



Town of Eatonville
Board of Adjustment Meeting Minutes
Monday March 16, 2020
Community Center, 305 Center Street West

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

ROLL CALL - Present: Chair Knick, Commissioners Adams and Baublits, Commissioner Justice.

STAFF PRESENT: Mayor Schaub, Town Administrator Abby Gribi, Town Planner Scott Clark, and Planning & Building Admin Johnnie Newell.

APPROVAL OF AGENDA – Chair Knick requests a motion to approve the Agenda, Commissioner Adams made a motion to approve seconded by Commissioner Baublits, motion passed 4-0.

OPENING CEREMONIES – Chair Knick led the Pledge of Allegiance.

APPROVAL OF MINUTES – Chair Knick requests a motion to approve the minutes of February 3, 2020, Commissioner Adams made a motion to approve seconded by Commissioner Justice, motion passed 4-0.

COMMUNICATIONS AND ANNOUNCEMENTS -

From Public: None

From Commissioners: None

NEW BUSINESS: None

PUBLIC HEARINGS: Gypsy Wagon Conditional Use Permit followed by Aileen’s Smoke Shop Variance.

Town Planner Scott Clark explained the operations of the hearings for the two projects to the public and commissioners. Mr. Clark gave an overview of the Staff Report which included the Zoning designation of the project being a C-1 on all sides with an Airport Overlay. Mr. Clark provided information on the Conditional Use Permit as well as a description of the location of the proposed project and the adjacent properties to the location and indicated that the water, sewer and power is provided by the Town of Eatonville and that the site is currently undeveloped. Mr. Clark went on to explain the comments received from Department of Ecology.

Mr. Clark then opened the meeting to the Applicant/Owner Emily McFadden who shared some history about her current location and the dangers of traffic coming off Washington Ave turning into the present location. Ms. McFadden explained her plans for Gypsy Wagon Espresso Stand for the future of the project and its positive effects on the community and tourists coming through the Town of Eatonville. Ms. McFadden explained how the new site provides for a pedestrian friendly site as well as a safer egress from Washington Ave. Commissioner Baublits asks questions about the current location vs the old location. Emily explained that she is currently leasing this site vs owning the new site. She explained benefits of having additional parking including ADA stalls and outdoor seating and how this better serves the community.

Commissioners discuss the pros of Gypsy Wagon Espresso; they are all in agreement that it will be a great addition to the town.

Commissioner Adams requests a motion to approve the Conditional Use Permit seconded by, Commissioner Justice motion passed 4-0.

Public Hearing for the Gypsy Wagon Espresso closed at approximately 7:17pm.

Chairperson Shelley Knick opened the Public Hearing for Aileen's Smoke Shop at approximately 7:24 pm. Commissioner Baublits asked to be present for discussion and to be requested when the Commission deliberates.

Town Planner Scott Clark explains the process of the Variance and goes over the details of the staff Report. Aileen's Smoke Shop is currently zoned C-2 and does not meet the current setback requirements for this zone, the project is exempt from State Environmental Protection Agency Review (SEPA). The Commissioners had previously been provided packets that included photos of the previous and current condition of the property.

Staff analysis and recommendations that the Variance be approved with conditions that the site be repaired to its previous condition before the modifications were made to the deck and the access. Staff also recommends a Code Amendment rather than a Variance to change the front yard setbacks.

Mr. Clark opened the meeting to the applicant/owner Mr. David Baublits. Mr. Baublits went over the Interpretation of the Code located in the Design Standards 19.01.030 which reads "Where there is a conflict between the two standards herein and EMC Title 18 the design standards herein shall apply as they are crafted more specifically to the site/use type". 2010-09 & 1, 2010. Mr. Baublits stated that he felt there is a conflict to this code as written and that he agrees that there could be some changes to the code as it applies to "Front Yard" setbacks.

Mr. Baublits requeues himself and leaves the building so that the Commissioners can have discussion about the request for a Variance, Mr. Baublits will return after their decision is made.

Chair Knick agrees and feels that there is a conflict in the way the code is written and how there could be a need for change to the code in the future. The Commissioners discuss the code interpretation, and all agree that there seems to be a conflict in the code as it currently reads. They are all in agreement that Mr. Baublits and Aileen's Smoke Shop should be approved as is with no modifications to the current condition of the site.

Town Administrator Abby Gribi gives an overview of the timeline of Mr. Baublits' s previous applications. She spoke about the fact that Mr. Baublits had previously been in violation and was only approved for a foundation on the structure with a "Temporary Deck & Stairs.

Mr. Baublits comes back to the meeting and explains why he started building before the permits were issued, David explains his actions. Town Planner Scott Clark explains that his review was approved for the foundation only.

Commissioner Adams makes a motion to approve the Variance, seconded by Commissioner Justice. Motion passes 4-0.

Comments from staff and commissioners:

Town Administrator Abby Gribi explains that staff with modify findings in the approval of the Variance.

ADJOURN: Chair Knick adjourned the meeting at 8:20 pm.

Next Meeting: TBD

Chairperson Knick

Baublits- Secretary

ATTEST:

Recording Technician, Ms. Johnnie Newell