



Town of Eatonville
PLANNING COMMISSION MINUTES
Monday, June 3, 2019 – 7:00 P.M.
Community Center / 305 Center Street West

CALL TO ORDER – Chairperson Justice called the meeting to order at 7:04 p.m.

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

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

OPENING CEREMONIES – Chair Justice led the Pledge of Allegiance.

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

APPROVAL OF MINUTES – Commissioner Miller move to approve minutes of May 6th, 2019. Seconded by Commissioner Knick. AIF.

There were no communications or announcements from the public or commissioners.

OLD BUSINESS – Continuing review of Design Guidelines for Single Family Uses, EMC 19.4

Scott Clark started the discussion with a recap of the previous meeting; more specifically the driveway width under the current code, the challenges and limitations to accommodate 3-car garages, as well as limitations currently imposed in the commercial district.

Suggestions were made regarding giving a proportional driveway allowance based on the lot size street frontage, with consideration still being given to private and public streets, zoning, as well as design guidelines based on the allowable size of the garage. Increasing the current design standard for garage size from 50% to 60% of the total frontage of the house - with a design caveat to offset the additional driveway width - was revisited.

The main topics of the meeting was curb-cuts in the commercial district as well as using zoning or road classification to dictate the guidelines. Discussion continued regarding the distinction between C1 and C2, as well as how limiting curb-cuts would impact different types of developments such as duplexes.

Regarding Residential lots that are in the Commercial District, Mr. Clark suggested limiting the curb-cut width to 20feet but not limit the driveway width once it leaves the curb thus allowing the driveway to open-up to be appropriate to the size of the garage and imposed guidelines. It was also discussed to limit the curb-cut for commercial properties but not restricting commercial parking on the property.

There was also discussion regarding the need to change code verbiage referring to lots with alleys.

Mr. Clark will put together a proposal based on the discussions and input by commissioners to address:

- Driveway width up to 50% of the width of the lot, but not to exceed 36 feet.
- Garage face will be in a tiered approach
- Lots on alleys
- Commercial zoned properties curb-cut not to exceed 20ft, but driveway will have same standards as driveways in residential zones

NEW BUSINESS – None

Comments from staff and commissioners – There were no comments

Chairperson Justice adjourned the meeting at 8:17 p.m.

Next meeting will be July 1, 2019

Chairperson Justice

Martin Miller - Secretary

ATTEST:

Recording Secretary, Teri Svedahl