

**TOWN OF EATONVILLE  
PLANNING COMMISSION AGENDA  
*Monday, October 29, 2018 – 7:00 P.M.*  
COMMUNITY CENTER  
305 CENTER STREET WEST**

Call to Order

Roll Call: Adams \_\_\_ Justice \_\_\_ Knick \_\_\_ Marcellino \_\_\_ Miller \_\_\_

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

Pledge of Allegiance:

Approval of the Agenda:

Approval of Minutes: July 30, 2018

Communications and Announcements:

From Public:

From Commissioners:

Public Hearing: Off-Street Parking and Loading Requirements EMC 18.05

C-1 drive-through requirements EMC 18.02 and 18.04

New Business: Zoning Map

Staff / Commissioner Comments:

Next Meeting: TBD

**Town of Eatonville**  
**PLANNING COMMISSION MINUTES**  
**Monday, July 30, 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, Marcellino and Miller.  
**Chairperson Justice** Commissioner Adams was absent.

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

**OPENING CEREMONIES - Commissioner Knick** led the Pledge of Allegiance.

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

**APPROVAL OF MINUTES - Motion by Commissioner Miller** motion to approve June 18, 2018 minutes. Seconded by **Commissioner Marcellino. AIF.**

There were no communications or announcements.

**Public Hearing – Continued from June 18, 2018.**

- 1) Updating the maximum site coverage in the C-2 Zone;
- 2) Updating the adopted design manual in Chapter 16.54, Stormwater Management and Erosion Control;
- 3) Clarifying the Planning Commission departures and amending the deviation standards under Chapter 19.04 Design Standards for Detached Single Family Use and Duplexes.
- 4) The addition of a front yard landscaping development standard under the SF-1, SF-2 and SF-3 zones of Chapter 18.04, District Regulations; and,
- 5) Amending the landscaping requirements of Chapter 18.07, Landscape Regulations.

**Scott Clark, Town Planner** gave a brief summary that the planning commission had reviewed everything and that this has the change in Chapter 18.07. At the direction of the commissioners he removed the section of “one tree being required” to “If a tree(s) is planted as one of the two (2) required natural components, evergreen trees shall be a minimum of six feet in height at planting and deciduous trees shall be a minimum 1½ inch caliper as measured 4 feet from the ground at planting.” Page 11 of 21.

**Commission Justice** asked for clarification on landscape architect required for commercial and in single family residential that the landowner could show their requirements on their site plan.

**Mr. Clark** explained that often it is for a single home. His thought was to have a lesser standard for them to reduce cost. Since we are only requiring two components from them and this is what would comprise a front yard landscape.

**Commissioner Justice** asked Mr. Clark about the hyphenated words in 19.4.020 C.7 , and that planning director needed to be capitalized.

**Mr. Clark** explained that this would be taken care of when the code is codified.

**Chairman Justice** opened the public hearing at 7:07 p.m.

**Chairman Justice** asked for any comments from the audience.

**Tom Van Eaton, 110 Rainier Ave N.,** - stated that that the town should probably not require that every driveway be paved with impervious surface. .

There were no further comments from the commissioners.

**Chairman Justice** closed the public hearing.

**Chairman Justice** made motion to forward a recommendation that Town Council approve Ordinance 2018-\*\*, and adopt the Code Amendments as presented, with amendments in Exhibit A.

**Commissioner Miller** seconded the motion. AIF.

**Comments from staff and commissioners:**

**Mayor Schaub** thanked Scott Clark, staff and the planning commissioners for their work with the comprehensive plan. He announced that the Department of Commerce had approved the town's plan.

**Abby Gribi** announced that there would be a "Short Course on Local Planning". It would take place in late September. (September 27, 2018) And everyone was welcome to attend. This would be taking place in Lakewood.

The construction work on town hall has started for the ADA ramp and ADA doors. This project should be complete sometime in the middle of August.

Traffic signals at Washington Avenue and Center Street have been delayed again. She is hopeful this project will be complete by the end of August.

