

Town of Eatonville
PLANNING COMMISSION MEETING
Monday - 7:00 PM, April 19, 2010
COMMUNITY CENTER
305 CENTER STREET WEST

Chairman Lambert called the meeting to order - 7:00 PM.

Commissioners Present: Schmit, Lambert, Beach, Treyz and Craig.
Commissioner Justice was excused.

Town Staff Present: Nick Bond, Mayor Harper and Kerri Murphy.

Commissioner Schmit led the pledge of allegiance.

Approval of agenda: Motion by Beach. Seconded by Schmit. Carried.

Approval of minutes: **February 23, 2010** . Motion by Beach. Seconded by Schmit. Approved with corrections. Carried.

There were no communications from the public or commissioners.

New Business: Set Public Hearing for Cottage Housing Development Regulations – May 3rd, 2010.

Mr. Bond explained that the public hearing has been set as far as a public notice in the paper that ran in the current issue of the Dispatch. The Planning Commission has already recommended the Cottage Housing portion of the ordinance; it was part of the Design Guidelines that were recommended. We wanted to break this portion out and put it in its own ordinance because things seem to be stalled in the town council. When this was considered, it was never determined how the town would make it apply. We just assumed that cottage housing would be allowed in all zones. He explained that he has added the first couple of points to this document and he wants everyone to think about them between now and the meeting on May 3rd. He said that he brought this up to the Town Council this last Monday asking how they would like this ordinance to look. Would they like to do some sort of trial period where they passed the cottage housing ordinance for a set period of time and see if an application comes through and see how it works out, if it is even something that the town would like; in which case, it could become a permanent part of the code or adopt it outright and allow it anywhere in town. The second question, if we are going to approve it within the single or multi-family zone, do we want it to be a conditional use, a special use permit or an outright permitted use. This is where he would like some guidance from the Planning Commission. He is currently recommending that cottage housing be approved as a conditional use meaning that the applicant would have to come to the Planning Commission to obtain a Conditional Use Permit for the development which would allow the Planning Commission to review the plans and add additional conditions to the proposal if they felt that those were warranted. Take into consideration if the adjacent citizens identified impacts or other problems with the development. Within multi-family zones he would like to allow cottage housing as a principally permitted use. Right now apartment buildings and other multi-family dwellings are permitted outright and he would like to allow cottage housing in accordance with these provisions to be allowed outright. That would basically allow them to be permitted administratively. Currently there is a developer that wants to do a cottage housing development in an SF-2 zone. He had a previously approved 8 lot plat and is interested in converting that plat into a cottage housing development. He feels that the market for more affordable and smaller units might be greater than for single family houses given the economy right now. The developer owns the property and would like to put it to use quickly. The main question is do we want to consider it as a pilot project, allow it outright or is it conditional use administrative approval or would we just allow it as a special use where all of the conditions had to be adhered to.

Chairman Lambert asked if by changing to the Cottage Housing would that allow him a greater density?

Mr. Bond said that yes, the cottage housing ordinance as it was brought forward before would basically say that if you are in a single-family zone you get two cottage units per one area of the minimum lot size. If the minimum lot size is 8,400 sq ft you would get two cottage units per 8,400 sq ft of area that is not dedicated to roads or other public dedications. It does increase the density but they are much smaller units. Under multi-family that issue of minimum lot size goes away because the multi-family zone preempts the cottage housing ordinance by having a density per acre. The increase in density really only applies if cottages were allowed in single-family zones. Please note that cottage units can be no less 4 units and no more than 12, so they are very set in the size of cluster. He is recommending the cottage housing ordinance as it is proposed on this paper. If the Planning Commissioners think that cottage housing should be entirely administratively approved, or conditionally permitted, or if you don't like it at all....he wants to hear that.

Commissioner Treyz said he thought that maybe they should look at different setbacks for a better aesthetic look to the structure and also prevent fire hazards which would in his opinion if the middle cottage was to burn, they would all burn.

Mr. Bond said that it is well more than the minimums established in the fire code. He explained he does not want to get into the substance of this tonight but the one in the picture actually won an American Architectural Award for design. It is one of the most highly regarded cottage developments in the country.

Commissioner Treyz said that in his opinion it would be not only a fire hazard it would be an eyesore to have structures, even four, side by side, it's ugly. The ten foot setback gives no room for two cottages in the middle.....NOT AUDIBLE.....

Mr. Bond said that this is all the more reason to try this on an interim basis.

Chairman Lambert asked what happened with the public hearing on the shoreline permit for the Mashell River bridge?

Mr. Bond explained that a grant became available that the Town has applied for. This will double the amount of money that we have available. In order to get reimbursed for the expenses associated with the permit we would have to apply for it after the grant is

awarded. The Shoreline permit application and all of the materials are ready to go but he will wait until the grant is awarded later this summer or early fall. We have an opportunity to turn \$ 500,000. into \$ 1,000,000. Through this grant program.

Commissioner Beach motion to set the hearing date for May 3rd, 2010. Seconded by Commissioner Schmit. Carried.

There were no public comments.

Commissioner Comments:

Commissioner Beach asked when the burned out house would be removed.

Mr. Bond said that the insurance company is in process of getting the permits to demolish it.

Commissioner Beach said that the Planning Commission has not been meeting on a regular basis and thought that there are issues that could be discussed from time to time involving the town and so on.

Mr. Bond said that he would put anything on the agenda that they would like to take up an issue and meet at least once a month as we are required. If there are any other issues, feel free to bring them forward.

Commissioner Treyz said that as he walks around town he sees more and more either abandoned cars or cars that are delinquent in their licensing. As he understands it, our police do not enforce any complaints or any infractions unless someone brings it to their attention. He does not believe that the public should have to prompt our police force to do their job. We are paying them to go out and do our police work for us and not have to call in an abandoned car or some junk truck that's been sitting on a front lawn of someone's property for the last three or four months. He thought that the town has an ordinance in effect right now which covers most of vehicle type...

Mr. Bond said that we do have that ordinance on the books. The state has updated the RCW's on that particular issue and we have found that our code is inconsistent so our attorney is working on getting an update to that ordinance. We are still enforcing it where we can, but it is beyond sending a letter and hoping that somebody complies its difficult to use.

Commissioner Treyz said he would like to see our police force out there issuing citations for violations of any infractions that we already have on the books without having to go through a complaint process from individual citizens. I believe that at least one of our ordinances that is currently on the books gives the police Chief the power to override the ordinance itself and this is something that needs to be looked at where our police force should be serving our interests and not their own interest or private interests.

Commissioner SchmitNOT AUDIBLE.....

Mr. Bond said that he believes you are allowed to have up to one disabled vehicle on your property any additional vehicles have to be totally screened from view. You cannot park an inoperable vehicle on the street if it is disabled or under repair. He will contact the town attorney in the near future.

No further comments.

Chairman Lambert called for a motion to adjourn.

Commissioner Schmit motion to adjourn. **Commissioner Beach** seconded. Carried. Adjourned at 7:18 p.m.

Next meeting will be May 3rd, at 7:00 p.m.

Chairman Lambert

Recording Secretary, Kerri Murphy

Secretary, Commissioner David Craig