

**Town of Eatonville
PLANNING COMMISSION MEETING
Tuesday, September 8, 2015
COMMUNITY CENTER
305 CENTER STREET WEST**

CALL TO ORDER

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

ROLL CALL

Present: **Commissioners Beach, Craig, Justice, Lambert and Miller.**
Commissioner Bertoia was excused.

STAFF PRESENT: Mayor Schaub and Kerri Murphy

OPENING CEREMONIES

Commissioner Miller led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Beach move to approve the agenda. Seconded by **Commissioner Miller.** AIF

APPROVAL OF MINUTES

Approval of the **August 17, 2015** minutes. **Commissioner Beach** motion to approve with corrections. Seconded by **Commissioner Miller.** AIF

COMMUNICATIONS OR ANNOUNCEMENTS

There were no communications and announcements.

PUBLIC HEARING

Rezone – 110 Oak St E

Curtis Hood, 5400 – 429th St. E., Eatonville – explained that he was there if anyone had any questions.

Commissioner Beach said he understands that Mr. Hood intends to build two houses on this property.

Mr. Hood said yes, that is the plan. He explained that if the property rezone is approved, they will apply for a short plat to SF-3.

Commissioner Beach confirmed that the existing zoning would not allow him to do this.

Mr. Hood said yes this was his understanding due to the minimum lot size.

Chairman Lambert asked if the minimum lot size was in the packet. (Page 6 addresses SF-3, 6,000 Sq. Ft; MF-2; 9,600 Sq. Ft)

Mr. Hood said he thought that the minimum for MF-2 was 9,000 Sq. Ft. and R-1 (SF-3) was 6,000 sq. ft. Currently the existing lot is 12,300 Sq. Ft.

Chairman Lambert asked for any further discussion. There was none. Public hearing was closed.

Pursuant to Eatonville Municipal Code (EMC) 18.09.050, Standards and Criteria for Granting a Request for Rezone, the Eatonville Planning Commission makes the following additional findings:

Commissioner Beach made the following motions:

9. The proposed rezone **is** consistent with the comprehensive plan; **Beach/ Miller AIF**

10. The proposed rezone and subsequent development of the site **would be** compatible with development in the vicinity; **Beach / Justice AIF**

11. The proposed rezone **will not** unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated; **Beach / Craig AIF**

12. Circumstances **have** changed substantially since the establishment of the current zoning district to warrant the proposed rezone; **Beach / Miller AIF**

13. The proposed rezone **will not** adversely affect the health, safety and general welfare of the town.
Beach / Miller AIF

IX. DRAFT PLANNING COMMISSION RECOMMENDATION:

Having conducted the required public hearing and carefully considering the entire record, including but not limited to the Planning Department file, the recommendations and comments of Planning Staff, the presentation and comments of the Applicant and the public, by a vote of **_4_** in favor and **_0_** apposed, the Planning Commission hereby adopts the Planning Staff Analysis, Recommendations and Draft Findings of Fact contained herein and as noted above, and recommends **APPROVAL** of the Hood Rezone request.

Allowing for Motorized Recreational Vehicles on public streets

Mayor Schaub gave a brief summary for bring this issue forward explaining that this had been through several different public safety committee meetings to be discussed. It has also been through Risk Management for our insurance for the town and through the attorney to make sure that it would not have an adverse impact on the insurance kept through the town. In the packet are several different examples of what other jurisdictions have put out there and also the RCW when that was approved to allow the ATV vehicles on the road. These vehicles must meet certain criteria and certain standards. Through that process it was agreed to at the council to go ahead and let it go through the process of a public hearing to get public input. This will give both sides an opportunity to speak on the topic.

Commissioner Beach asked what brought this subject up in the first place.

Mayor Schaub said that with the state law change a couple of citizens who wanted to have access it within the town limits approached the council for their consideration. In going through the process we felt it was one of the items to be discussed. They would have access all through town. The town will need to get something in writing from the state regarding allowing the ATV's on the state highway, and the town may have that already. We are 25 mph. going through town, the school zones, being able to cross at Carter and Center, this way they would be able to access both sides of town. There was no direction from the council as far as restrictions go one way or the other.

Chairman Lambert asked if they are looking at all off road vehicles, golf carts, and the whole gamut.

