

**Town of Eatonville
PLANNING COMMISSION MEETING
MONDAY 7:00 PM, SEPTEMBER 17, 2007
COMMUNITY CENTER
305 CENTER STREET WEST**

Chairman Lind called the meeting to order at 7:12PM .

Commissioners Present: Lind, Beach, Valentine, Schaub, Frink, Harris, Harper.

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

Approval of agenda: Agenda was approved with unanimous consent.

Approval of minutes: Harper moves to approve the minutes of September 4, 2007 minutes, Beach seconds. September 4, 2007 minutes approved unanimously.

Communications and Announcements:

From Commissioners, Town Officials, other government bodies:

Lind set up a subcommittee for following the Mashell Meadows Short Plat. Appointed Elizabeth Harris.

From the Public: There was none.

Public Hearings: Opened the continuation of the Sign Ordinance 2007-16.

Lind referred to a memo from Jim Valentine saying that the subcommittee has come to agreement on the Sign Ordinance. I have spoken to Mr. Valentine and Mr. Frink and would like to make the ruling that this constitutes a substitute motion and a second to substitute this for what was previously on the table.

Bond reviewed the new Sign Ordinance document.

Rich Williams, 300 Center Street West, Eatonville, WA

Comments on \$500,000 insurance policy. Would like to bring some type of written verification from the City of Lacey that their legal department has said that a \$500,000 insurance policy is allowable. Feels that it would be much easier on the business to apply for insurance at that level.

Bond will check into that and make that correction between now and when this would go to council.

Bond continuation of review of Sign Ordinance document.

Waylon Jumper, 310 Antonie, Eatonville, WA

Question garage sales signs on right a ways.

Bond because garage sale signs wouldn't be stuck into the sidewalk itself it would be stuck into either a landscape buffer or somewhere that is not in a walking path I think that the risk of liability is not there.

Bond continuation of review of Sign Ordinance document.

Rich Williams, 300 Center Street West, Eatonville, WA

We realized when we put this document together that this may be a point of contention with some of the members of the council. What we did was severely compromised on this and that Kirk is taking down his pole sign at the corner. We are no longer going to ask for a pole sign for Jebino's. We felt if nothing else worked for a particular existing building, not new construction, existing buildings that they should have this option. And you ask, why the height? Well you get into the sight triangle area in the definition and the sign has to be at least 8 ½ feet off the ground (the bottom of it) so it meets the sight triangle definition. It's not like we don't want it down at fifteen (15) feet but we still have to have enough height so you have enough area under the sign to meet the requirement for the sight triangle. We severely compromised on the number of signs that are in town now and we are only asking for a very narrow definition for a person to have this type of sign.

Beach appreciated Mr. Williams compromise. If we approve this as it is written are you going to be content with that? Are you going to try to increase it?

Rich Williams, 30 Center Street West, Eatonville, WA

What you see is what we are willing to agree to.

Beach you would oppose those who would want to increase it?

Rich Williams, 30 Center Street West, Eatonville, WA

To my knowledge, I have been heavily involved in this process, I know no one that would challenge this document at this time. It doesn't mean that somebody might not show up out of the wood work.

Beach I want the record to show that Mr. Williams has accepted this and this is not the basis to say well we got this much we can get something more. I will accept this that on the basis that this is truly a compromise.

Bond for the record the Jerry Nybo Ready Mix is installing a sign right now that Waylon went down and talked to him about the new ordinance and what our new requirements where so this meets both the current requirements and the new requirements in the code. I think it's going to be a nice looking sign. Continuation of review of Sign Ordinance.

Brent Sorenson, 203 Mashell, Eatonville, WA

I have a window sign currently on my window and the way that I measured it, Nick said to block it in. I think my window sign looks really good but it does have almost 50% of

the area of the window. I think to block it out and measure it that way isn't the right way to do it.

Bond when looking at window signs you have to evaluate the decals on a case by case basis and I didn't actually go down and look up close at this sign. I did call and ask for a measurement and we were debating between 25% and 30%. One thing that can be said about this sign is that instead of being centered on the window it goes from left to right, the whole width of the window, and then there is space on the top and the bottom. But the window side is a very wide sign relative to the window. It did bump this up to 30% which was more than what's recommended in the International Zoning Code. But what is consistent what the business had originally come up with as far as sign area. I think that in this case the window sign there he will be able to keep that window sign. I think that there is a certain amount of discretion that you can have when measuring these and not box it in around the entire perimeter of all text if the sign is curved or something like that you can find another way to calculate the dimensions.

Lind I think the key that I heard here is that his is existing.

Bond correct.

Brent Sorenson, 203 Mashell, Eatonville, WA

Regarding roof sign that Nick has listed in the single tenant occupancy building. My particular case my building is a multi-tenant occupancy building. Which real signs are not allowed in. I don't agree with that I think it is a penalty if you happen to have more than one business in a single building.

Bond my position on that is that I stand by it. For the most part when you are looking at multi-tenant complex's this is one exception where it is not a typical multi-tenant complex where it's a shopping center, such as Malcolm's. We are looking for business to adhere to a sign program and when that sign program is approved it should be approved in accordance with what types of signage we want which are wall signs and free standing signs where they are needed, projecting signs and so on. I think that if one business in a multi-tenant complex where the multi-tenant complex has store fronts that are very similar and across the board you wouldn't want one of those business to have a roof sign and the rest of them to have wall signs. I think we did that for consistency.

