

Town of Eatonville
PLANNING COMMISSION MEETING
Monday - 7:00 PM, May 3, 2010
COMMUNITY CENTER
305 CENTER STREET WEST

Chairman Lambert called the meeting to order - 7:00 PM.

Commissioners Present: Schmit, Lambert, Beach, Treyz, Justice and Craig.

Town Staff Present: Nick Bond and Kerri Murphy.

Commissioner Treyz led the pledge of allegiance.

Approval of agenda: Motion by Schmit. Seconded by Treyz. Carried.

Approval of minutes: **April 19th, 2010**. Motion by Beach. Seconded by Schmit. Carried.

Chairman Lambert introduced and welcomed our newest Planning Commission member, Judy Justice.

No communications or announcements from the commissioners or the public.

Public Hearing – Cottage Housing Development Regulations.

Nick Bond gave a brief summary of the proposed Draft ordinance for Cottage Housing Regulations explaining that the question before the Planning Commission this evening is not whether or not to adopt the Cottage Housing Standards because these have already been to the planning commission. The question is about how we apply the cottage housing standards and where cottage housing would be allowed within the town. Currently cottage housing would be allowed without any standards other than those contained within the multi-family zone. What this ordinance would do is establish standards for cottage housing, when this type of housing would be built in the multifamily zone and it would also allow cottage housing developments to occur within single-family zones provided that the applicant get a conditional use permit. The application would have to come before the planning commission to be reviewed and at this time the commission would have an opportunity to decide whether cottage housing is appropriate in that particular instance and attach conditions to their development permits. This is the recommendation made by staff. Commissioners were asked if they had any suggestions on alternative ways of allowing cottage housing or even considering not allowing cottage housing within the single family zones. At this time there is an interested party looking at doing a cottage housing development in the vicinity of the Baptist Church on Eatonville Hwy. The last option that the commission has in terms of its recommendation is if they wanted to allow cottage housing as a sort of trial period. Where the ordinance would be passed allowing it within single family zones with a year window and people could apply and do that type of development. At the end of a year if cottage housing was built, we could look at it and see if this is the kinds of results that were intended. If we like them we can keep the ordinance, if not we would let it expire.

No one from the public signed up to speak.

Commissioner Beach said that about four or five years ago, he and town staff had taken a look at cottage housing. The photographs are of some that they had looked at. He was quite impressed and feels that this kind of housing quality wise was better than some of our more recent additions to this town. It is worth giving a try. He noted a correction on C-Design Standards; “DEPARTURES to standards “should read **C-1 through C-5 above will be**

Mr. Bond agreed with the correction.

Commissioner Schmit said that Eatonville is a unique community being that we are a whole community be pretty far removed.

Mr. Bond said that for the price that you can build one of these units it really creates an affordable housing option for a greater share of residents within the community.

Commissioner Schmit said that her concern is that they will be turned into rentals. The townhomes are now condos and they don't really fit the town and that is her fear with the cottage housing.

Mr. Bond said that the town can't prevent something from becoming a rental unit. Because cottages would be reviewed as a condominium they would have a condominium association which could establish those types of policies. This is something that would have to be considered at the time of application at least within single family zones.

Commissioner Schmit said that she does not feel that these should be located within single family zones, it should be kept in the multi family zone.

Commissioner Treyz said that he would comment on the wording...it says “departures to standards” he said at the last meeting he pointed out that in his opinion, ten feet is an inadequate distance for fire to maintain between the buildings and according to this language, if the developers wishes to submit something

that exceeds the minimum standards, then it would be a better choice and more apt to be approved. He said he would recommend that the town would reconsider the ten foot minimum distance between the structures based on safety and the aesthetic design of the house itself. He feels they should be at least fifteen feet.

