

**TOWN OF EATONVILLE
PLANNING COMMISSION AGENDA
Thursday, February 8, 2018 – 7:00 P.M.
COMMUNITY CENTER
305 CENTER STREET WEST**

Call to Order

Roll Call: Justice ___ Miller ___ Knick ___

Town Staff Present: Mayor Schaub, Abby Gribi, Scott Clark, and Kerri Murphy

Pledge of Allegiance

Approval of the Agenda:

Approval of Minutes: December 4, 2017

Election of Officers:

	<u>Current</u>
Chairperson-	Judy Justice
Co-Chairperson-	
Secretary-	Marty Miller

Communications and Announcements:

From Public:

From Commissioners:

Public Hearing: DRAFT 2015 Comprehensive Plan Update

New Business: 426 Jet Court - Determination of unfitness

Public Comments:

Staff Comments:

Commissioner Comments:

Next Meeting: TBD

**Town of Eatonville
PLANNING COMMISSION MINUTES
Monday, December 4, 2017
COMMUNITY CENTER
305 CENTER STREET WEST**

CALL TO ORDER

Co-Chairperson Justice called the meeting to order at 7:08 p.m.

ROLL CALL

Present: **Commissioners Justice, Knick, Miller and Bertoia.**

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

OPENING CEREMONIES

Commissioner Bertoia led the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by **Commissioner Bertoia** motion to approve the agenda. Seconded by **Commissioner Miller**. AIF.

APPROVAL OF MINUTES

Motion by **Commissioner Miller** to approve the August 7, 2017 minutes. Seconded by **Commissioner Knick**. AIF.

COMMUNICATIONS OR ANNOUCEMENTS

There were no comments from the commissioners or staff.

Daniel Adams, 229 Skylar Way announced that he had put in an application for a position on the planning commission.

Rick Adams, Elbe-asked what the time frame is for citizens to get their comments in to the commission.

Scott Clark explained that he can submit his comments any time prior to the public hearing. Tentatively, the public hearing is scheduled for January 16, 2018. (Tuesday)

Bob Thomas, 234 Allison – stated that the Comprehensive Plan is supposed to be created with the best available science on the WSDOT website. It does not bench mark off of Dept. of Transportation site. The Comprehensive Plan must be in compliance with the state. If land use guidelines are not followed, it is the #1 thing that kills airports....the residential uses. FAA addresses heights within the Airport Layout Plan. There is no income brought in from the airport to the town. No steps have been taken to develop the airstrip.

Rick Adams stated that the town needs to include the language to increase the understanding of land use surrounding the airstrip. The airport has potential.

Nancy Adams, Ashford – The town needs to have an updated Comprehensive Plan. The town needs to recruit people who live within town limits to be on the planning commission. Water rates are too high. She has a friend that wanted to put in a brewery but there was no current comp plan and the water rates were too high.

The amendment to the comprehensive plan for Swanson Field Airport was submitted at an earlier meeting and discussed this evening. The submittal has been entered into the record and added to these minutes. **(Exhibit A)**

COMPLETE DRAFT COMPREHENSIVE PLAN REVIEW:

Scott Clark, Planner – went over several items within the Comprehensive Plan to explain several changes.

Commissioner Miller explained that he had read the Draft Comprehensive Plan and that he did not see anything that he felt needed to be addressed or changed. He added that he felt Mr. Clark had done a good job putting the Comprehensive Plan together.

Commissioner Bertoia explained that this was his last meeting. He was concerned that because Mr. Adams had been to the planning commission several times and had requested meeting with the commission he was disappointed that it never happened.

Economics: It was suggested by commissioners that the town have a theme and work on a marketing strategy. Town and the Chamber of Commerce need to work together.

Transportation: Look at possibly upgrading the railroad for commuter transportation. Bus service from Pierce Transit, encouraging a shuttle service.

Commission Miller motion to add a paragraph in the Transportation chapter to preserve the rail road right-of-way for possible future use to bring back transportation by rail.

Commissioner Knick seconded the motion. **AIF.**

Conservation lands – need goals and rules for land use by the public on these conservation lands.

Mr. Clark explained that he is still gathering information on the bicycle and pedestrian trails. The town will also need to look at providing a more current traffic study for Eatonville.

