

**Town of Eatonville  
PLANNING COMMISSION MEETING  
MONDAY 7:00 PM, SEPTEMBER 4, 2007  
COMMUNITY CENTER  
305 CENTER STREET WEST**

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

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

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

**Approval of agenda:** Lind moved 2008-2013 – 6 Year Street Plan from new business to communications and announcements. Agenda was approved with unanimous consent.

**Approval of minutes:** Harper moves to for approval of August 20, 2007 minutes, Harris seconds. August 20 minutes approved unanimously w/corrections.

**Communications and Announcements:**

**From Commissioners, Town Officials, other government bodies:**

**Mayor Smallwood** entered into the record a list of nuisance buildings within the town limits of Eatonville.

**Gary Armstrong** reviewed and answered questions regarding the Six Year Transportation Improvement Program 2008 to 2013.

**Charles McTee**, 408 Ridge Road, Eatonville, WA

Stated that he had been through six or seven of the six year street plans and know that they are never followed it's just a guide.

**Phillys Antigvera**, 219 East Mashell, Eatonville, WA

Directed questions to staff regarding 1) a portion of Mashell by the High School that has 2" to 4" of the road that really pops up and when people drive through there with a trailer or heavy loaded vehicle it sounds awful. 2) Why are there no lights on Mashell by the High School? 3) The Methodist Church when they did the sidewalk there is gravel that is leaning against the church. There are a lot of seniors at the Methodist Church and the gravel is not very good to walk through.

**Gary Armstrong** will look at the road on Mashell and see if it is something that can be temporarily patched. There are no dollars to re-do that particular section. The street lights on Mashell should be on tonight, if not in the morning. The Methodist Church should be getting a connecting ramp once they come back to work on the project. They should be back to work on the project within about six days.

**From the Public:** There was none.

**Public Hearings:** Amend Development Regulations relating to restaurants in commercial zones.

**Schaub** moves to open the public hearing. Frink seconds. The public hearing opens at 7:40 pm.

**Nick Bond** reviews Ordinance 2007-16. Notes that upon investigation finds that our current code does not allow what are considered Formula take-out restaurant or drive in restaurants in either the C1 or C2 zone within the town. It requires that Formula take-out restaurants would need to be located in a multi-tenant building where by the Formula take-out restaurant could not occupy more than fifty (50) percent of the building. From a legal stand point if we were challenged by somebody that wanted to come in and open a fast food restaurant, such as a McDonalds or a Burger King that we would probably loose in court because we are failing to provide any type of zone where by they can locate that type of business. My recommendation to the Planning Commission is that we allow those types of uses both drive-in and formula take out take restaurants in the C2 zones as permitted out right use and in the C1 downtown commercial district because we are trying to encourage downtown buildings which are characteristic of having zero lot line set backs and trying to encourage more infill of downtown style buildings to leave the ordinance as it is requiring that formula take out food restaurants such as a Taco Del Mar would have to be in a building which is shared with other business in a complex as opposed to being free standing out in the middle of our C1 zone.

**Phillys Antigvera**, 219 East Mashell, Eatonville, WA

The wording that you use from Washington to Center Street East the restaurant can use a drive-in but not a drive through?

**Bond** on Center Street East the restaurants can have a drive through all of them are permitted out right to have a drive through as part of a fast food formula take out restaurant and on Center Street East drive-in's are permitted but there are special conditions for lot size and dimensions.

**Lind** Mr. Bond are you fine with us closing the Public Hearing?

**Bond** yes, this is a Planning Commission initiated change and you guys have to be comfortable with it.

**Valentine** makes a motion to close the Public Hearing. Schaub second's.

**Bond** I am ready for a recommendation on the Ordinance as it is written.

**Beach** I move that we accept the changes as recommended by the Town Planner.

**Harper** second.

**Bill Fitzer**, 10809 428<sup>th</sup> Street East, Eatonville, WA

One of the things when you talk about a drive through restaurant you will now find that there are a lot of regulations because of that. It is a real particular problem with drive through restaurants. What happened in the old days when McDonald's and Burger King built their drive-in's they were usually large and pretty barren and I think that is one of the reasons you have got vegetation in there is because they had to come back and start to plan something other than this cement expanse that was out there. There is a safety issue and there were actually some McDonald's in Tacoma and Lakewood that had to change location because they were getting sued along with the city because people were running into things. The city was getting sued because they hadn't planned well as far as access and ingress and to narrow of lanes. When you take a look at drive through restaurants it's a whole different ball game than the other kind. There is a lot more to it and I think that is one of the reasons that kind of wording is in this. There are special kinds of things that go along with that that you will never see as far as the restaurant business. But when you talk about people and using that business then it becomes very special.

**Lind** are we ready for the question? All those in favor say "aye". All in favor and motion carries.

**New Business:** None

**Old Business:** None

**Public Comments:** No comments.

**Commissioner Comments:**

**Next Meeting:** September 17, 2007

**MSC to Adjourn at 8:03 PM**

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PC Chairman, Steve Lind

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PC Recorder, Karen T. Bennett

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PC Secretary, Larry Frink