

Town of Eatonville
PLANNING COMMISSION MEETING
TUESDAY 7:00 PM, September 8th, 2009
COMMUNITY CENTER
305 CENTER STREET WEST

Chairman Schaub called the meeting to order at 7:20 PM.
(Delayed start because of Special Town Council Meeting)

Commissioners Present: Schmit,Lambert,Schaub,Treyz,Harris and Craig.

Town Staff Present: Nick Bond and Kerri Murphy.

Commissioner Lambert led the pledge of allegiance.

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

Approval of minutes: August 3rd, 2009 Motion by Lambert. Seconded by Harris. Carried.

There were no communications from the public or the commissioners.

Public Hearing – Review and Recommendation of the Storm water Code Revision

Nick Bond gave a summary of the updated code and how it will fix deficiencies relating to how contractors treat the land and how things are handled on sites in Eatonville. Most of the existing code has been stricken. Definitions have been added on pages 2 through 5. The underlying theme of this entire update is to encourage the preservation of existing natural features.

Commissioner Harris asked if there is a definition of a “large landmarked tree” as referenced on page 6, E. Aesthetics.

Mr. Bond explained that Chapter 18.07, there are “tree retention requirements”. When you get into significant trees, this is the definition that the town would use.

Commissioner Harris suggested that this be referenced.

Mr. Bond suggested that “shall” be preserved be changed to “should” be preserved so it’s encouraged showing that we are not totally inflexible.

Commissioner Harris explained that the state has a list of what they consider to be invasive plants and suggested that Eatonville not allow invasive plants to be part of the re-vegetation.

Mr. Bond said that he thought under Section 12.A, it references Chapter 18.07 which lists native species. If not, it could be added.

Commissioner Harris said that on page 13, under maintenance regarding erosion and sediment devices that are damaged or not working properly shall be returned to operating condition within 24 hours. Does this include weekends or only normal working days?

Mr. Bond said it would include weekends. The contractor is obligated to self police.

Commissioner Lambert, Page 11, item 11 – Slash Removal- suggested that this read:” should” instead of “shall”.

Mr. Bond felt that this could be either/or.

Commissioner Lambert stated that there is not anything that he disagrees with on a larger scale. He is curious about the application if you are talking about a SFR on a scattered site. This seems to apply to larger developments. He added that if you are talking about a single infill lot with a single home some of it seems to be excessive.

Mr. Bond explained that a lot of this is already required in our current storm water manual for single family homes erosion control.

Chairman Schaub said that there are several sites in town that are multi-unit developments. Construction has stopped and there are piles of dirt, weeds and garbage. On single family areas there are some homes that started 5 or 6 years ago and yards or erosion is not even a part of the plan yet. Is that addressed in this document?

Mr. Bond explained that existing homes are not, but when those conditions are brought to our attention we send letters. Something that we have run into a lot lately is that most of these homes are now bank owned.

Chairman Schaub asked if there is any way the town can put a lien against those properties so there is funding available for the town to clean them up.

Mr. Bond said that there is, but we have to spend our money. It is something that we could set aside money for enforcement with the expectation that we'd recover the money in the future. When something falls into disrepair, it becomes a land use nuisance. This would be a condition of the property verses a site development activity.

Mr. Schaub asked about the funds collected from the community. What were these funds used for?

Mr. Bond said that a lot of that money has gone toward storm water improvements upgrading the conveyance system collecting the Hamner Springs area to the town. Money has also gone into matching funds on streets projects where we have installed storm water infrastructure.

Commissioner Lambert said that he is still concerned about street widths.

Mr. Bond explained that this is a no parking one-way street. Under a planned unit development this is a different type of development. People who would generally move into this would not have RV's or boats. It's a compact development that is affordable.

Commissioner Treyz feels that the town should look into night time parking restrictions. Several of the main thorough fares through town have cars parked for long periods of time and some are unlicensed.

Commissioner Lambert asked if "Arborist" should be added to the list of qualified persons.

Mr. Bond said that yes he would agree and look into it.

Commissioner Harris asked if someone who bought a lot that has already been cleared, that is part of their permitting process. Would they now have to submit a landscaping plan from a landscape architect?

Mr. Bond said that single-family is exempt under this code. This is for commercial, multi-family and other types of developments with large sites that are heavily traffic area. This is under "Purpose" 18.07.010, page 1. This would really have to be done on a use basis not on a zone basis because schools are allowed in a single family zone with a conditional use permit. He added that he will clean this wording up.

Commissioner Schmit asked how the town would police any plants dying in the landscaping plan.

Mr. Bond said that there is already a mechanism built into the zoning chapter and this is a zoning code requirement.

Mr. Bond explained that Title 18.04.200, Planned Low Impact Developments is an entirely new chapter of the storm water revision and closely follows what was proposed for West Eatonville. These would essentially be the proposed regulations which would allow the proposal in West Eatonville to go forward based on these guidelines for development. This is a document that AHBL has done for a number of communities. The town received a grant from the Puget Sound Partnership to do all of this work. It was a grant of technical assistance where they hired an engineer to help us find places where we could update our codes to be more storm water friendly and improve water quality in rivers flowing into Puget Sound. Mr. Bond said that he would like to bring the Storm water Revision Code to the council at the next meeting. Since the rainy season is coming up, he would like to take sections 16.53 and 16.54 as soon as possible. He asked the planning commission to recommend to the council all of the changes that have been proposed here with the noted corrections and to add the engineering alternatives to the public works standards.

Commissioner Lambert asked if Mr. Bond was also asking that they recommend all of the test methods for impervious pavements. It does not look like these test methods have been developed yet. (Engineering section)

Mr. Bond explained that this was more of a reference document that could be filled in later. The Associates of Aggregates and Concretes have some rough guidelines.

Commissioner Lambert added that he also has concerns about swales on the edges of roadways and sidewalks. He has a concern about sloping surfaces into a water filled ditch. In icy

circumstances, you have someone in a walker or wheelchair, small child riding a bicycle on a sidewalk they can slide right into the swale. Is there some way to add a curbing protection?

Mr. Bond said that on the 60' right of way proposal, it does show a curb between the street and the swale. Once the rains stops, the water will soak up quickly.

There were no further comments.

Chairman Schaub closed the public hearing portion of the meeting.

Commissioner Harris made motion to recommend the Storm water Code Revision as reviewed with the noted changes.

Commissioner Schmit seconded the motion.

Kerri Murphy re-read the motion.

Motion carried.

There were no comments from the public or planning commissioners.

Next meeting will be September 21st, 2009.

Motion to adjourn by Lambert. Seconded by Schmit. Carried.

Meeting adjourned at 8:12 PM

PC Chairman, Bob Schaub

PC Recorder, Kerri Murphy

PC Secretary, Abby Schmit