

Town of Eatonville
PLANNING COMMISSION MEETING
MONDAY 7:00 PM, MAY 07, 2007
COMMUNITY CENTER
305 CENTER STREET WEST

Chairman Lind called the meeting to order at 7:00PM .

Commissioners Present: Lind, Beach, Valentine, Schaub, Harris, Harper, Frink excused.

Town Staff Present: Mayor Smallwood, Nick Bond and Karen Bennett.

Approval of agenda: Approved by unanimous consent.

Approval of minutes: Valentine motion to approve minutes from April 16, 2007. Harper second. Approved by unanimous consent.

Communications and Announcements:

From Commissioners, Town Officials, other government bodies:

Nick Bond SEPA determination on the Townhouses at the old Eatonville Mobile Home site on 201 Mashell Avenue South. Proposed 28 condominium units on this site. This is a administrative approval, binding site plan that is being reviewed and processed. Second project that we have that has a lot of questions that have been raised about is the possibility of a batch plant being located on Rolland Littenbergor's property on the East end of town. The portable batch plant is a portable concert mixing facility. It can be set up at one site and then taken down and moved to another site. They have purchased the batch plant unit and it is sitting down on this property. We have not issued a SEPA determination or have we issued the permits to actually operate the batch plant but it is an outright permitted use in the C2 zone. They do have to do a critical areas report to make sure that the proposed design is not going to have any negative impact on the aquifer recharge area and we are waiting for that. Once that is in a SEPA determination will be issued. They do have a clearing and grading permit for that site and also a building permit to build a small concert block building, restroom facility and office. That is separate from the operations permit to operate the concert plant. The third issue is that we have had a lot of questions about the work that is being done on the hilltop and Orchard Avenue between Center and Prospect. These are two separate projects. One of them is preparing 8 residential lots for development. That includes general public works improvements, storm water, streets, etc. These lots where pre-existing they are part of the original plat of Eatonville. So there is no actual plat hearing for the development there. All of the plans have been engineered for all of the utilities, the roads, the slopes on the site, the earthwork. They have had a geotech out there the entire time and they have their erosion control in place. The Dept. of Ecology came out and inspected their erosion control and said they are doing a good job at that site. The second project was within the Orchard Street right of way. We had a water main replacement from the break that occurred about five or six months ago. We ran a water

main down the Orchard Street right of way and that was a town project that the town paid for.

Bond Mark Kask put a memo into the packet how big a town can be before it has to become a city.

Steve Lind expressed a thank you from the Planning Commission for service Mr. McKasson while he was on the Planning Commission. Gave Mr. McKasson a letter of appreciation.

Phil Beach Mark Kask memo of May 4, 2007 on Regulating Development at the Adjacent to Eatonville Airport / Swanson Field to be entered into the record.

Lind let the record show that that memo is entered into the record along with the document from the Hearings Board as to the determination of the last action that they took on the Airport.

Public Hearings:

Sign Ordinance

Bond we have had two sign committee meetings since the last meeting of the Planning Commission. A few issues which remain include a disagreement regarding freestanding sign height (18.06.060H), about the use of offsite advertising (18.06.040 A(11)), and the use of special promotion signage (Section 18.06.070 H) including the use of attention getting devices such as inflatables, flags, balloons, etc.

Bond we have a very full June for Public Hearings. We have two to schedule this evening. One is the Conditional Use Permits for the school. Second will be a Public Hearing for the review of the Mashell Meadows PUD, the big 250 unit development at the old Mill site.

Rich Williams 3144 Hollywood Drive North, Olympia, WA

Discussed the idea of tabling the Sign Ordinance discussion til after the 20th of May. Would like to wait a little longer to do the Sign Ordinance right.

Cliff Murphy 133 Washington Avenue, Eatonville, WA

Would like to see the Sign Ordinance discussed on May 21 after the Seattle Tour Trip. Would like to join Rich in slowing down but be prepared at the next Planning Commission meeting to finish this process.

Smallwood spoke away from microphone.