Bond continued to review sign ordinance document.

Brent Sorenson, 203 Mashell, Eatonville, WA

One thing that I would like to say on the total right away frontage is that I have a corner building and I believe that the frontage should be measured on both corners of the lot.

Bond it is. It's per street frontage. If you have less than 300 feet on one side you get one free standing sign on that street and you get one on the other street. But you don't get two on each street. You get one per frontage.

Rich Williams, 30 Center Street West, Eatonville, WA

I believe in the document we drew this up that there had to be a minimum of 100 feet between the two signs. I don't see that in this document.

Bond will add. Continued on with review of sign ordinance document.

Waylon Jumper, 310 Antonie, Eatonville, WA

We took our sign at the Mill Center and really for us to get the amount of sign that we had in there it was inadequate per business. And so what we had done was able to take and we broke it down so that we could establish just a little larger plot size and break it down into two signs and making adequate frontage and I believe that is what Rich was directing to that we would have that 100 foot separation between the two. Basically you would be looking at the same sign that we have it would just allow the tenant's to get a little more signage than what we have right now. Under the new ordinance it would be a 2 x 6 sign and the only way that we could allow that and get it into the monument, like we have down there.

Lind so your saying keep it the way it is?

Waylon Jumper, Eatonville, WA

Yes.

Rich Williams, 30 Center Street West, Eatonville, WA

As we were looking around town at each example that we currently have in the city one of the problems that Malcolm was having that a lot of the individual tenants within the park preferred to have their own sign in place of the sign that they have on the current monument sign. They weren't getting enough exposure. Our logic was that if we could increase the size of area per tenant on the monument sign we could get away with all the individual signs along the street and basically clean it up. The intent of this document is to make that street look better, not worse.

Bond continue to review sign ordinance document.

Lind let the record show that on I line four after other that it should be sign's not sin's.

Bond continue to review sign ordinance document.

Rich Williams, 30 Center Street West, Eatonville, WA

There was some discussion that this type of signage takes a great deal of time to go through the process of EDDA or the Chamber of Commerce coming up with a style and them presenting this style to the city and then the city may have to go through the Planning Commission, Planning Commission to the Council. The question that we talked about was these business are still on going as we go through this process. And although we agree the end result should be these directional type signs which will consistent throughout the whole town there should be an avenue for these business to advertise off-site be it a A-Board, Sandwich Board in the short term. Maybe a short term permit and allow that.

Bond continued reviewing sign ordinance document. The 18.06.140 this is probably the biggest change in what helped to build the consensus more than anything in this ordinance was how we are treating our existing legal signs in Eatonville. He read through 18.06.140.

David Smith, 203 Mashell, Eatonville, WA

Just commenting on what Nick had to say. If you look down at LeMay's property you have that empty sign board. And to have anything in there would be better than having an empty sign frame with neon tubes in it. I think that six months is not too short of time.

Rich Williams, 30 Center Street West, Eatonville, WA

We had a lot of discussion regarding a changing message sign and I don't see that clearly defined in your definitions.

Lind is there anyone that would like to make an amendment to the substitute motion? Are we ready for the question for the substitute motion?

Mayor Smallwood gave thanks to all involved in all the work that was done to bring this document together.

Beach would like to second the comments that the Mayor made.

Rich Williams, 30 Center Street West, Eatonville, WA

From the Sign Sub-committee we would like to thank the Planning Commission for their patience. Like to thank Mr. Frink and especially Mr. Valentine for all the effort and time he spent with us. I would like to thank everyone on the Sign Committee. The hours that everyone put in and the dedication that you put into this I appreciate it very much.

Lind all those in favor of the substitute motion say "aye". All in favor. The substitute motion has been adopted. Which brings us back to the main motion. Is there any amendments that anybody would like to make to the new main motion? No hearing any. All those in favor say "aye". All in favor. We have adopted a new Sign Ordinance. I would like to congratulate and thank everybody.

New Business: None

Old Business: None

Public Comments:

Bond the trial effort that we have started is coming along very well and we are planning an open house towards the end of October. I think it is the last Tuesday of the month we are going to have an Open House to show the draft document and draft maps that we have come up with. The other information that I would like to pass on is that we did receive a plat application for an 11-acre plat out by the airport on Lynch Creek Road between Jet Court and Airport Road. That will likely be coming up some time in the near future. Possibly a Public Hearing sometime in December or January.

Commissioner Comments:

Schaub this is going to go one to the Council for approval and I think it would really be nice if some kind of notice went out to the business community through the Chamber of Commerce to say that this has gone through the Planning Commission it's now going before the Town Council for review and that a lot of time was spent in putting this together and it would be nice if the business community got behind this now to really make it go forward.

Mayor Smallwood spoke on the abandon buildings and how they are approaching owners and how the city will work with them to take care of their abandon buildings.

Next Meeting: October 1, 2007

Beach motion to adjourn. Schaub second.

Adjourn at 8:30 PM

PC Chairman, Steve Lind

PC Recorder, Karen T. Bennett

PC Secretary, Larry Frink