

**Town of Eatonville
PLANNING COMMISSION MEETING
Monday, July 7th, 2014
COMMUNITY CENTER
305 CENTER STREET WEST**

CALL TO ORDER

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

ROLL CALL

Present: Co – Chair Justice, Commissioners Beach, Bertoia, and Miller were present. Chairman Lambert was excused, Commissioner Craig was absent.

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

OPENING CEREMONIES – Commissioner Bertoia led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Beach motion to approve the agenda. **Commissioner Bertoia** seconded. All in favor. (AIF)

APPROVAL OF MINUTES

Minutes of the June 2nd, 2014. **Commissioner Beach** motion to approve with corrections. **Commissioner Miller** seconded. AIF

COMMUNICATIONS OR ANNOUCEMENTS

CITIZENS – None

COMMISSIONERS – None

PUBLIC HEARING – Co-Chair Justice announced that the ESD Departure from the Design Standards and Guidelines EMC 19.04 postponed until August 4th meeting. The Public Hearing for the ESD Conditional Use permit will be postponed until August 18th.

OLD BUSINESS: EMC 18.06 Sign Code – Draft Ordinance review.

Commissioner Beach moved to accept the Ordinance as written and send to the Town Council.

Commissioner Miller seconded the motion. AIF

NEW BUSINESS: EMC 19 – Design Standards and Guidelines review.

Doug Beagle, Town Administrator explained that staff was asking planning commissioners to review the Design Guidelines for possible changes. Looking at the code as it reads today there are several areas that may not pertain to individual lots outside of subdivisions and developments.

Mayor Schaub made a few suggestions such as the code states that a driveway width is a maximum of 20 ft. wide and that this would not work for a three car garage. A garage located more than 6 feet from the front of the house. He felt that this would make it easier on the property owner without them having to go through extra steps for approval.

Commissioner Beach asked that staff prepare a list of changes in the form of a proposal. He feels that it would be easier for the commissioners to react to a proposal than to fish around for something in the code.

Mr. Beagle confirmed that this is certainly staffs approach but wanted the Planning Commission to have time to review this code. If the commissioners read something that would send up a red flag you could let staff know and this would be addressed as well. At the next meeting, August 4th staff will provide a list for planning commission to review. If we can get it out sooner, we might send a list out by email first.

Commissioner Miller said that these items might be appropriate if you are approving a plat, but to give a cookie cutter, one size fits all approach, he agreed with staff 100%. He added that variety beautifies the town.

Mr. Beagle added that staff wants to work on the deviation language as we review this as well.

Commissioner Miller added that in the code it says “shall” when possibly it should say “should”. You don’t want to do this to someone with a lot in Dow Ridge and have their house look like someone’s house in Hamner Springs or Aviator Heights.

Mayor Schaub said that this is what he found in looking at other jurisdictions. They were all either small lots or multi-family. A lot of these fit into more of a small lot, similar to what they were looking at in the proposed Mashell Meadows development. Higher density, more homes with less distance between each home. For the most part the design of the home for a typical house works fine. It’s when you get the custom home on an individual lot that accommodates it, is where you run into issues.

Everyone agreed that the code is too rigid.

Mr. Beagle said that we to identify what a plat is, 5 or more lots and then that triggers the Design Guidelines differently than an individual. As we move forward a get plats coming in, there is still some land in town where people could plat it and put multiple houses on there, we want to make sure that we create that line in the sand per say.

Commissioner Beach felt that getting some diversity is more with the subdivision than it is with the individual building houses.

Commissioner Beach motion to have staff bring back a proposal with recommendations on the Design Guidelines on August 4, 2014.

Commissioner Miller seconded the motion. AIF

CITIZENS COMMENTS: None

COMMISSIONER COMMENTS:

Commissioner Beach stated that the town ordinance reads that people are to park in the direction of the flow of traffic. There are lots of violators in a number of places. Half the cars parking along Center St. W., west of Antonie N. are parking against the flow of traffic. He feels that this should be enforced and that the citizens should be notified, given a warning that they are in violation.

The next meeting is set for August 4th, 2014. ESD – Departure from the Design Standards and Guidelines.

ADJOURNMENT

Motion by **Commissioner Beach** to adjourn. **Commissioner Bertoia** seconded. AIF

Chairman Justice adjourned the meeting at 7:25 p.m. AIF

Judy Justice –Co-Chairperson

Commissioner Beach

ATTEST:

Kerri Murphy, Recording Secretary