Lind let me summarize where I think we are at for the Planning Commission. I think I have heard from Mayor Smallwood that if we are able to keep the fee level under \$800 that he believes there is enough money there and he is willing to commit it to that. I am hearing that some postponement from people is desired but there are different lengths of time. There are several ways to proceed with that. Mr. Bond has suggested putting this back into the sign committee with some consultation as being the most cost effect way which seems to

make some sense to that. We are at a point how do we resolve this through the body of the Planning Commission. I think that logically there are two motions that are going to be needed on this. One is a postponement and a second one if that passed is a motion referring it back to the Sign Committee with expert help with Aria Jackson. I am going to suggest a motion here and see if there is somebody that is willing to adopt and someone willing to second on it and to put it on the table for discussion and that is postponing this until the first meeting in July. Does the Chair hear motion for postponement to the first meeting in July?

David Woller, 125 Washington Avenue, Eatonville, WA

Is this trip not effectively a pay to play event. Like Mr. Valentine said those who can't or don't go are disadvantaged. So in fact it is a pay to play because you have to buy a ticket and have dinner in order to have your voice heard at this event. It is a problem for me and others.

Charles McTee, 408 Ridge Road, Eatonville, WA

Just wanted you to know how much it costs when you see the expense sheets on advertising in the News Tribune. It is three or four times as much as advertising in the local paper. If you have to put it off a week or two to avoid that expense. Hundreds of dollars.

Lind Mr. Bond, how much is it?

Bond about \$375 for a public hearing notice.

Lind I would like to solicit a motion to postpone this to the first meeting in July.

Valentine so moved.

Schaub second.

Beach I am going to be gone the second meeting in July and I have been involved in this Sign Ordinance from the beginning and I have some doubts. I would like to think that we can get it done on the 2nd of July but I have some doubts about that. I would personally like to be involved in the determination at the end however it is. If we are not done by the 2nd of July I would make a motion at that time to postpone it until the first of August. Whether the rest of the membership would vote for that I, of course, do not know.

Lind would you like to put that in the form of a motion and see if we can get a second?

Beach the main motion is to schedule it for the 2nd of July and I would add an amendment to that that if it is not completed on the 2nd of July that it be then postponed to the first meeting in August.

Lind is there a second to that motion? No second. The other potential possibility is to an amendment to an earlier date, i.e. maybe the second meeting in June. Is there anybody that would like to pick up an amendment such as that.

Beach I will offer an amendment, I guess it would be a substitution in this case for the 18th of June.

Lind we have a substitution amendment that it be postponed until the 18th of June. Is there a second?

Schaub we have a motion already on the floor for the first week in July and it has a second to it?

Lind we are trying a substitution and seeing if we can get a second to it. I am looking for a second. I am not hearing a second. Is there any other amendments?

Beach I will substitute the 4th of June

Lind we have a amendment to substitute to the 4th. Is there a second to that amendment. Not seeing any. That fails.

Cliff Murphy, 133 Washington Avenue, Eatonville, WA

Just from the view point of the business community I think that we can make that work in June. I hate to see it drag out any further. This is one of the problems that we have placed in the Economical Development Committee for the town. It has been over a year and we keep on having 30 and 60 day delays and I think it time we get this thing handled. It's a Sign Ordinance that's 95% approved by the Planning Commission and by the general public from their comments and we can do it.

Rich Williams, 3144 Hollywood Drive North, Olympia, WA

If we can get the group together before the 20th and get the information to Mr. Spitzer in advance of the 20th meeting so he has something to work on and then add the comments at the 20th meeting I think that Mr. Spitzer probably could have something back to the group so that we can have something for you at the date you are planning on having the meeting. There are still a couple of unknowns and that is how where going to schedule everything to get it back to you by the 4th of June. It's going to be tight for us but if that is what we have to do we will just have to put in the time to make it happen.

Valentine would like to see the School District get as much time for the Conditional Use Public Hearing as they need on June 4th.