Commissioner Miller said that the landslide area on the map seemed to all make sense. He suggested that wording be added into the Parks and Recreation that is consistent with preserving railroad right-of-way for possible future use.

Next meeting – To be discussed with the planner, Mr. Clark.

Co-Chairperson Justice adjourned the meeting at _____ p.m.

Chairperson Justice (Pro-Tem)

Martin Miller – Secretary

ATTEST:

Kerri Murphy, Recording Secretary



December 7th, 2017

To: Mayor and Staff of Town of Eatonville

From: Rick Bertoia

re: resignation

Dear Mayor Schaub and Town Staff:

I hereby tender my resignation from the Eatonville Planning Commission as of 31 December 2017.
(My three year term expires at the end of the current month.)

I thank the Mayor; Mrs. Kerri Murphy; and, fellow Planning Commissioners, especially Mrs. Judy Justice, I have served with during said term of 2014 -2017.

Sincerely,

Rick Bertoia

cc: Mrs. Kerri Murphy

Town of Eatonville

Incorporated October 28, 1909

P.O. Box 309 • 201 Center St. W.
Eatonville, WA 98328
360-832-3361 • Fax: 360-832-3977

January 19, 2018

Brendan and Charlene Pierce
426 Jet Ct. E
Eatonville, WA. 98328

Re: Notice of Land Use Nuisance Violation
426 Jet Ct. E Eatonville
Tax Parcel # 0416145010

Mr. & Mrs. Pierce;

Recently you received your second **notice for Land Use Nuisance Violation at parcel 0416145010, 426 Jet Crt.** The Town has received no communications from you and has not seen any action taken to resolve the violations at this property.

8.10.060 Types of nuisances. (B)

The existence of any junk, litter, or refuse within the town when declared as a public nuisance by the commission and the director and confirmed by the mayor or his/her designee to have an impact on the town, neighbors, or neighborhood, unless such materials are kept or stored in an orderly and sightly manner and so as not to create a fire, safety, health or sanitary hazard;

Initial letters were sent to you on September 25, 2017 and November 28, 2017. This is the third letter to be sent to you regarding the issue of land use nuisances. You have been provided more than enough time to rectify this issue. Now the town must move on to the hearing before the Eatonville Planning Commission on the director's determination of unfitness.

EMC 8.10.400 Commission hearing on director's determination of unfitness.

A. The commission shall be comprised of the members of the planning commission. The commission may adopt and publish such rules of procedure as are necessary or convenient to carry out and effectuate the

3. Requires the owner or party in interest, within the time specified in the order, to remove or demolish such dwelling, building, structure, or abate said nuisance, if this course of action is deemed proper on the basis of said standards; and
4. States the town's costs and administrative fees which have been incurred as a consequence of the illegal conditions and that such costs and fees shall be charged to the owner and assessed against the real property if they are not paid timely; and
5. States that if the owner or party in interest, following exhaustion of his or her rights to appeal, fails to comply with the final order to repair, alter, improve, vacate, close, remove, or demolish the dwelling, building, structure, premises, or abate said nuisance, the town may direct or cause such dwelling, building, structure, premises, or nuisance to be repaired, altered, improved, vacated, closed, removed or demolished and that the costs of such abatement by the town shall be charged to the owner and assessed against the real property where the abatement occurs.

G. The order shall state that the owner has the right to appeal to the town council within 30 days and unless he/she does appeal or comply with the order, the town shall have the power, without further notice or proceedings, to vacate, secure the building or premises, abate the nuisance and do any act required of the owner in the order of the commission, and to charge any expenses incurred thereby to the owner and assess them against the property.

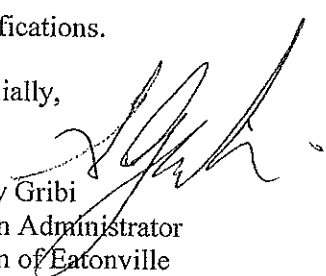
H. The director shall serve the owner and other parties entitled to be served with the director's complaint a copy of the commission's decision by certified mail, return receipt requested, within five business days following the hearing.

I. If no appeal is filed, a copy of such order shall be filed with the auditor of Pierce County and shall be a final order. (Ord. 2005-03(A) § 2 (Att. § 17), 2005).

This hearing will go before the Planning Commission on Thursday, February 8, 2018 at 7:00 p.m. to hear the violations.

