

**Town of Eatonville**  
**PLANNING COMMISSION MINUTES**  
**Thursday, February 8, 2018**  
**COMMUNITY CENTER**  
**305 CENTER STREET WEST**

**CALL TO ORDER**

**Co-Chairperson Justice** called the meeting to order at 7:04 p.m.

**ROLL CALL**

Present: **Commissioners Justice and Knick.**  
**Commissioner Miller-excused.**

**STAFF PRESENT:** Mayor Scahub, Abby Gribi, Scott Clark and Kerri Murphy.

**OPENING CEREMONIES**

**Commissioner Knick** led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Motion by **Commissioner Knick** motion to approve the agenda. Seconded by **Commissioner Justice.** AIF.

**APPROVAL OF MINUTES**

Motion by **Commissioner Knick** to approve the December 4, 2017 minutes. Seconded by **Justice.** AIF.

**COMMUNICATIONS OR ANNOUCEMENTS**

**There were no comments from the commissioners or staff.**

**Rick Adams, 29906-SR 706 E., Ashford** – explained that the Airport Advisory Committee submitted some documentation a few weeks ago. And he is available to answer questions. Mr. Adams addressed Mayor Schaub saying that Airbnb's are quite controversial in society, has the planning commission had any discussion in relation to affordable housing regulations or exceptions with Airbnb in Eatonville with this Comprehensive Plan. He wanted to bring to the table for discussion because there is a lot of activity at the upper end of the valley. There is virtually no affordable housing left in the valley. He has noticed that it has become increasingly difficult to find housing in the Ashford area. There is no sense of community.

**COMPLETE DRAFT 2015 COMPREHENSIVE PLAN REVIEW PUBLIC HEARING**

**Co-Chairperson Justice** opened the public hearing for the Draft 2015 Comprehensive Plan Update.

**Mr. Adams** stated that he gave commissioners a list of changes that the Airport Commission would like to see in the Comprehensive Plan. He wanted to make it clear that these were not solely his input; suggestions were also made by Dan Mulkey and John Henricks who are also on the Airport Commission. The information was put into the word document that was provided. On the very first page, halfway down they would like to add economic development. Economic development is the driving force.

**Abby Gribi, Town Administrator** asked from the Airport Advisory Committee, who comprises of that? She asked if meetings were held outside of regular airport commission meetings.

**Mr. Adams** explained that Dan Mulkey and John Henricks were part of the advisory committee. He explained that they did not have meetings; they would meet on occasion and get together over coffee.

**Ms. Gribi** explained that this is in violation of the open public meetings act. Any two of you meeting and discussing anything surrounding the airport violates the open public meetings act. It is not that it is policy. This applies to planning commission, council, committees, boards and sub-committees, not just policy makers.

**Mr. Adams** said that the Mayor cancelled the last Airport Commission meeting with no explanation. He added it was scheduled but why was it cancelled.

**Ms. Gribi** said that it was agreed to meet on the first month of the quarter. If there were not items to discuss or staff conflict in scheduling, it could then be moved and still meet the requirements to meet once a quarter.

**Mr. Adams** asked if the information they complied was a viable contribution to the comprehensive plan.

**Ms. Gribi** explained it would still be taken into consideration, but it is viably important that you not meet outside of airport commission meetings as a quorum which would be two of you. It is in direct violation with the open public meetings act. Everyone was asked to take the training.

**Co-Chairman Justice** opened the public hearing.

**Mr. Adams** reminded the planning commissioners that they gave a written list of suggestions a year ago.

**Mayor Schaub** explained that he looked through it and he has his notes. The concept is there and there should be some updates to the draft.

**Mr. Adams** suggested regarding the buildable lands calculation. Important to the industry to have it removed from the buildable lands.

**Ms. Gribi** explained that the airport is already within the town limits not within the UGA. If the land is designated as conservation land they are not calculated as part of the buildable lands because of zoning restrictions. For anything to happen with the airport the town would have to actively rescind their easement.

**Mr. Adams** asked for clarification that the airport is not within the buildable lands calculation. When the Airport Advisory Committee put their information together, it was their understanding that they were within the buildable land calculations. He asked the commissioners when they received their copy of the changes.

**Kerri Murphy** explained that when the list of suggestions was received from the Airport Advisory Committee they were sent on to the planner. The commissioners received their copy this evening.

**Scott Clark, Town Planner** explained that based on the timing that the list came in and where we were in completion of the draft to review for this hearing, we are going to go through it by chapters tonight with the commissioners.

Public testimony started sooner than was expected. He confirmed that the commissioners would be reviewing the changes by the Airport Advisory Committee this evening, explaining that there were two versions submitted. The list provided will make it easier to review. If the representative doesn't have anything to say, he is available to answer questions if the commissioners have any. Mr. Clark added that the 2015 Draft Comprehensive Plan update which is a culmination of the many meetings, workshops and input expressed through those workshops. Formal notification process was done. SEPA determination was completed and issued. Notices to agencies were sent out requesting their review and comments. These are all requirements of the process of the Growth Management Act. Comments were received back from three agencies; Washington State Department of Transportation, Puget Sound Regional Council and Department of Commerce. The draft plan has been modified based on those comments. At the time that we were going through the plan, we got additional comments from the Airport Advisory Committee. Staff had not had time to integrate that into this draft. Mr. Clark proposed that it be reviewed this evening and at least one of the representatives is present to answer any questions that commissioners may have. He has already spoken some, but may have additional comment. After the public comment period is closed, the planning commissioners will go through deliberation. There have been some editorial types of corrections since staff provided the draft to the commissioners.

