

Town of Eatonville
PLANNING COMMISSION MINUTES
Monday, June 18, 2018
COMMUNITY CENTER
305 CENTER STREET WEST

CALL TO ORDER - Chairperson Justice called the meeting to order at 7:03 p.m.

ROLL CALL - Present: Commissioners, Justice, Knick and Miller.

Chairperson Justice motioned to excuse **Commissioner Marcellino**. Seconded by **Commissioner Adams**. AIF

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

OPENING CEREMONIES - Commissioner Miller led the Pledge of Allegiance.

APPROVAL OF AGENDA - Commissioner Knick motion to approve agenda. Seconded by **Commissioner Adams**. AIF

APPROVAL OF MINUTES - Motion by Commissioner Adams motion to approve May 21, 2018 minutes. Seconded by Commissioner **Knick**. AIF.

There were no communications or announcements.

NEW BUSINESS: Landscaping requirements for New Single Family Homes and Duplexes

Scott Clark explained that the Landscaping requirements are a draft proposal coming from staff for planning commission consideration for open discussion. This clarifies the need for new single family residential homes as well as duplexes would have front yard landscaping requirements. Chapter 18.04 added # 7, that landscaping requirements under 18.07 shall apply; again under 18.04.020 # 7 and again under 18.04.025 # 7. Chapter 18.07 is the actual landscaping regulations with a few minor edits and clarifications throughout the document. Special conditions are added under # 6 for unique site characteristics. Chapter 18.07.040 added that general landscape requirements shall apply to all zones, except for permitted detached single family residential and duplex development. Everything that is in red type is all new to the code.

Commissioners suggested that a change of “if they chose a tree, it needs to meet the criteria for size” but remove the language stating “a minimum of one tree”.

Commissioner Adams motion to accept with changes. **Commissioner Knick** seconded the motion. AIF.

PUBLIC HEARING: Code Amendments to EMC Title 19-Zoning-C2 Site Coverage; Title 16.54-Stormwater Management and Erosion Control , Residential Parking and Pavement Alternatives; Title 19.04-Design Standards for Detached Single Family Uses and Duplexes. Landscaping requirements for New Signal Family Homes and Duplexes.

Abby Gribi, Town Administrator explained that the public hearing would need to be continued because of the SEPA review timeline. When the public hearing is continued the landscaping amendment will be included and then everything will be brought forward to council for approval. We are asking for an expedited review so it doesn't take the sixty days. We do not have a date yet as to when this will be brought back for public hearing. Staff is just asking that it start and then just be continued.

Chairman Justice opened this portion of the meeting to the public hearing at 7:31 p.m.

Scott Clark, town Planner gave a brief summary of the discussion items before the planning commission. Title 18-Zoning- C-2 Maximum Coverage Chapter 16.54 Stormwater Management and Erosion Control and Title 19.04

Design Standards Amendment for Detached Single Family Uses and Duplexes. These were all combined under one proposal.

- Title 18 (E) C-2 change is to take the current site coverage from 40% to 65%.
- Title 16.54 Stormwater Management and Erosion Control – 16.54.020 this is the location in the code that identifies what document is used for creating stormwater management plans. Amending this to allow us to move forward and using the most current code of the Washington State Stormwater Management Manual for Western Washington. This is also the town’s Engineer / Public Works Director’s recommendation to go with this manual.
- Title 19.01.090 Planning Commission Departures – these are changes that are necessary to prose the changes that are necessary in the latter sections. Insertions under C (3) clarification term. “Typically” added because there is a possibility for things to go a little different.
- Title 19.04 Design Standards for Detached Single-Family Uses and Duplexes – Numerous areas of the code that has language that is specifically identified for the ability to have deviations. In the Single Family and Duplex section they were very lacking and this is why the commission is addressing it here to give more latitude to the public to be able to comply and not be so restrictive. 19.4.10 (C) Limits the number of exceptions to three (3). 19.4.20 - dealing with garages. Single family detached uses and the exceptions for garages. (4) This is dealing with driveways. (8) Exceptions that have to do with building design. Remodels.

Mr. Clark explained that the \$ 5,000.00 was put in simply because it was an insignificant amount in making an improvement. This is for all buildings under the single family residential. Look at reviewing the amount every eight (8) years to the GMA and adjust it at that time if necessary.


The public hearing was opened up for public comment. There was no public that wished to speak.

Chairman Justice continued the public hearing to a future date to be determined by staff.

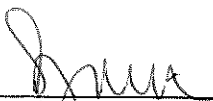
There were no comments from staff and commissioners:

The next meeting will be a continued public hearing.

Chairperson Justice adjourned the meeting at 7:56 p.m.



Chairperson Justice



Shelly Knick - Secretary

ATTEST:


Kerri Murphy, Recording Secretary