So we recommend you contact the Town of Eatonville at your earliest convenience to avoid any legal ramifications.

Cordially,


Abby Gribi
Town Administrator
Town of Eatonville

C: Mayor; Planning Commissioners; Building Official; Address File.

Town of Eatonville

Incorporated October 28, 1909

P.O. Box 309 • 201 Center St. W.
Eatonville, WA 98328
360-832-3361 • Fax: 360-832-3977

November 28, 2017

Brenden Pierce & Charlene K
426 Jet Ct. E
Eatonville, WA. 98328

Re: Notice of Nuisance Violation
426 Jet Ct. E Eatonville
Tax Parcel # **0416145010**

To whom it my concern:

This is your second and final Notice:

The town has received several complaints from surrounding property owners about the condition of the above-described property. The weeds, tall grass and over grown vegetation and Junk vehicles on the property constitute a nuisance and are in violation of the Eatonville Municipal Code. For your information:

8.09.040 Nuisance declared – Violations – Penalties.

- A. One or more junk vehicles which have been accumulated, dismantled, parked, placed, or stored on private property is declared a public nuisance, which is subject to the enforcement, penalty, removal, and abatement procedures in this chapter and as provided in state law.
- B. It is a violation of this chapter for any person to accumulate, dismantle, park, place or store a junk vehicle on private property, in conflict with or in violation of any of the provisions of this chapter. Both the registered owner of the vehicle and the record owner of the private property upon which the vehicle is found shall be considered in violation of this chapter and subject to the enforcement and penalty provisions, except as otherwise set forth herein.

8.10.060 Types of nuisances.

Each of the following places, conditions or things is declared to constitute a public nuisance, and whenever the director determines that any of these conditions exists upon any premises, the director may require or provide for the abatement thereof pursuant to this chapter.

- A. The growing, maintaining, permitting or allowing of any weed, vegetable or horticultural growth which:

1. Overhangs, encroaches upon, obstructs or in any manner interferes with the full and free use by the public of any street, sidewalk, or sidewalk area upon which such property so owned or occupied abuts; or
 2. Has grown and died upon any premises owned, occupied or in control of the responsible person or persons and which constitutes a detriment to the public health, safety or welfare, including but not limited to a fire hazard; or
 3. Is so overgrown upon any premises owned, occupied or in control of the responsible person or persons as to cause the degradation of the character of the neighborhood and for which a general rule of thumb shall be an average length of 12 inches or more; or
 4. The public nuisance described above in this section and declared to be a nuisance shall include weeds, plants and vegetation as so described which grow upon any street and alley right-of-way or parking strip abutting private property.
- F. A reasonable period of time for all other nuisances, except those outlined in subsection E of this section, shall be not less than 21 days or exceed 30 days;
- G. The allowing, growing or multiplying of any noxious weed as described in Chapter 17.10 RCW or in the Pierce County list of noxious weeds. (Ord. 2005-03(A) § 2 (Att. § 8), 2005).

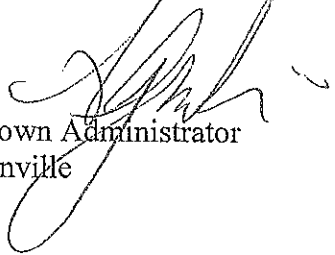
8.10.090 Prohibited conduct.

- A. It shall be unlawful for any responsible person(s) to create, permit, maintain, suffer, carry on or allow, upon their premises, any of the acts or things declared by this chapter to be a public nuisance.
- B. It shall be unlawful for any person to create, maintain, carry on or do any of the acts or things declared by this chapter to be a public nuisance. (Ord. 2005-03(A) § 2 (Att. § 9), 2005).

It is the Town's intent to enforce this requirement effective December 28, 2017.

REMOVE ALL DEBRIS FROM THIS PROPERTY BEFORE December 27, 2017.

