

**Town of Eatonville  
PLANNING COMMISSION MEETING  
MONDAY 7:00 PM, October 16, 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.

**Town Staff Present:** Nick Bond and Karen Bennett. Mayor Smallwood was not in attendance.

**Approval of agenda:** MSC w/additions.

**Approval of minutes:** For October 2, 2006, MSC

**Communications and Announcements:**

**From Commissioners, Town Officials, other government bodies:**

**Beach** states the planning commission will not be taking any testimony tonight on the airport. There are three reasons for this. First, is that the FAA has not yet given us their comments on Aviator Heights. Second, the applicant has made several changes in the application, which requires further public notice on those particular changes. Third, the staff has not provided the planning commission with the materials that they should have in order to proceed on this.

**Public Hearings:**

**MSC** to open public hearing on Aviator Heights.

**Jim King** of 117 Eagle Glen Court North, Eatonville, WA

Question on the wording, motion to continue public hearing. Have you had public hearing on this yet?

**Beach** the public hearing was schedule for October 16, 2006 in the public notice. We have to begin it, at least procedurally tonight or we will have to re-advertise the whole thing over again. By opening it up and then continuing it we do not have to advertise it again.

**Nick Bond** explained why this is necessary in terms of how our code is written. We have a complete application from the applicant for the project as is required by Chapter 17 of the Eatonville Municipal Code. There is an additional criteria in our zoning code which currently means that this project does not conform to the zoning of the aerospace district because it requires that we consider comment from the FAA prior to proceeding with a public hearing. But this is not a requirement of establishing a complete application and as

soon as the application is complete in accordance with Chapter 17 we have to set the public hearing and open it and that is why we opened it and continued it tonight.

**Jim King** of 117 Eagle Glen Court North, Eatonville, WA

If we don't need to follow the FAA's requirements why do we waste our time, why don't we just do it tonight?

**Beach** states the we have two other factors involved here, one is that the applicant has made certain modifications that a public notice needs to be put out on and the other is that the staff has not provided the commission with the information they need to proceed.

**MSC** to continue public hearing to November 6, 2006.

**Board of Adjustment Hearing** was opened – Variance Application on front yard set back. Steve Klump, 675 Center Street SW, Eatonville, WA.

**Bond** introduced the subject of the hearing and the applicable criteria development standards.

**Beach** swore in applicants wife, Patty Klump and Mr. Bond for testimony.

Several commissioners have visited said site.

**Bond** introduced the finding of facts regarding a variance application on a front yard setback for Steve Klump.

**Patty Klump**, 687 Center Street West, Eatonville, WA

Applied for this variance in order to put a small addition on the front of our house to both improve the look of the house and our choice for trying to accommodate the needs of our family in terms of growing size. It seemed like the best discussion for us to move out into the gravel driveway which is already there as opposed to doing anything on the back side of the house which is, in fact, facing Dow Pond and closer to the wetland.

**Bond** stated conclusions and recommendations regarding the variance application. The recommendation to the planning commission is to approve the variance.

**Beach** swore in Jeff Stephan for testimony.

**Jeff Stephan**, 147 Weyerhaeuser Road North, Eatonville, Wa

Stated that he though the Klump's should be issued the variance.

**MSC** to close public hearing.

**Pruitt** with the exception of the statement about impervious surface, as amended, I move that we accept the facts.

**MSC** to accept the facts and finding of facts, conclusions and recommendations of the staff.

**Pruitt** finds that the application is extremely thorough. Went through the entire application, the request seemed clear, the questions were answered clearly and directly. I agree with the finding of the staff and see no reason not to grant the variance. There were clear reasons presented to grant the variance. This to me is an example of how we can do our job to make the town a better place. The law does require a 25 foot set back, also gives us the opportunity to make exceptions to that. This seems to be a reasonable exception to make. There is no one from the public that has shown up, after being dually notified to object.

**Lind** read from a statement to be put into the record.

**Lind** made an amendment to the motion. Under conclusion on page four that the language be changed to reflect that we are granting the variance for both wetlands and front yard set back. Restated as “he must receive a variance or the wetland setback and the front yard.

**Beach** the motion is to accept the facts as presented by the town staff with the conclusions as amended and recommendation as amended.

### **MSC**

**Beach** next item on agenda is to set the public hearing date on the variation request on the Aviator Heights proposal.

**MSC** to set public hearing date for November 6, 2006.

### **New Business:**

**Beach** discusses Commission communication and Commission representation.

**Old Business:** None

### **Public Comments:**

**Jeff Stephan**, 147 Weyerhaeuser Road North, Eatonville, WA  
Spoke on Nybo Mining.

**Bond** states he is aware of the situation on the property which the hearing has been carried over for the actual development section of it. The permit for that property was issued by the Town of Eatonville in June of 2005. The permit was signed of by Gary Armstrong when he was here. Does not know what the conditions were aside from drawings that show that the being elevation and the finished elevation and the required erosion control, which consists of covering the steep slopes and the chipped remains of what growth was there. From time to time we have called him and he has brought a water truck out there. He was issued a valid Town of Eatonville permit for the removal of 30,000 yards material. The permit has no expiration date on it. With the development coming up we are going to address it as part the conditions of the development.

**Stephen Cossalman**, 218 Orchard Avenue South, Eatonville, WA  
Spoke of concerns about Larson Street West.

**Ann Dordy**, 147 Weyerhaeuser Road North, Eatonville, WA

Why should the Town of Eatonville have to continue to seek grant funding to support roads because there is continued development, why is the developers not held accountable?

**Beach** this question needs to be addressed with the Mayor and the Town Council.

**Nancy Ellis**, 107 Eagle Glen Court, Eatonville, WA

You have scheduled a public hearing for Aviator Heights variation and they don't even exist. Why are they asking for a variance when there really isn't any Aviator Heights yet?

**Bond** describes that they are requesting a variance which will allow them to deviate from the minimum lot size as a part of their development proposal. So the variance and the development proposal, the subdivision, are connected and will be considered at the same time. They are not asking for a variance on the finished product they are asking for a variance as part of the development process.

**Charles McTee**, 408 Ridge Road, Eatonville, WA

Cannot see how the Town of Eatonville can sell VanEaton Park to a developer to build houses and then put a moratorium on it.

**Beach** clarifies his statement about the moratorium.

**Commissioner Comments:**

**Pruitt** reviewed comments and concerns brought up during this meeting.

**Lind** comment on Formula Take Out Restaurant and would like to see this issue brought up on a public hearing.

**Schaub** would like to thank Dr. Cossalman and Mr. Stephan for their comments. Spoke about water rates, utility tax and road safety.

**Next Meeting: October 30, 2006**  
**Special Meeting on Sign Ordinance.**

**November 6, 2006**  
**Aviator Heights**

**MSC to Adjourn at 9:47 PM**

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PC Chairman, Philip Beach

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PC Recorder, Karen T. Bennett

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PC Secretary, Bob Schaub