



Town of Eatonville
PLANNING COMMISSION MINUTES
Monday, August 5th, 2019
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, Marcellino and Miller.
Commissioner Knick was excused.

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

OPENING CEREMONIES - Commissioner Adams led the Pledge of Allegiance.

APPROVAL OF AGENDA - Commissioner Adams, motion to approve. Seconded by Commissioner Marcellino. AIF

APPROVAL OF MINUTES – Commissioner Adams, motion to approve minutes of July 1st, 2019. Seconded by Commissioner Miller. AIF.

COMMUNICATIONS AND ANNOUNCEMENTS -

From Public: None

From Commissioners: None

OLD BUSINESS Continued review of Design Guidelines, 19.03, Commercial & Multi Family Uses

Scott Clark started the meeting by giving a brief overview of the previous meeting; 19.04 had been reviewed and 19.06, Cottage Housing, had been approved as written and would be revisited in the future if need be. Tonight's meeting would start with 19.03, Commercial and Multi Family Design Standards. The Commission had touched on this chapter briefly back when the review process first started, but it was decided to start again from the beginning: Site Planning.

19.03 Starts out with Street Types; Storefront, Mixed-Use, Gateway, and Landscaped streets. It was clarified that any street not identified as a designated street type is considered a Landscaped Street. The majority of the Town's streets are considered Landscaped Streets. It was also clarified that *Street Type Designation is not related to Zoning designation*. Scott Clark pointed out that Ohop – the area coming in from HWY 161 - is currently identified as a Gateway Street, which requires sidewalks. Because no sidewalk infrastructure is planned in the foreseeable future, it was suggested that it may be more appropriate to change the street type designation of Ohop.

- There was an error identified on the Street Type Legend which shows a street that does not exist – this error will be corrected.

A2 *Storefront Street standards* – extensive discussion took place regarding general standards, parking lot standards, site development and layout, extending the street designation area.

A3 *Mixed-Use Street standards* – Discussion revolved mainly around the requirement of trees and establishing a list of allowable trees that are functional and esthetically appealing, yet not invasive or destructive to sidewalks or have significant growth potential. Creativity with landscaping was also discussed and examples where given. It was also proposed to extend Mixed Use Street designation to Prospect.

Discussion continued regarding Mixed Use Streets and Figure 4: Building entrances, Façade Transparency requirements and the difference between residential and non-residential requirements.

It was also noted that Figure 5 – *Parking location standards for properties fronting mixed-use streets* - was not referenced in the text. Language explaining figure 5 will be written and added to the text as ‘e’.

Wrap up: Provide a list of approved trees and add into the text.
 (Suggested) Increase the rate of planting, allowing more flexibility
 Correct map error of non-existent street
 Add ‘e’ to Figure 5
 Extend Mixed-Use Street Designation to Prospect
 Address the Street Type Designation of Ohop

Chairperson Justice adjourned the meeting at 8:15 p.m.

Comments from staff and commissioners – Mayor Schaub extended the invitation for National Night Out and shared with Commissioners the different events that will take place

Next meeting will be August 19th, 2019 –
Board of Adjustments for CUP, Eatonville School District, Modular portable

Chairperson Justice

Martin Miller - Secretary

ATTEST:

Recording Secretary, Teri Svedahl