**Chairperson Justice** adjourned the meeting at 7:16 p.m.

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**Chairperson Justice**

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**Martin Miller - Secretary**

**ATTEST:**

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**Kerri Murphy, Recording Secretary**

**NOTE TO READER: PROPOSED TEXT CHANGES ARE PRESENTED IN LEGISLATIVE FORM: NEW TEXT IS UNDERLINED; ELIMINATED TEXT IS SHOWN AS STRIKE-OUT.**

**Chapter 18.05  
OFF-STREET PARKING AND LOADING  
REQUIREMENTS**

**18.05.040 Parking Standards For Specific Activities**

L. Temporary Parking Facilities. Temporary parking facilities may be permitted by the planning director when it has been shown that:

1. The existing use of the subject property has adequate legal nonconforming parking or that existing parking conforms to the applicable standards of this title;
2. The temporary parking facility is primarily intended to serve the public at large and not the existing use on the property;
3. The temporary parking facility serves a public need;
4. The temporary facility meets the following minimum standards:
  - a. There shall be a minimum of 285 square feet gross area per stall.
  - b. Except as may be permitted pursuant to 18.05.090.C., the pavement section shall be asphalt treated base (ATB), a minimum of four inches of five-eighths inch minus C.R. crushed rock with bituminous surface treatment, subject to public works director review.
  - c. On-site drainage control and detention shall be provided per the drainage ordinance.
  - d. Ingress and egress and interior circulation and perimeter control shall be subject to public works director approval.

**18.05.090 Overhang exception, landscaping, paving, wheel stops, drainage, lighting and curbing.**

A. Landscaping Generally. The landscaping requirements of Chapter 18.07 EMC and Table 18.05.2 following this chapter shall apply with respect to off-street parking facilities.

B. Landscape Islands. Landscape islands with a minimum size of 100 square feet shall be located in the following areas to protect vehicles and to enhance the appearance of parking areas:

1. At the ends of all parking rows;
2. Where loading doors or maneuvering areas are in close proximity to parking areas or stalls.

C. Paving. All vehicular maneuvering areas, including but not limited to off-street parking areas, driveways, truck and mobile equipment loading, unloading, storage and maneuvering areas, and related access to and from public right-of-way shall be paved with asphalt, concrete or brick pavers etc. Single family or two family driveways located on the private property may include either standard or Hollywood driveway designs (AKA ribbon driveways). The use of alternative equivalent maneuvering area materials, to may be utilized if approved by the pPublic wWorks dDirector (Director). Approval of alternative materials shall be at the sole discretion of the Director, provided the applicant has adequately demonstrated:

1. Why the proposed alternative material(s) is warranted at the proposed site;
2. The effectiveness of an alternative material(s) will adequately serve the intended and/or potential future use;
3. The use of an alternative material(s) will meet or exceed all other applicable regulations and requirements; and
4. The use of an alternative material(s) is found to equally serve or better serve the publics use and interest.

An approved alternative material(s) may include conditions of approval, which shall be documented and/or recorded in a method determined adequate by the Director. The approval of a particular

alternative material shall not be considered a precedent for the use of the same material on another site: each request for use of an alternative material shall be reviewed by the Director on a site by site basis.

D. Wheel Stops. Wheel stops, a minimum of two feet from any obstruction or the end of the parking stall, shall be required in the following locations:

1. Where the parking stall abuts a building or where vehicles may overhang a property line;
2. Where the parking stall abuts a pedestrian walkway of less than six feet in width, or a walkway which is not raised creating its own barrier;
3. Where a parking stall abuts any physical object which may be impacted (i.e., light standards, fire hydrants, fences, power vaults, utility poles, etc.);
4. Where a hazardous grade difference exists between the parking area and the abutting property;
5. Where other hazardous situations may exist as determined by the public works director.

