

**Town of Eatonville  
PLANNING COMMISSION MEETING  
Monday, August 4, 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, Craig and Miller were present. Chairman Lambert and Commissioner Bertoia were excused.

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

**OPENING CEREMONIES**

**Commissioner Miller** led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

**Commissioner Beach** move to approve the agenda. **Commissioner Miller** seconded. All in favor. (AIF)

**APPROVAL OF MINUTES**

Minutes of the June 2<sup>nd</sup>, 2014. **Commissioner Beach** move to approve with corrections. **Commissioner Miller** seconded. AIF

**COMMUNICATIONS OR ANNOUNCEMENTS**

CITIZENS – None

**Commissioner Beach** thanked the Mayor for the announcement of the Short Course in Planning taking place in Buckley. If any of the commissioners that have not had one of the short courses, it is well worth while.

**NEW BUSINESS**

Ordinance 2014 - \*\*\* Amending EMC Chapter 8.09\* (Abatement of Junk Vehicles)

**Town Administrator, Doug Beagle** explained to the commissioners that there have been several issues in the few years where the town is challenged with nuisances that happen in town as it relates to junk vehicles. In the current code they do not meet the requirement because they're not 3 out of the 5 issues being a flat tire, cracked windshield, inoperable vehicle. Then there is the challenge of defining inoperable. We have had this come up a few times where people have complained about their neighbors and we have had to explain to them that the vehicles do not meet the requirements set forth in the current code and therefore there is nothing that the town could do. We want to give the Planning Commission the opportunity to review the revised Junk Vehicle Ordinance that has been modified. This will help the town in our ability to go out and enforce the code. We hope to start enforcing these violations in September. After the Planning Commission has reviewed the code and approved it to move forward to Council, once approved by council we would then run an ad in the paper and notify everyone of what nuisance and that we would be going out through the entire town. This is to provide the information to you for your review in more depth now that you understand what the town is trying to do. Planning Commissioners were emailed the ordinance with redlines and strike through.

**Commissioner Beach** agreed that these revisions are a good idea. There has not been any satisfactory resolution as it is. Regarding expired license tabs, if it is more than 2 months it should automatically be gone.

**Mr. Beagle** asked that the Commissioners to also provide proposed language that can be sent to the other commissioners and the Town Attorney for their review. This is a culmination of the town code and other jurisdictions that he might work for and other successes.

**Commissioner Miller** felt that the ordinance was reasonable and gave a fair amount of rights. He felt that it may be a little much to have someone license their vehicle if it is parked on his own private property.

**Mr. Beagle** said that he brings up a good point and he will get a response to that.

Co-Chair Justice asked for clarification of Section 1(5) "A vehicle illegally parked in the required front or side yard; or (6) in three years old or older."

**Mr. Beagle** said that he does not have a response for that.

**Commissioner Beach** explained that the "junk vehicle must meet at least three of the following criteria". He is not sure if age should be one of the criteria.

**Commissioner Miller** referred to Section 1 (4) "Has an approximate fair market value equal only to the approximate value of the scrap in it;" added that if the car did have value, they would come to the town council and they would listen to somebody that can give the value. He considers this as being one of the three considerations is a good rule.

**Commissioner Beach** asked how the town will determine the value of these cars.

**Mr. Beagle** explained that the intent is to clean up the nuisances that are happening in town. It's going to be the town's interpretation of the value of that vehicle. And then there has to be an appeals process. Sections 8.09.080 Hearing: A. allows for the appeals process. Does the commission what it to go before a Municipal Court Judge or through the planning commission or council first?

**Commissioner Miller** thought that would be the way to go and then appeal to the judge.

**Mr. Beagle** will ask for clarification from the town's attorney as to whether or not it has to go through the judge first from a legal stand point. He thought that it should go through Council first before they incur the cost of going before a judge.

**Commissioner Beach** explained that if they came to the planning commission first and lost, they would then go to the council. They might as well just go to the council and let the council decide. If the council decides in their favor, then it's all over and they don't have to worry about it. Added that he did not see anything in the ordinance addressing public health such as vermin infested or mosquitoes.

**Mr. Beagle** said that would then go to the public health section of the code.

**Commissioner Beach** said that could be added to this ordinance. It is an important issue.

**Commissioner Miller** thought that this was well written.

**Mr. Beagle** said he would be coming back to the August 18<sup>th</sup> meeting with clarification to their questions and concerns.

## OLD BUSINESS

### EMC 19 – Design Standards and Guidelines review.

**Doug Beagle, Town Administrator** explained there are several areas that may not pertain to individual lots outside of subdivisions and developments. The Planning Commission asked at the last meeting for some direction and examples from staff that they felt needed to be addressed. Staff provided some examples in the packet. When staff was discussing the Design Standards and Guidelines code there was one thing that resonated with this entire thing if for the planning and building departments, management to have the ability to approve based on best management practices. Meaning we have reviewed the plans, we see the deviations that are there, we recognize this. This is for single lots, not for plats. Instead of going through the process of going to the planning commission to have deviations approved is to allow the town staff to make those decisions. This would help us to streamline the process for the applicant. The town can turn around a set of plans for house buildings in three weeks. We are only asking for single lots where we are allowed to use our experience. It would be you entrusting us to use our experience and make decisions based on what is best for the town.

**Commissioner Beach** agreed that the Design Standards does need to have some flexibility. He did ask that anytime where a decision was made to waive a requirement, that the Planning Commission be informed and simply forward to the planning commission the reason why. Place this under "Communications" at the beginning of the agenda. This will give the Commissioners an idea if they continue to see the same items come forward and that it may need to be addressed in the code. This will give us a record.

**CITIZENS COMMENTS:** None

**COMMISSIONER COMMENTS:**  
**Commissioner Beach**

**Possible meeting August 18th, 2014.**

**ADJOURNMENT**

**Chairman Justice** adjourned the meeting at 7:35 p.m.

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Judy Justice –Co-Chairperson

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Commissioner Beach

ATTEST:

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Kerri Murphy, Recording Secretary