



**Town of Eatonville**  
**Planning Commission Meeting Minutes**  
**Monday June 21, 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 Rivera, Commissioner Litzenberger, Commissioner Justice.

**STAFF PRESENT:** Town Administrator Abby Gribi, Town Planner Scott Clark, and Planning & Building Admin Johnnie Newell.

**PLEDGE OF ALLIGIANCE:** Followed Roll Call.

**APPROVAL OF MINUTES** – Commissioner Baublits made motion to approve the minutes of June 7, 2021. Commissioner Justice seconded that the minutes be approved with the correction, motion passed 5-0.

**June 7, 2021, Minutes**

**PUBLIC COMMENTS – SUBMITTED IN WRITING: NONE**

**NEW BUSINESS-REQUESTS**

- a. EMC Chapter 18.04 - District Regulations Review
- b. EMC Chapter 18.08 – Accessory Dwelling Unit Review
- c. EMC Chapter 19-Design Guidelines Review

Chair Adams inquired as to when we will be able to have in person meetings again, Administrator Gribi stated that it could be around June 30, 2021, but wasn't sure of the exact date. Chair Adams thanked Commissioner Baublits for his materials that were supplied for the meeting.

Chair Adams opened the floor for discussion, Commissioner Baublits shared the definition of “Site Coverage” and what is included in the current code. He talked about “Ellensburg’s Municipal Code” and how many changes have been made to it. He also looked at the “Definitions” and found them to be similar to the Town of Eatonville’s definitions.

Chair Adams requested a motion to make a recommendation to use Ellensburg code as a short-term model. Commissioner Rivera suggested looking at “Site Coverage” as an addition to that. Commissioners agreed to make a recommendation to the Town Council, motion made and passed 5-0.

Commissioners discussed Accessory Dwelling Units and making the code more flexible. Commissioner Rivera reminded the Commissioners of the previous discussion on eliminating the requirement of maintaining residence at the primary structure. Discussion ensued, Administrator Gribi talked about how they wanted to address it whether it be for affordable housing, or a possible allowance for an income stream for a property owner. She discussed the requirement for separate utilities unless it is attached to

the main structure then it would not apply, she felt that there should be more discussion to be made on this item. Chair Adams added his thoughts about separate utilities for detached ADU's. Commissioner Baublits talked about "Visions" & "Goals".

Discussion ensued.

Commissioner Baublits suggested the Commission make an action item for each Commissioner and staff look to at the Ellensburg Code and come back with ideas for the next meeting.

Commissioner Litzenberger shared his findings when looking at rentals in Eatonville out of four (4) sites that he Googled he found there was only one (1) rental available in Eatonville. He felt that our code should be geared towards affordable housing due to the lack of affordable housing in Eatonville. Commissioner Justice agreed that it is very difficult to find rental homes in the Town of Eatonville.

Chair Adams shared Ellensburg's code 15.540.040 on Accessory Dwelling Units for the Commissioners to look up and come back with thoughts to share at next meeting.

Motion was made by Commissioner Baublits to direct Chair Adams in making a recommendation to the Council to reflect the discussions of tonight's meeting, seconded by Commissioner Litezenberger, motion passed 5-0.

Administrator Gribi updated Commissioners on a water leak in town that was repaired today. She also updated the Commissioners on an application to the Transportation Improvement Board she is currently working on as they are accepting applications for grants for street improvements. She is planning to get improvements for Carter St. much like the reclamation that was done last year on Rainier and Penn Ave.

**UNFINISHED BUSINESS: NONE**

**STAFF/COMMISSIONER COMMENTS:**

**ADJOURNMENT: 7:45 pm**

**Next Meeting: July 5, 2021**

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**Chairperson Adams**

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**Secretary - Justice**

**ATTEST:**

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**Recording Technician, Ms. Johnnie Newell**