



Town of Eatonville
Planning Commission Meeting Minutes
Monday December 6th, 2021
Via Zoom

CALL TO ORDER – Chair Adams called the meeting to order at 6:30 p.m.

ROLL CALL - Present: Chair Adams, Commissioner Baublits, Commissioner Litzenberger, Mayor Mike Schaub absent.

STAFF PRESENT: Town Planner Scott Clark, and Planning & Building Admin Johnnie Newell

PLEDGE OF ALLIGIANCE: Followed Roll Call.

APPROVAL OF MINUTES -

November 15, 2021, Minutes

Commissioner Baublits made a motion to approve the November 15, 2021, minutes seconded by Commissioner Litzenberger, motion passed 3-0.

PUBLIC COMMENTS – SUBMITTED IN WRITING: NONE

UFINISHED BUSINESS:

- a. Discussion – Short Term Rentals
- b. Sign Code Review
- c. Additional Review of Chapter 19
 - i. Definitions
 - ii. Aerospace District

Chair Adams asked Commissioner Baublits to address his communication with the Town Attorney Gregory Jacoby who was present at the meeting tonight. Discussion ensued around guidelines in the code vs changing codified language.

Attorney Jacoby explained the difference between forcible and unenforceable guidelines. He explained that ultimately the Town Council must adopt those guidelines in order to be enforceable. He used Port Orchard as an example of a city that adopted their guidelines and that those guidelines are stand alone documents.

Discussion ensued around guidelines; attorney Jacoby explained that all enforceable rules must be approved by the Town Council as they are the legislative body. You can amend those rules/guidelines, but they must be reviewed and approved by the Town Council by way of ordinance.

Discussion ensued around short-term rentals, fee schedules and taxes were discussed, large corporations vs homeowners. Attorney Jacoby explained fees being for services such as administrative time, inspections etc. He suggested looking at other jurisdictions in the State of Washington or MRSC for authority on taxing short term rental properties in various groups and rates on those groups.

Discussion ensued around the location of these regulations in the code, suggestions about locating them by zoning designation was discussed. Commissioners discussed the drafts that have been sent to council and which one should be used. Council member Dunn clarified that Title 19 was brought before the Town Council has not been adopted or voted on by council. Planner Clark recommend that a draft be sent back in legislative form so that there is an indication of what should be kept and what should be deleted. Draft "C" will go before the council for review and approval.

Chair Adams explained the discussion around Aerospace District review in chapter 19 and how that would be addressed in title 19 to the commissioners. Commissioners talked about researching other municipalities that also have airports to see what type of codes that have. Commissioners agreed to do some homework on researching other towns and cities with airports.

NEW BUSINESS: NONE

STAFF & COMMISSIONER COMMENTS:

Chair Adams commented on how good it is that Planning Commission and Council are working together to make much needed changes to the code. Discussion about the date of the next meeting and everyone agreed that the next meeting be two weeks as normal, next meeting with be December 20th, 2021.

ADJOURNMENT: 8:00 pm

Next Meeting: December 20, 2021

Chairperson Adams

Secretary - Open

ATTEST:

Recording Technician, Ms. Johnnie Newell