Cordially,


Abby Gribi Town Administrator
Town of Eatonville

July 10, 2017

Pierce Brenden D & Charlene K
425 Jet Ct. E
Eatonville, WA. 98328

Re: Notice of Nuisance Violation
425 Jet Ct. E Eatonville
Tax Parcel # **0416145010**

To whom it my concern:

The town has received several complaints from surrounding property owners about the condition of the above-described property. The weeds, tall grass and over grown vegetation on the property constitute a nuisance and are in violation of the Eatonville Municipal Code. For your information:

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- A. The growing, maintaining, permitting or allowing of any weed, vegetable or horticultural growth which:
 - 1. Overhangs, encroaches upon, obstructs or in any manner interferes with the full and free use by the public of any street, sidewalk, or sidewalk area upon which such property so owned or occupied abuts; or
 - 2. Has grown and died upon any premises owned, occupied or in control of the responsible person or persons and which constitutes a detriment to the public health, safety or welfare, including but not limited to a fire hazard; or
 - 3. Is so overgrown upon any premises owned, occupied or in control of the responsible person or persons as to cause the degradation of the character of the neighborhood and for which a general rule of thumb shall be an average length of 12 inches or more; or
 - 4. The public nuisance described above in this section and declared to be a nuisance shall include weeds, plants and vegetation as so described which grow upon any street and alley right-of-way or parking strip abutting private property.

F. A reasonable period of time for all other nuisances, except those outlined in subsection E of this section, shall be not less than 21 days or exceed 30 days;

G. The allowing, growing or multiplying of any noxious weed as described in Chapter 17.10 RCW or in the Pierce County list of noxious weeds. (Ord. 2005-03(A) § 2 (Att. § 8), 2005).

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A. It shall be unlawful for any responsible person(s) to create, permit, maintain, suffer, carry on or allow, upon their premises, any of the acts or things declared by this chapter to be a public nuisance.

B. It shall be unlawful for any person to create, maintain, carry on or do any of the acts or things declared by this chapter to be a public nuisance. (Ord. 2005-03(A) § 2 (Att. § 9), 2005).

It is the Town's intent to enforce this requirement effective August 4, 2017.

REMOVE ALL DEBRIS FROM THIS PROPERTY BEFORE August 5, 2017.

Cordially,

Abby Gribi Town Administrator
Town of Eatonville

Cc: Eatonville Police Chief; Eatonville Town Council, Address File

Town of Eatonville

Notification of Nuisance Violation

Address: 426 Jet Ct E. Eatonville WA. 98328

In accordance with the Eatonville Municipal Code Section 8.09.040

Nuisance declared – Violations – Penalties.

A. One or more junk vehicles which have been accumulated, dismantled, parked, placed, or stored on private property is declared a public nuisance, which is subject to the enforcement, penalty, removal, and abatement procedures in this chapter and as provided in state law.

B. It is a violation of this chapter for any person to accumulate, dismantle, park, place or store a junk vehicle on private property, in conflict with or in violation of any of the provisions of this chapter. Both the registered owner of the vehicle and the record owner of the private property upon which the vehicle is found shall be considered in violation of this chapter and subject to the enforcement and penalty provisions, except as otherwise set forth herein.

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1. Overhangs, encroaches upon, obstructs or in any manner interferes with the full and free use by the public of any street, sidewalk, or sidewalk area upon which such property so owned or occupied abuts; or
2. Has grown and died upon any premises owned, occupied or in control of the responsible person or persons and which constitutes a detriment to the public health, safety or welfare, including but not limited to a fire hazard; or
3. Is so overgrown upon any premises owned, occupied or in control of the responsible person or persons as to cause the degradation of the character of the neighborhood and for which a general rule of thumb shall be an average length of 12 inches or more; or
4. The public nuisance described above in this section and declared to be a nuisance shall include weeds, plants and vegetation as so described which grow upon any street and alley right-of-way or parking strip abutting private property.

B. The existence of any junk, litter, or refuse within the town when declared as a public nuisance by the commission and the director and confirmed by the mayor or his/her designee to have an impact on the town, neighbors, or neighborhood, unless such materials are kept or stored in an orderly and sightly manner and so as not to create a fire, safety, health or sanitary hazard;

C. The depositing, leaving or throwing away of any junk, litter or refuse within town for an unreasonable length of time beyond what is necessary for proper disposal, which length of time shall be not more than 30 days, or in covered containers or receptacles acceptable to the director or the commission, for the town;

D. The causing or permitting to be discharged, placed or thrown or the throwing into or upon any premises or any public street, sidewalk or alley of any nauseous, foul or putrid liquid or substance, or any liquid or substance likely to become nauseous, foul, offensive or putrid;

E. The maintaining, permitting or existence of any unsightly and unsafe partially destroyed building or structure that has not been repaired or removed within a reasonable period, which period shall be not less than 30 days, or exceed 180 days;

F. A reasonable period of time for all other nuisances, except those outlined in subsection E of this section, shall be not less than 30 days or exceed 30 days;

G. The allowing, growing or multiplying of any noxious weed as described in Chapter 17.10 RCW or in the Pierce County list of noxious weeds. (Ord. 2005-03(A) § 2 (Att. § 8), 2005).

