

Town of Eatonville
PLANNING COMMISSION MEETING
Monday - 7:00 PM, October 18, 2010
COMMUNITY CENTER
305 CENTER STREET WEST

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

Commissioner Present: Gribi, Lambert, Beach, Justice, Treyz and Craig.

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

Commissioner Beach led the pledge of allegiance.

Approval of agenda: Motion by Gribi. Seconded by Craig. Carried.

Approval of minutes: **September 7th, 2010** . Motion by Beach. Seconded by Gribi. Carried.

There were no communications from the public or commissioners.

Nick Bond gave a brief summary of the Mashell River Greenbelt Plan which is a project that he has taken on as part of his graduate studies. He has been approved as a professional project, to write a plan for the Mashell River to create a greenbelt and open space corridor. It is his intention to write a plan which incorporates habitat recovery efforts by the Nisqually Tribe, stormwater quality, trail improvements along the north and south side of the river including dealing with the properties that the town just acquired and possible future properties that we would like to acquire, Also he would like to figure out how to integrate those trails and the open space with the adjacent areas of the community and provide for a system of signage that will inform visitors of the town, the town's history, culture, Native American, cultural artifacts and the history of the mill. Mr. Bond explained that this winter it is his hope to conduct a planning process where we can invite members of the community to participate and share with the town their vision in terms of what they want that type of corridor and open space to look like, how it would feel and the types of amenities we could contribute that would not significantly alter the area as an open space. The long term goal to produce both a study and a set of comprehensive plans amendments which we could consider in 2012 when that process begins as something we can add to our comp plan in terms of future capital improvements and other projects that we are supportive of. It has not yet been decided whether or not this is something that would be brought to the planning commission and invite additional public participation or whether it should be an independent committee and ask a couple of planning commissioners to serve on that committee.

Mr. Bond announced that Gary Armstrong is no longer working for the town. The Mayor and Mr. Bond have been discussing what the strategy is going to be in the short term moving forward. The town has brought on Gus Garcia who has done work for the town before with HDR. He will be working for the town as a consultant. The town needs to proceed with comp plan updates because all of the utilities are either overdue or scheduled to be done in the next year. Hopefully, once we have updated our comp plan for each of the utilities that will inform our work in terms of updating the comp plan for the town which has to be done in 2012-2011, which is a major update of the comp plan. It will be important to consider our utilities in conjunction with land use goals and what areas of the town we want to continue to plan to serve and maybe look at what areas of the town are not cost effective to serve and should possibly be removed from the towns UGA.

Mr. Bond explained that the town did lose a growth management hearings board appeal that we were not even notified was happening. Pierce County actually lost the appeal but the town would have been a party to the action as it was our application that was over turned by the hearings board. That was the application to add the Lynch Creek Quarry into the urban growth area. The town is going to approach that again in the next couple of years we'll want to consider how to conduct an analysis to insure that we can justify the addition of that land to the town for future employment center growth. For the time being it is still in our comprehensive

plan, but it is not recognized as part of the UGA in the Pierce County Comprehensive Plan so we can't actually annex it, but we are still showing our intent to annex it with our comp plan as it is today.

Mayor Harper thanked that Planning Commissioners for their time and promised to keep them busier in the next year. There are going to be a lot of updates and changes.

Mr. Bond added that he expects to receive a "Conditional Use" application from the Eatonville High School. This will need to be submitted before they can get final approval on their project. Nick said he would like to bring in the Town Attorney to explain the process to those commissioners that have not been through a conditional use process.

There were no citizen comments.

Commissioner Comments:

Commissioner Treyz asked if there was anything in the works to put utilities underground at Lynch Street located to the east of the cemetery at Pennsylvania Avenue N.

Mr. Bond said that eventually the town's plan is to have the entire system underground. We don't have an electrical comprehensive plan right now. This is something that the town needs to look at doing and then the town can set priorities for what project happens when. At this time he was not aware of any project unless this has something to do with the feeder.

Commissioner Justice asked if there were plans to demolish the old LeMay building.

Mr. Bond explained that they have not really said, but he thought that it would probably come down prior to the completion of the Multicare building.

Mayor Harper said that there have only been preliminary discussions. They are also talking about building the other side of the Multicare building too.

Commissioner Lambert asked what the permitting process would be on the demolition.

Mr. Bond explained that he thought that they would have to do an environmental review.

Chairman Lambert called for a motion to adjourn.

Commissioner Beach motion to adjourn. **Commissioner Gribi** seconded. Carried. Adjourned at 7:13 p.m.

Chairman Lambert

Recording Secretary, Kerri Murphy

Secretary, David Craig

11/29/2010 Approved with corrections.