Mr. Bond said that the fire code states that six feet is the minimum, so this already above our fire code. The idea of the cottage housing is that you have minimal yards and that you share all of the open space. Increasing the setbacks between the buildings, this area becomes upkeep for the residents and is inconsistent with the intent of the ordinance. He is opposed to increasing the distance and feels that it defeats the purpose of clustering the houses.

Commissioner Schmit asked Mr. bond how a condominium association would be monitored?

Mr. Bond said that this would be monitored by the residents. It is recorded on the binding site plan which creates the condominiums and it becomes owned by the association which each member is a part of. The town does not enforce this, it is a civil issue that if people within the condominium association are fighting, it goes to a judge and is handled in civil court.

Commission Schmit asked if upkeep is not being done, what rights does the town have?

Mr. Bond explained that the town would file a notice to the condominium association to correct the situation and basically because this would be a multifamily housing type, they are required to have a landscaping plan and to maintain their landscaping in accordance with that plan.

Chairman Lambert closed the public hearing and asked for a motion.

Commissioner Beach move to recommend to the Cottage Housing Development Regulations to the town council.

Commissioner Craig seconded the motion.

Commissioner Schmit motion to amended the regulations to read “multifamily zoning “ only. Remove single family residence.

Chairman Lambert asked for a second. Amendment died for lack of a second.

Mr. Bond added that the Planning Commission will still have a great deal of deference as to whether to approve the development or not. If it is going to generate to much traffic or cause problems within the zone because it not the right spot for it, you can still deny a conditional use permit. It is not permitted outright and can still be rejected. He is proposing that the town enact this ordinance now and maybe make an amendment to the motion that says that this ordinance would expire June, 2011. By the time it gets through council, give someone a full year to file an application and build cottage housing and just see how it goes. Maybe even give it two or three years, because it may take that long to get up and running.

Commissioner Beach said that he thought that this would be a decision for the town council to make as to whether it should be put on the books as a permanent until rescinded or whether it has to be reapproved at some future time.

Chairman Lambert called for a vote. Unanimously approved.

Commissioner Treyz stated that his opposition is in the distance between housing.

Mr. Bond explained that the certified letter mailed to D & L Properties, LLC was FYI to the commissioners Hopefully we will get compliance without going through a lengthy process. The town attorney is working on updating the code.

Commissioner Comments:

Commissioner Treyz asked Mr. Bond about the statement in the letter ”Permit required”...says that it “may require” and feels that the town is extremely ambiguous on the word “may”. The town engineer for the town was unable to give him a definite figure as to what the permit would cost or whether he needed a permit. He would like some clarification on that.

Mr. Bond said that at this time we do not know what might be wrong with the building but that it is clearly specified in the building code.

There were no public comments.

Commissioner Craig if there was anything decided from Multicare?

Mr. Bond said that the town is still in discussion with Multicare with trying to design something. Council is finally taking up the Design Guidelines that the commission forwarded to them six months ago. This is on the agenda for the Town Council next Monday. There is a file on Multicare at the office.

Commissioner Beach asked if there was anything on the agenda for the next meeting.

Mr. Bond said there is nothing at this time.

Commissioner Treyz brought it to Mr. Bond’s attention that there is a two foot section between the plaza area and Jebino’s that was not paved.

Mr. Bond explained that there was some electrical work done and that that area will be patched with asphalt.

Chairman Lambert asked what the plan was for the street side where there is the change in grade between the street and the curb.

Mr. Bond said that the town is working on the redesign of Mashell Ave and hopefully the town will be getting the funds to redo Mashell Ave very soon. The town is forth on the list for stimulus money if most transportation money gets released. This will regrade everything from the High School to Center Street on both sides. For now that is going to be left in its present condition and marked off with cones.

Chairman Lambert called for a motion to adjourn.

Commissioner Schmit motion to adjourn. **Commissioner Treyz** seconded. Carried. Adjourned at 7:33 p.m.

Next meeting will be May 17th, at 7:00 p.m.

Chairman Lambert

Recording Secretary, Kerri Murphy

Secretary, Commissioner David Craig