Mayor Schaub said that they did not give a limitation to do the golf cart or the ATV, it does have to meet what the state would require for brakes, safety equipment etc. that make the vehicle licensed and street safe.

Commissioner Miller said that the vehicles are required to be licensed but not required to carry insurance. They are exempt from insurance he believes. Motorcycles are not required to have insurance either.

Mayor Schaub said that the town wanted to make sure that the town itself would not be at risk if they were allowed on town streets or any extra signage that we would be required to have. Risk Management did send an email stating that because of the geographic of the streets and schools in town it is not one that they would recommend and would not require any additional insurance on our part. The town wanted these questions answered.

Colin Stephens, 401 Skylar Way, Eatonville- Wanted the planning commission to know that he is an owner of an ATV and he is the one that brought it to council originally and is willing to answer their questions. He said that Commissioner Miller is correct, that it falls under the motorcycle laws for insurance.

Chairman Lambert asked what he is in support of. Golf carts, ATV's or farm carts?

Mr. Stephens explained he is in support of the ATV's and farm carts.

Commissioner Miller said that it is 46.09.400 that talks about insurance and exemption from it. In his opinion, the UTV's and the ATV's have come so far in the last 10 or 20 years they are totally feasible to ride on the highways, convenient and take up less parking. He like's the City of Okanogan's ordinance the best, there are very few exemptions. He is very supportive of the UTV's and the ATV's.

Don Stewart, 201 Orchard Ave N., Eatonville - he wanted to speak in support of the ATV's himself. He spends 6 months a year in Yuma, Arizona. Everybody there rides the ATV's and you can even go on the freeway with them. He personally rides a "Razor". It is 60" wide and capable of doing 80 mph. It drives no different than a car. If you go to the

grocery store in Yuma, half the parking lot is ATV's. The ATV;s are not a nuisance they are more of a convenience. A lot easier to park and better on gas.

Chairman Lambert closed the public hearing on motorized recreational vehicles.

Commissioner Beach move to have town staff draw up an ordinance that deals with the motorized recreational vehicles along the lines of the City of Okanogan's ordinance.

Commissioner Miller seconded the motion. AIF

OLD BUSINESS

Nuisance Code updates

Mayor Schaub explained to the commissioners that the nuisance code updates were to be reviewed and that no decision needed to be made this evening.

Commissioner Beach asked for a clean copy written in ordinance form. This would be clearer to the commissioners.

Mayor Schaub said that this form was for any other comments, but that a clean copy would be able to be provided.

Commissioner Miller asked about noxious weeds. One person's knap weed could affect quite a few neighbors. There is no provision to address that.

Mayor Schaub will ask Mr. Beagle to ask the planner and see if it is covered by another code.

There were no comments from the public.

Commissioner Beach asked to be excused from the planning commission meetings in October, he will be gone.

Commissioner Miller asked about the letter from Leona Shay. It was explained that it was for information only. She asked that council and the planning commission get copies. The letter addresses signage within the town of Eatonville.

Commissioner Justice said that she is still hearing from citizens about the semi-truck parked at the corner of Carter and Washington Ave. N. You cannot see traffic to the north as you are coming out of the Carter Street turning left. With school now in session it creates an even more dangerous situation.

Mayor Schaub said it is the same situation coming out of Lynch Creek Dr. heading south, you cannot see around for oncoming traffic. If the tractor is disconnected from the trailer it can be there for a certain amount of time and it is a different amount of time if the tractor trailer is there. If they are moved back more they would affect the driveway coming out of the elementary school. He will have it looked at again. He knows that it is tough to see around to oncoming traffic.

Commissioner Beach asked if maybe they could check into the Le May parking lot if they would allow them to park there. The truck by Lynch Creek has been there longer than 48 hours, approaching three days. He asked if anyone has really talked to them parked along Washington.

Mayor Schaub thought that within the town limits it is up to the town.

Commissioner Miller agreed that this is a legitimate safety concern.

Next meeting: September 21st, 2015.

ADJOURNMENT

Chairman Lambert adjourned the meeting at 7:45 p.m.

Chairman Lambert

David Craig - Secretary

ATTEST:

Kerri Murphy - Recording Secretary