Town Administrator: _____

Date: _____

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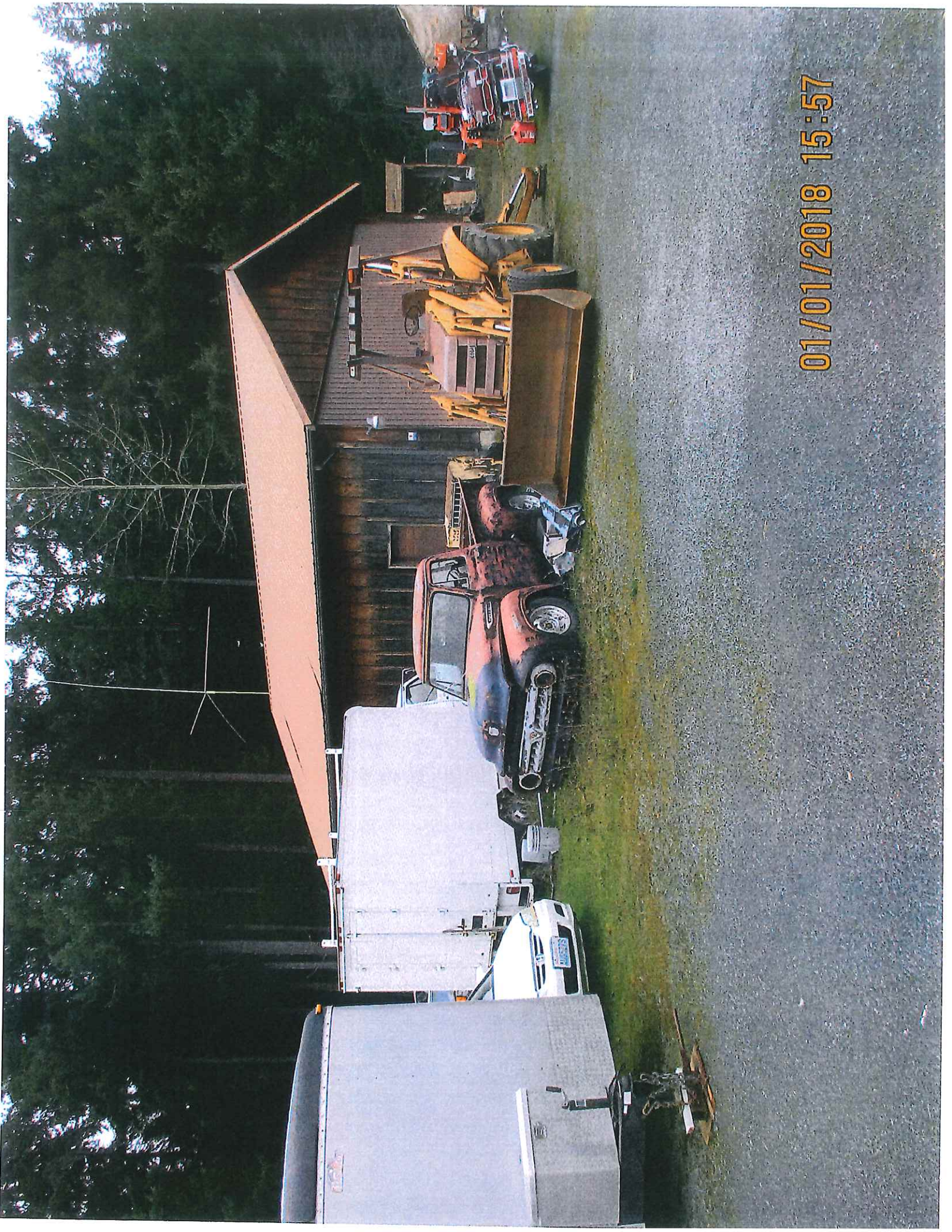
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01/01/2018 16:00