**NOTE TO READER: PROPOSED TEXT CHANGES ARE PRESENTED IN LEGISLATIVE FORM: NEW TEXT IS UNDERLINED; ELIMINATED TEXT IS SHOWN AS STRIKE-OUT.**

**18.04.110 C-1 – Downtown commercial district.**

It is the purpose of the C-1 district to provide a place and create environmental conditions which will encourage the location of dense and varied retail, office, residential, civic and recreational activities which will benefit and contribute to the vitality of a central downtown location, to recognize and preserve the historic pattern of development in the area. In the C-1 area, permitted uses should be primarily pedestrian-oriented and able to take advantage of on-street and structured off-street parking lots.

A. Principally Permitted Uses in C-1 Zone. All of the uses below are permitted in the C-1 zoning district:

1. Retail establishments, including convenience goods, department and variety stores, and specialty shops such as apparel and accessories, gift shops, toy shops, card and paper goods shops, home and home accessory shops such as furniture stores and hardware stores, antique shops, and book shops;
2. Personal services such as barber and beauty shops, dry cleaning, television and radio repair, shoe repair;
3. Food-related shops, restaurants (including outdoor seating areas and excluding drive-in restaurants and formula take-out food restaurants), night clubs, taverns;
4. Professional and administrative offices;
5. Performing and cultural arts uses, such as theaters, museums, art galleries and studios;
6. Hotels;
7. Printing establishments, business services such as copy services;

8. Mortuaries;
9. Existing dwellings may be rebuilt, repaired and otherwise changed for human occupancy. Accessory uses for existing buildings may be constructed. Such uses are garages, carports, storage sheds and fences;
10. Parks;
11. Multifamily residential uses;
12. Multifamily residential uses for senior citizens;
13. Banks and financial institutions (including drive-through drop boxes but excluding any other drive-in services);
14. Group homes class I-A, I-B and I-C;
15. Any other use that is determined by the planning director to be of the same general character as the above-permitted uses and in accordance with the stated purpose of the district;
16. Single-family residential uses;
17. Automobile sales;
18. Automobile repair;
19. Automobile dealership;
20. Woodworking shops with four or less personnel on the premises, including but not limited to employees, owners, proprietors, managers and sales agents.

B. Special Permit Uses. The following uses are permitted; provided, that they conform to the development standards listed in EMC 18.08.020:

1. Day care centers with no more than 12 children and no on-site parking;
2. Formula take-out food restaurants.

C. Accessory Uses. Permitted accessory uses are as follows:

1. Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities, which must be enclosed, and loading and unloading areas;

2. For permitted uses, hazardous substance land uses, including on-site hazardous waste treatment and/or storage facilities which do not accumulate more than 5,000 pounds of hazardous substances or wastes or any combination thereof at any one time on site, subject to the provisions of EMC 18.08.050(D)(9), except off-site hazardous waste treatment and/or storage facilities which are not permitted in this district.

D. Conditional Uses. Conditional uses are as follows:

1. Commercial parking lots or structures;
2. Railway and bus depots, taxi stands;
3. Group homes class II-A, II-B, II-C and III;
4. General conditional uses as listed in EMC 18.08.030;
5. Woodworking shops with five or more personnel on the premises, including, but not limited to, employees, owners, proprietors, managers and sales agents. Conditions for woodworking shops appear in EMC 18.08.030.

6. Drive-throughs.

E. Development Standards. The development standards are as follows:

1. Minimum Lot. Minimum lot of record or 5,000 square feet, whichever is less;
2. Maximum Site Coverage. One hundred percent;
3. Setbacks. None except as required by landscaping, or if off-street parking is provided on-site;

4. Height Limitation. Three stories or 40 feet;

5. Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply;

6. Building construction shall conform to the following criteria:

a. Visible walls shall be of lap siding, brick, stone, or stucco with no more than 50 percent glazing of any wall and glazing area calculated to include all mullions and jambs;

b. Roofs of buildings less than 25 feet tall shall be no flatter than four feet horizontal to one foot vertical and shall be finished with dark earth-toned flat tiles, shakes, textured shingles, or metal panels.

