

**Town of Eatonville
PLANNING COMMISSION MEETING
MONDAY 7:00 PM, SEPTEMBER 5, 2006
COMMUNITY CENTER
305 CENTER STREET WEST**

MSC- Motion, Second and Carried.

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

Commissioners Present: Beach, Lind, Frink, Valentine, Schaub, Pruitt. McKasson was absent.

Town Staff Present: Mayor Smallwood, Nick Bond and Karen Bennett.

Approval of agenda: MSC

Approval of minutes: August 21, 2006 with corrections. MSC

Communications and Announcements:

From Commissioners, Town Officials, other government bodies:

Beach states that the container ordinance was passed by the town council on second reading at their last meeting. The comprehensive plan amendments were held over until the next council meeting, September 11, 2006.

Nick Bond has presented a grant application to IAC Agency Committee for Outdoor Recreation to receive money to acquire shoreline property along the Mashel. Requesting money to purchase 49 acres of property between the Alder Cutoff Bridge and the Michele River Bridge. The grant application ranked 3rd and looks promising for the town to receive \$850,000. to acquire the property.

From the Public: There was none.

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Public Hearings:

Board of Adjustments Hearing was opened – Conditional use permit. Duplex at 106 Bergeren Road North.

Beach swore in the applicant, Roger Elliff and Mr. Bond for testimony.

Bond introduced the planning commission findings of fact, conclusions and recommendation regarding a conditional use permit for 106 Bergeren Road. The staff has concluded that this conditional permit meets all of the criteria listed in 18.09.030 of the Eatonville Municipal Code and the staff recommends the approval of the applicants conditional use permit.

MSC to close public hearing. MSC to approve the conditional use permit.

Eatonville Zoning Map

Bond described the three zoning maps on display. During this meeting we are not looking at rezoning any properties just looking at implementing the zoning which was in the comprehensive plan.

Public Testimony

Steve Cossalman of 218 Orchard Avenue South, Eatonville.

Handed out packets outlining zoning map errors on the current map adopted by Ordinance 99.08. Described information contained within submitted handout.

Linda Cossalman of 218 Orchard Avenue South, Eatonville.

Expressed concern that we follow the law and make this legal and make it fair.

Ann Marie Aimes of 301 Orchard Avenue South, Eatonville.

Submitted and read a letter for the record.

James Green of 540 Prospect Street West, Eatonville.

Thanked Mr. Cossalman for all his excellent work. Agrees with Mr. Cossalman that the zoning is SF1.

Steve Kastama of 490 Prospect Street West, Eatonville.

Thanks Steve Cossalman for his research. Agrees that this should be SF1.

Bond explained the process of changing zoning.

Jeffrey Bowles of 560 Prospect Street West, Eatonville.

Hoping the commission has a fiduciary responsibility to follow our ordinances and our laws and that a mistake can be made. Errors need to be corrected.

Steve Kastama of 490 Prospect Street West, Eatonville.

Believes the mistake was an honest one. A mistake does not legislate a change.

David Babcock of 44011 State Route 161, Eatonville.

Lots of properties that are on here that you guys have changed my zoning on. I'm under the assumption that you guys went through the proper steps of public notices of the changes of the zoning and went through the proper hoops and everything is legal. My question is, is this adapted already? Is it possible to make changes without having to go through an application of rezoning?

Beach states that they are not here to do something different than what has been done in the past.

Babcock states "No, you are because the comprehensive plan is asking you to change what has been done in the past. That is why you are adopting this map is because the comprehensive plan has said we want you to change the zoning in the Town of Eatonville.

Beach states that we are not changing the comprehensive plan.

Babcock states that they are changing the map to accommodate the comprehensive plan. That is my understanding, is that not right?

Beach states, "Yes".

Babcock states that he is happy with some of the changes that have been done. Another parcel that is on Penn Avenue is that only one that is SF3 on that block. Seems out of place and if your changing things, multi-family would be appropriate according to the comprehensive plan.

Bond explains that there are very few changes with the zoning map to match the comprehensive plan.

Beach wondered if the towns staff could get together with the effected property holders, the that have been here and identified on Cossalman's map and see whether the town and they can agree on what should be done with those particular pieces of property and that then the town and the property owners come back to use at the next meeting and report to us what has been settled and what has not been settled. Then we can go from there.

Bond states that he could arrange a meeting but there are difficulties without the other property owners that are potentially effected by this. Could get the information and get people together and have a recommendation at the next meeting.

Mayor Smallwood states that the intent of tonight's meeting was to get a correct map and do things right, legal and fair. We have to look at what is fair for everybody. Continuing this public hearing is a good start to being fair. The intent is to get a correct map and then if we want to make some changes later we can make those changes later.

MSC to extend the hearing to next meeting on September 18, 2006.

Sign Ordinance

Beach sent e-mail to planning commissioners recommending a procedure in dealing with the sign ordinance. No objection from the commissioners. The above mentioned procedure will be followed.

Bond described the Sign Ordinance.

Babcock stated concerns regarding his sign at Aarons Ark.

Rich Williams of 3144 Hollywood Drive NW, Olympia.
Discussed the Projecting Sign and the Thirty Percent Rule.

Public Comments: No comments.

Commissioner Comments:

Lind read from letter. Letter submitted to record.

Beach – next meeting is September 18, 2006. Study session to start at 6:30 with Chip Vincent, Senior Planner for Pierce County to discuss Joint Planning Agreement. Sign Ordinance. Public hearing on the Baker Plat. Zoning Map.

Schaub – discussed reader boards, water rates and housing development.

MSC to Adjourn at 10:22 PM

PC Chairman, Philip Beach

PC Recorder, Karen T. Bennett

PC Secretary, Bob Schaub