Saturdays. Any**

*violation of these hours shall constitute a zoning violation. These hours to not apply to administrative or janitorial activities conducted prior to or after events.*

**Roll call vote: Commissioners Treyz-Yes; Beach-Yes; Justice -Y, Eades-Y, Craig-N and Murphy-N.**

**Commissioner Beach motion to add the following amendment. Commissioner Treyz seconded the motion.**

**2. Parking is prohibited along Eatonville Highway in the vicinity of the proposed facility. Prior to operating the facility as authorized by this conditional use permit, the applicant shall pay the town a fee not to exceed \$400 for the purchase and installation of no parking signs along the frontage of Eatonville Highway in the vicinity of the subject property.**

**Nick Bond** added that there is already an ordinance in place that restricts the obstruction of a lane of travel.

**Roll call vote: Commissioners Treyz-Yes; Beach-Yes; Eades-N, Justice -N, Craig-N and Murphy-N. Motion failed.**

**Commissioner Beach** asked that it be added “subject to the 3 conditions contained herein”  
**Nick Bond** confirmed that he will make the change prior to the Chairman signed the recommendation.

**Commissioner Treyz** motion to include maintaining a buffer on the northwest side of the property. Seconded by **Commissioner Beach.**

**Roll call vote: Commissioners Treyz-Yes; Beach-Yes; Eades-N, Justice -N, Craig-N and Murphy-N. Motion failed.**

**On the original motion to include the amendment of the hours. All in favor.**

**Comments:**

Terry Van Eaton said parking along Lynch Creek Rd at the ball fields is where there is a real parking problem.

Nick Bond - Lynch Creek Quarry looking at making a major expansion out Lynch Creek Rd. This will increase truck traffic and rail traffic.

Terry VanEaton said that this has been discussed before and everyone on Lynch Creek Rd signed a petition against the expansion. With school traffic, sports fields, the road is barely a two lane road now.

**Next meeting TBD.**

**ADJOURNMENT**

Motion to adjourn by **Commission Beach.** Seconded by **Commissioner Treyz.** All in favor.

**Chairman Lambert** adjourned the meeting at 8:37 p.m.

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Chairman Lambert

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Judy Justice – Secretary

ATTEST:

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Kerri Murphy, Recording Secretary