



Town of Eatonville
PLANNING COMMISSION MINUTES
Monday, May 6, 2019 – 7:00 P.M.
Community Center, 305 Center Street West

CALL TO ORDER – Chairperson Justice called the meeting to order at 7:00 p.m.

ROLL CALL - Present: Commissioners Justice, Adams, Knick. Commissioners Marcellino and Miller were excused.

STAFF PRESENT: Mayor Schaub, Abby Gribi, Scott Clark, and Teri Svedahl

OPENING CEREMONIES – Chair Justice led the Pledge of Allegiance.

APPROVAL OF AGENDA – Commissioner Adams move to approve. Seconded by Commissioner Knick. AIF.

APPROVAL OF MINUTES – Commissioner Adams move to approve April 1, 2019 minutes. Seconded by Commissioner Knick. AIF.

Commissioner Adams move to approve April 15, 2019 minutes. Seconded by Chair Justice. AIF.

There were no communications or announcements from the public or commissioners

OLD BUSINESS – Design Guidelines Review, EMC Chapters 19.3 and 19.4

Abby Gribi suggested starting the discussion with SFR uses and duplexes. Commissioner Knick confirmed tonight's discussion was to propose amendments to the code. Scott Clark started the discussion with review of garage placement and design requirements per the current code and explained that the current code has proven to be challenging to staff and the public.

As the code is written it is difficult to have a 3-car garage and Mr. Clark suggested offering flexibility be written into the code to alleviate some of the challenges currently faced. Discussion took place regarding arterial and collector streets within the business district - where SFR is an allowable use - and how the width of a driveway for SFR would impact on-street parking for businesses. It was recognized that SFR can convert to commercial and the design guidelines need to address the special challenges faced in the business district and to allow for a balance between garage parking and street parking, now and in the future. Commissioners had lengthy discussion regarding design, flexibility, and implementing tiered guidelines regarding maximum driveway size based on the zones.

Mr. Clark suggested leaving the 50% garage face maximum as currently written, but to allow an option to go beyond the 50% in other zones and with additional required design features. Architectural design features were discussed at length and there was talk of imposing additional architectural design requirements depending on the size and/or placement of the garage.

There was also discussion regarding the current garage guidelines and its inherently imposed restriction of allowing any type of vertical SFR where the garage is on the bottom floor and the living space above the garage. It was also recognized that allowing this type of design introduces challenges for front-door placement guidelines, EMS concerns, and other challenges.

Mr. Clark will put together proposed amendments for review, based on tonight's comments and discussion. Commissioners agreed to continue with building design at the next meeting.

NEW BUSINESS – Shoreline Master Plan Update to public

Scott Clark gave an update on the Shoreline Master Program. Mr. Clark presented a map of the town which showed the bodies of water and shoreline areas within the town. Mr. Clark advised the Commissioners that the Town adopted and updated the SMP in 2015, and it is now time to make updates with the focus based on DOE amendments, regulations and policies, to make Eatonville's SMP consistent with state law and those updated DOE regulations and policies.

Comments from staff and commissioners – Abby Gribi gave a quick update with regards to the process that has been started to request and obtain 2.4 million in funding to continue moving forward and to finish the 161 Project. The project includes decorative streetlights, improved sidewalks and crosswalks, and an overall inviting gateway to Eatonville.

Mayor Schaub shared with the Commissioners that 1.4 million in State funding has come through for the 3rd filter and Clear Well for improvements to the Eatonville water treatment plant.

Commissioners were also updated regarding the road resurfacing project of Rainier Avenue and Pennsylvania Avenue, Center to Carter.

Chairperson Justice adjourned the meeting at 8:04 p.m.

Next meeting will be June 3, 2019

Chairperson Justice

Martin Miller - Secretary

ATTEST:

Recording Secretary, Teri Svedahl