**David Adams, 229 Skylar Way** - Sustainability; there is no reference as to what it really means.

**Co-Chairman Justice** asked if there was anyone who wished to speak that had not yet signed in. There were none.

**Commissioner Knicks** motion to close the public hearing portion of the meeting. 7:45p.m

**Co-Chair Justice** seconded the motion. AIF

**Mr. Clark** reviewed the Draft Comprehensive Plan with the commissioners beginning with comments from agencies and then reviewing each chapter. Chapter 10, beginning on page 10-10 an additional item was added called the COLI (Center of Local Importance). This gives the town the ability to request funding by adding this text. There is a map on 10-13 depicting the COLI area for the town. The numbers for water and sewer were worked over and updated for the 2035 horizon of the plan. The only public comment that was received was by the Airport Advisory Committee.

**Discussion of Airport Advisory Committee submittal of changes to Draft 2015 Comprehensive Plan Update.**

- 4-5 Open Space definition. **"B"**
- 4-9 WSDOT Aviation Definition **No**
- 15.2.13 Change ownership of airport language. **Agree with proposed amendment by the town.**
- 4-7 Define sustainability. **No**
- 7-5 Public Safety. How does the town plan to accomplish? How will this be defined? 10-2 asks to remove the airport acreage from the Urban Growth Boundary. **Noted.**
- 10-20 added language for airport 8i; defined as an essential public use facility and to encourage economic growth on the airport and aerospace zone uses.  
**All of the references need to be changed to "Airport designation" Noted Accepting the language in green.**  
**8g - referencing aviation and separating it out -No**  
**8k redraft / eliminate date. Recommend layout plan shall be updated on a periodic basis.**
- 10-26 changed "publicly owned" to "public use" airport. **"Essential public facility"**  
**10.8.6 Add "light" before industrial and change "publicly owned" to "public airport".**
- 10-25 restrictions for non-aviation related buildings applied,  
**Staff recommendation - "certain restrictions apply" Ok.**
- 10-26 added "light" industrial language and added public use airport and fixed a spelling error and added "airport"  
**Ok**
- 10.8.7 No – Buildable Lands **No**
- 11-1 changed language from "types" of people to "economic segments" of the "citizenry".  
**No amendments**
- 12-2 Bud Blancher trail added to table **Not necessary**
- 12-12 added "interested and willing private parties" **No**
- 12-14 added "kiosk at the airport" **No**
- 8-2 added "The town should review its current commercial water rates structure to encourage economic growth for water oriented industrial and commercial development,  
**Staff recommends that this is not appropriate for comp plan**
- 8.4.3 (8-2) #'s 4 & 5 are conflicting statements (shoreline use activities) **No**
- 10-11 removed current language and put in: Support and improve in this small town, a living wage job-based economy comprised of mixed commercial, light industrial and residential land use that supports the local economy making it self-sufficient over time, **No**
- 10-2 (10.7.1) Objective 1j: Recognize and support Swanson Field as a public use airport, as an essential public facility and significant economic resource and changed "airports" to "Swanson Field" in objective 1h  
**1j -No 1h-Yes**
- 10.7.2 (10-2) added "multimodal transportation facilities" and "bicycles" **accept and add where feasible**

- 13-12 (13.7.1) added: "Encourage and promote Swanson Field and the airport *zone* for innovative aviation and technology development. **Replace "zone" with "designation" Ok**
- 13.13 (13.7.2) Objective 2a: added "all" and "via multimodal access". **No**
- 13.7.3 struck "Make the Visitor Center a hub for information on local attractions and businesses, and added "Make Eatonville, specifically Mashell Ave. a visitor destination by incorporating a vibrant and active arts, entertainment and historical uniqueness". **No**
- 16.4 added section "16.4.3" Lodging Tax Dollars. To be used to identify and fund opportunities to encourage measurable overnight stays in Eatonville's lodging properties. **No**
- 15-8 (15.2.13) reworded ownership from town to Landings at Mt. Rainier L.L.C., clarified length of town owned parcel, entire last paragraph struck regarding town acquiring airport parcels, changed "one" full time business to "three" (Bud's Aero Specialties (BAS) , Trinity Aviation, Garage Plus Aviation)  
**No Staff recommendation to take all ownership out.**
- 15.10 (15.2.15) added language at the end "Examples include Swanson Field to Mashell Ave via designated non-motorized connections with Mashell Ave. **No.**
- 15-14 (15.4.1) added "air" to Objective f. **Yes - Noted.**
- 16-17 Talk about connecting Airport to Mashell Ave via non-motorized modes of transportation as well as signage for better marking the trails to downtown along the Bud Blancher Trail. **No**
- 16.13.1 Why was this section deleted from the comprehensive plan? (South airstrip collector, Cessna Court extension.) **Because this has already accomplished.**

**Commissioner Knick** motion at accept the Draft 2015 Comprehensive Plan Update with recommendations and changes.

**Chair Justice** seconded the motion. **AIF**

**Commissioner Knick** motion to send this forward to the Council as recommended by the planning commission.

**Chair Justice** seconded the motion. **AIF**

**Next meeting - To be determined.**

**Co-Chairperson Justice** adjourned the meeting at 9:33 p.m.

  
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**Chairperson Justice (Pro-Tem)**

  
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**Shelley Knick - Commissioner**

**ATTEST:**

  
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**Kerri Murphy, Recording Secretary**