F. Signs. The sign requirements of Chapter 18.06 EMC shall apply.

G. Off-Street Parking. The off-street parking requirements of Chapter 18.05 EMC shall apply. (Ord. 2007-17, 2007; Ord. 99-11 §§ 4, 5, 1999; Ord. 99-06 § 6, 1999; Ord. 94-06 § 2, 1994).

**Chapter 18.02  
DEFINITIONS**

18.02.115 Drive-through.

“Drive-through” refers to a fixed facility for the provision of goods or services to customers who remain in their vehicles. Such facilities may include may include windows, for person-to-person transactions; automatic teller machines; restaurants; fast food restaurants; or drop boxes. Drive-through service is characterized by customers passing the service window, automatic teller machine, or drop box in series, in a line or queue one after another. (Ord. 99-06 § 3, 1999).

18.02.335 Preempted facility.

“Preempted facility” means any hazardous waste facility defined as a preempted facility in RCW 70.105.010 or in Chapter 173-303 WAC. This may include any facility that includes as a significant part of its activities any of the following hazardous waste operations: (1) landfill, (2) incineration, (3) land treatment, (4) surface impoundment to be closed as a landfill, or (5) waste pile to be closed as a landfill. (Ord. 94-06 § 2, 1994).

~~18.02.336 Revegetation.~~

~~“Revegetation” means the planting of vegetation to cover any land areas which have been disturbed during construction. This vegetation shall be maintained to ensure its survival and shall be consistent with planting requirements of the town landscape regulations as set out in Chapter 18.07 EMC. (Ord. 94-06 § 2, 1994).~~

~~18.02.337-336 Ravine.~~

~~“Ravine” means an area constituting a “young valley” which contains a major or minor creek. It includes the bottom land of the ravine and the ravine sidewalls to a point where the slopes are less than 15 percent. (Ord. 94-06 § 2, 1994).~~

~~18.02.338-337 Recreational vehicle.~~

A. “Recreational vehicles” means motorized vehicles that include a cabin for living accommodations and are commonly used for recreational travel and touring. Vehicles included in this category come in several forms: travel trailers, tent trailers and camping trailers, all of which must be towed by a car or pickup truck; and truck campers, motor homes and camper vans, all of which have the motor within the body of the vehicle.

B. “Recreational vehicles” may also include any motorized or nonmotorized vehicle, boat, boat trailer or other vehicle to be used for recreational purposes. (Ord. 94-06 § 2, 1994).

~~18.02.338 Restaurant.~~

~~An establishment where food and drink are prepared, served, and consumed, mostly within the principle building.~~

18.02.339 Revegetation.

“Revegetation” means the planting of vegetation to cover any land areas which have been disturbed during construction. This vegetation shall be maintained to ensure its survival and shall be consistent with planting requirements of the town landscape regulations as set out in Chapter 18.07 EMC. (Ord. 94-06 § 2, 1994).

18.02.339-340 Roadside stand.

“Roadside stand” means a temporary structure designed or used for the display or sale of agricultural products primarily produced on the premises upon which such a stand is located. (Ord. 94-06 § 2, 1994).