Lind are we ready to vote on this matter. We will take the vote and that is to continue or postpone this until the first meeting in July. All those in favor say "aye". All in favor. This is continued or postponed until the first meeting in July. The second motion that the chair would like is for this to be referred back to what we have called the Sign Committee and for them to work on it and if possible for Town Hall to include Mr. Spitzer if they see that the fee is there and the money is there. Is there someone that would take that motion? The motion is to refer it back to the Sign Committee to work on it with Town Hall staff and consultants they might want to engage looking to have it done and back here by the first meeting in July.

Harper so moved.

Valentine second.

Lind are we ready to vote? All those in favor say “aye”. All in favor. Motion is passed.

New Business:

Lind set Public Hearing Conditional Use Permit for Eatonville School District June the 4th.

Bond we have received all the applications required from the School District. I think that we have continued this hearing at the last meeting so we need to continue this hearing and not set a new hearing for June 4th for the Eatonville School District Conditional Use Permits. This is all of their Conditional Use Permits that they need for the high school project.

Lind the chair would like to have a motion to continue the Public Hearing for Eatonville School District to June the 4th. Is there a motion?

Harris so moved.

Seconded but could not identify who made the second.

Lind we have a motion with a second to continue the Public Hearings for the Eatonville School District to June the 4th. Are we ready to vote? All those in favor say “aye”. All in favor. Motion passes.

Lind we need to set a Public Hearing for Planned Unit Development for Mashell Meadows June the 18th. The chair would like a motion to set a Public Hearing for the Planned Unit Development for Mashell Meadows June the 18th. Do we have someone to make that motion.

Harper so moved.

Valentine second.

Lind are we ready to have the question?

Schaub called the question.

Lind the question has been called. All those in favor say “aye”. All in favor. Let the record show that it is passed unanimously.

Old Business: None

Public Comments: No comments.

Commissioner Comments:

Beach is there anything on the agenda for May 21?

Bond there is anything scheduled.

Beach I would make a motion that we cancel the meeting in May 21 and have the next meeting the first of June.

Lind we have a motion to cancel the May the 21st meeting. Do we have a second.

Harper second.

Beach we have amendments to the Comprehensive Plan that are suppose to follow a regular schedule that are in the Comprehensive Plan. I think we are off that schedule. I know Mr. Kask is primarily responsible for this but do you have any idea when those will come.

Bond I just had this discussion with Chairman Lind and I need to talk to Mr. Kask as find out time wise how to get this on track and right now even if we wanted to at the next meeting we don't have time to advertise the remaining proposed amendments for the meeting on the 21th. We could try to sandwich that in on the 4th if we wanted to tentatively set a Public Hearing date for Comp Plan Amendments.

Beach we could schedule tonight the hearing for the first meeting in June on the Comprehensive Plan Amendments with the understanding that we would take up the School District first and then the other would only come it there was time.

Lind there are people that have invested their interest in specific issues according to our state law on the amendments to the Comprehensive Plan one of which was yours and they had vested interest in that and therefore we needed to go forward with Comprehensive Plan change as state law says. There has been some talk that you can only have one Comprehensive Plan, but the Comprehensive Plan that we have had change was mandated by one of the three separate reasons give in the RCW's. That does not preclude the one that we talked about. I was saying that we need to move forward on this. We need to have some timing out of staff as to when they are ready to bring it forward. If you were to make a motion to set a Public Hearing for the June the 4th and for some reason they were to come forward and say no it would be better if were in another month we could always do a continuation on it.

Beach I move that we take up the Comprehensive Plan Amendments on June 4th after we have disposed of the Eatonville School.

Lind do we have a second?

Harper second.

Lind all those in favor say "aye". All in favor. Motion is passed.

Lind motion for adjournment.

Valentine so moved.

Beach second.

Lind all those in favor say “aye”. All in favor. Motion carries.

Schaub what happened to the motion to cancel the meeting?

Lind we did have a motion on the floor and a second to cancel the May 21st. All those in favor say “aye”. All in favor.

Next Meeting: June 4, 2007

MSC to Adjourn at 8:16 PM

PC Chairman, Steve Lind

PC Recorder, Karen T. Bennett

PC Secretary, Larry Frink