

**Town of Eatonville**  
**PLANNING COMMISSION MEETING**  
**MONDAY 7:00 PM, OCTOBER 1, 2007**  
**COMMUNITY CENTER**  
**305 CENTER STREET WEST**

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

**Commissioners Present:** Lind, Beach, Valentine, Schaub, Harris. Commission Frink and Commission Harper are absent.

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

**Approval of agenda:** Approved with unanimous consent.

**Approval of minutes:** Not ready for approval.

**Communications and Announcements:**

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

**Bond** discussed the future Planning Commission calendar. In 2008 we will be having a lot of Comp Plan Amendments seeing that we did not get to all of them this year. I have started drafting a number of plan amendments that I would like to take up for 2008 which I will submit to the Clerk to have put on the record and any of you that have specific amendments that you would like to make now is the time to start thinking about those so that you can submit them to me before the end of the year. Another calendar issue is that I will be out of the country for the second meeting in November and the first meeting in December. You are certainly free to go ahead and have a meeting. I don't think that there will be any new business brought up at that time unless there is something that is initiated from outside of Town Hall.

**Beach** I would point out that December 3<sup>rd</sup> which would be the first regular meeting of December is the meeting on the By Laws that we elect officers.

**Lind** I would like to request that each meeting we have an update on the items that are going on to the Comp Plan update. At our next meeting I would like to have a rough draft of 2008 what schedule we are going to look at as a Planning Commission body so that we can start fixing that schedule out and moving things through the Comp Plan and into the Council so we have a idea of where it is. Ask that the staff to review and get a legal opinion of zoning changes in light of the GMA and report back that is to have the zoning change that has to go through the process of being specified in a letter to the Clerk in December. I would like to see some type of report out your office, maybe with the attorney coming in and seeing that there is some way to deal with this in a worse case scenario it could take two years to do a zoning change on something.

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

**Public Hearings:** None

**New Business:**

**Lind** set a public hearing for Sign Variance, Brent Sorenson on November 5, 2007.

**Bond** we have gotten a variance application to do a sign. The current code under chapter 18.06. The code is likely to be adopted by Council, the new sign code, before this hearing will take place but we have had an application come in under the old code for a variance to do a roof sign. The old code does not specify any criteria for granting a variance for a roof sign it just has to meet the standard variance criteria in chapter 18.09, 030 or 040. We are going to move forward at this point with a public hearing. I am still talking to the attorney's and seeing how this is going to work out and whether it is vested under the existing ordinance. I have a feeling that it defaults to the new ordinance. If the new ordinance is adopted before we have a hearing on the variance the new ordinance is going to supersede in that review. I am still waiting for a legal opinion on that. So there is a possibility, if that is the case, this may be taken off the agenda.

**Lind** the chair is looking for a motion to set a public hearing for the Sign Variance for Brent Sorenson for November 5, 2007.

**Schaub** so moved.

**Valentine** second.

**Lind** we have a motion and a second to set a public hearing for a Sign Variance for Brent Sorenson for November 5, 2007. No discussion. Are we ready to vote? All those in favor say "aye". All in favor. Beach – abstention. Under abstention the rules are that ends up being a positive vote.

**Beach** that's o.k.

**Lind** motion carries.

**Lind** set a public hearing for mobile home variance for John Hightower, November 5, 2007.

**Bond** this application is for manufactured home to be put on a single family residential lot. We did pass an ordinance regarding manufactured homes and their use in the town which complies with the new state laws and this variance is to go outside of the framework that we set up in that ordinance. The ordinance that we adopted said that a manufactured home can be treated just the same as a single family stick built home provided that it be brand new, that it be put on a permanent foundation, meet any other code requirements that apply to stick built homes and minimum dimensional requirements of 28 feet by length and 20 feet in

width. This is a variance to deviate from the new requirement. I think this is a slightly used manufactured home. The address is Lynch Street near the cemetery.

**Lind** the chair would like a motion to set a public hearing for the John Hightower mobile home variance for November 5, 2007.

**Valentine** so moved.

**Schaub** second.

**Lind** we have a motion and a second to set a public hearing for the John Hightower mobile home variance for November 5, 2007. Any discussion? Not seeing any. All those in favor say "aye". All in favor. Motion is carried.

**Lind** next item to discuss creation of Property Maintenance Ordinance Committee, Commercial Zoning Update Ordinance Committee and Affordable Housing Committee. These will be sub-committees appointed by the chair. I plan on appoint a chair to each of these committees and one other commissioner. We will let the chair and the other member talk with town hall about getting other members on there as advisors. It will end up being sub-committee of the Planning Commission.

**Schaub (Chair) & Beach – Property Maintenance Ordinance Committee**

**Valentine (Chair) & Harper – Commercial Zoning Update Ordinance Committee**

**Harris (Chair) & Frink – Affordable Housing Committee**

**Bond** the update that I would like to look at for the Commercial Zoning is a combination of making sure our zoning codes are compatible with our Downtown Revitalization Plan and our other visions for the town. They have not been updated or change except for the fast food modification we made recently. I want to make sure that our code can deliver everything to the revitalization that we want to happen and also to look at the creation of additional commercial zoning areas in the town to make sure that we have plenty of space for commercial businesses to locate. The Affordable Housing Committee has been started in Pierce County and the study that I gave Commissioner Harris is an affordable housing study that was done by Pierce County that looks like it is going to be made a county wide planning policy that towns are going to have to take reasonable measures towards providing affordable housing and I want to look at the different options and which ones the town and the committee feel are going to work and would work well in Eatonville.

**Old Business:** None

**Public Comments:**

**Nancy Ellis**, 107 Eagle Glen, Eatonville, WA

Would like to be on the Affordable Housing Committee.

**Commissioner Comments:**

**Beach** will miss October 15<sup>th</sup> PC meeting and both regular PC meetings in November.

**Next Meeting:** October 15, 2007

**Harris** moves to adjourn meeting.

**Valentine** second.

**Meeting Adjourned at 7:23 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