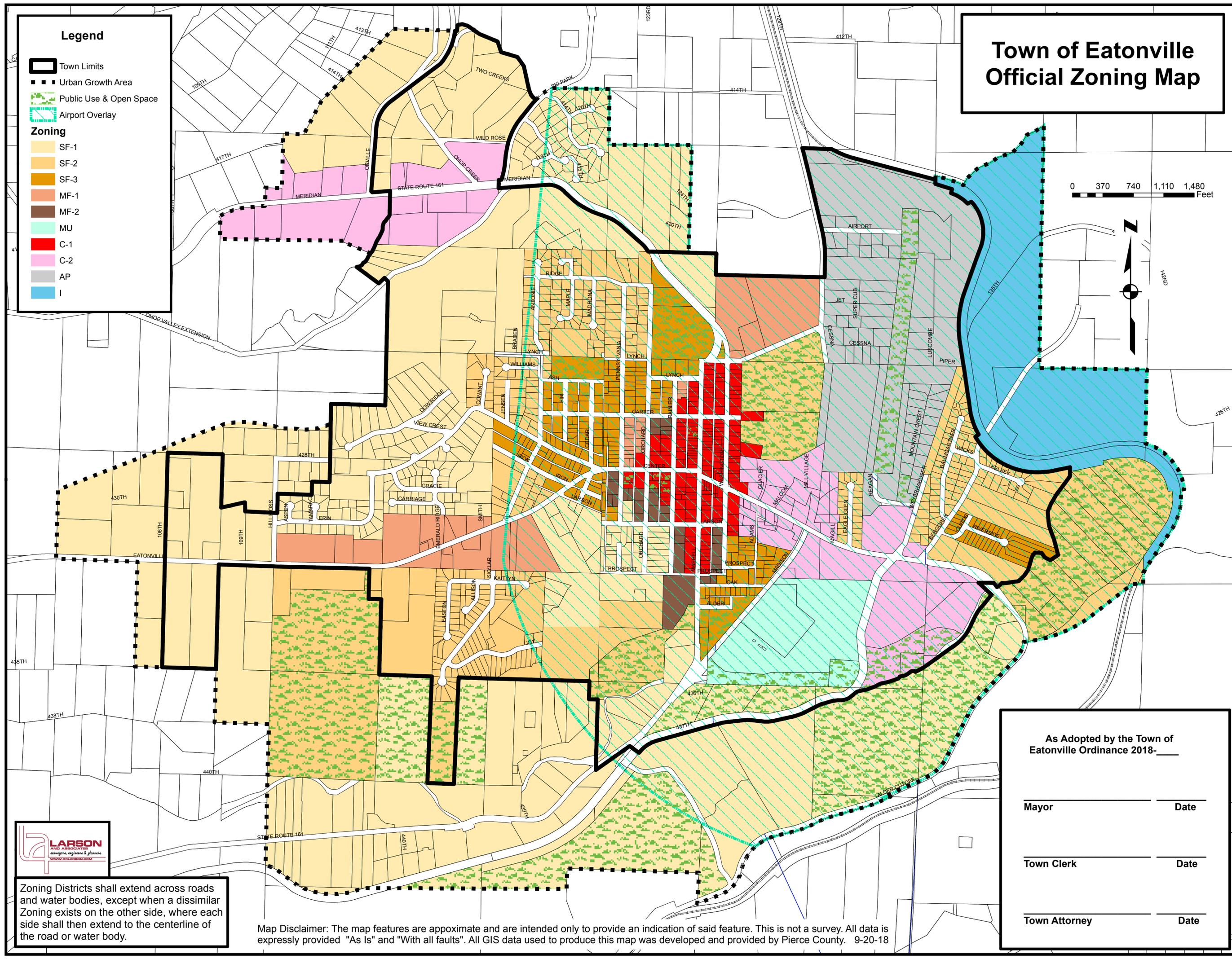
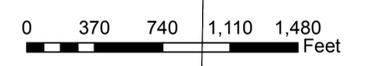
# Town of Eatonville Official Zoning Map

**Legend**

- Town Limits
- Urban Growth Area
- Public Use & Open Space
- Airport Overlay

**Zoning**

- SF-1
- SF-2
- SF-3
- MF-1
- MF-2
- MU
- C-1
- C-2
- AP
- I



Zoning Districts shall extend across roads and water bodies, except when a dissimilar Zoning exists on the other side, where each side shall then extend to the centerline of the road or water body.

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. This is not a survey. All data is expressly provided "As Is" and "With all faults". All GIS data used to produce this map was developed and provided by Pierce County. 9-20-18

As Adopted by the Town of Eatonville Ordinance 2018-\_\_\_\_

Mayor \_\_\_\_\_ Date \_\_\_\_\_

Town Clerk \_\_\_\_\_ Date \_\_\_\_\_

Town Attorney \_\_\_\_\_ Date \_\_\_\_\_