



Town of Eatonville
PLANNING COMMISSION MINUTES
Monday, October 21st, 2019
Community Center, 305 Center Street West

CALL TO ORDER – Chairperson Justice called the meeting to order at 7:00 p.m.
Chair justice introduced the new Planning Commissioner, David Baublits

ROLL CALL - Present: Commissioners Justice, Knick and Baublits
Excused: Commissioners Adams and Miller

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

OPENING CEREMONIES – Commissioner Knick led the Pledge of Allegiance.

APPROVAL OF AGENDA - Commissioner Justice made a motion to approve the Agenda.
The motion to approve was seconded by Commissioner Knick. AIF.

APPROVAL OF MINUTES – None at this time

COMMUNICATIONS AND ANNOUNCEMENTS -

From Public: None

From Commissioners: None

OLD BUSINESS: No old business

NEW BUSINESS: *Public Hearing for Mandated Development Regulations Update*

Chair Justice opened the Public Hearing at 7:02

Scott Clark, Town Planner, began the public hearing by stating the purpose of the Public Hearing is the Town’s Development regulations update. Mr. Clark went on to explain this is an update mandated by the state as a follow up to our recently adopted Comprehensive Plan amendment. The development updates are mandated to make our Comp Plan consistent with any changes with state regulations since adoption of our Comp Plan.

Mr. Clark referred to the documents that were provided to the Commissioners and started with the table provided by the Department of Commerce, explaining that the table was a ‘backdrop’ to the proposal overall, and is used as the template for modification. The DNS has been issued, satisfying the SEPA requirements. Tonight’s meeting is to look through the amendments and take public comment. For clarity, the regulations cover the land use regulations administered by the Planning department – Zoning, Subdivision, Critical Areas Ordinances - and some overlapping and/or related Public Works regulations.

Chair Justice opened the public comment portion of the meeting at 7:07.

Mr. Clark clarified that all the information has been available on the Town website There were no comments from the Public.

Chair Justice closed the public comment portion of the hearing at 7:08.

Chair Justice made note of a correction needed: Document Additional General Amendments, page 1, 18.04.020 was listed for both SF-2 and SF-3. SF-3 needs to be listed as 18.04.025. Mr. Clark made note and will make the correction.

Planning Commission started with review of the recently received comment letters:

Washington State Department of Commerce comments: Regard to regulatory reform. Scott Clark explained how there is only one open record public hearing regarding subdivisions and then it moves to Town Council for action. If new comments were received, it would be heard under a closed record.

Washington State Department of Ecology comments: Referred to General Amendments and Checklist, Best Available Science, and Wetland regulations. Ecology comments are based on a draft provided to DOE. Ecology reviewed the draft and came back with comments and amendments to the draft. The amendments are intended to make sure we comply.

Mr. Clark clarified that the State allows local jurisdictions to implement ordinances to regulate their own wetlands. The question to the Commission is do they want to stay with the current draft as written, or to implement and adopt code as proposed by the Department of Ecology. One of the main points with wetlands was the current 50% buffer being reduced to 25% as recommended by the state.

Commissioner Baublits suggested we look at it as two directions: Follow more strict guidelines as being proposed by the state or keeping with the recommendation made by the town planner, allowing more flexibility for property owners. Mr. Clark confirmed there are many other jurisdictions that have state approved programs that are consistent with what we are proposing.

Commissioners agreed to stay with the proposal and recommendation made by Town Planner, Scott Clark.

Commuter Trip Reduction – change to Commute Trip Reduction

It was also discussed that CTR was designed for more of an Urban setting with mass transit and carpools. Also, Eatonville does not have businesses that CTR would affect – those employers with minimum of 200 employees per location.

After more discussion, there were no concerns with the CTR policy as written.

Further clarification was made: A minimum of one open record Public Hearing is required and the meeting held tonight satisfies the requirement. The timeline being satisfied is required and related to the State Capital Budget Funds and the funding needed for the Town's Water Plant.

Commissioner Knick made the motion to approve the proposed State mandated update of the Eatonville development regulations, and incorporating the agency comments received thus far from the Washington State Departments of Commerce and Ecology (DOE), with specific direction to Staff to determine which Town proposed wetland regulation standards to retain where DOE recommendations are not a requirement. Commissioner Knick's motion also directed Staff to provide any additional comments received on the update forward to Council for review and consideration prior to taking final action. Motion was seconded by Commissioner Baublits. AIF

Comments from staff and commissioners – Town Administrator, Abby Gribi, thanked Commissioner Baublits for joining the Planning Commission and expressed the town's appreciation for the Commissioners involvement in the process.

Next meeting will be November 4th, 2019 –

Continued Review of Design Guidelines, Commercial and Multi Family, EMC 19.03

Chairperson Justice adjourned the meeting at 7:47 p.m.

Chairperson Justice

Martin Miller - Secretary

ATTEST:

Recording Secretary, Teri Svedahl