



Town of Eatonville
Planning Commission Meeting Minutes
Monday February 17th, 2026, 6:30pm
In-person/Virtual Zoom Hybrid Meeting

CALL TO ORDER – Chair Wilson called the meeting to order at 6:31pm.

ROLL CALL - Present: Chair Wilson, Commissioner Roland, Commissioner Clement, Commissioner Litzenberger and Mayor McFadden.

STAFF PRESENT: Town Planner Nick Moore and Planning and Building Admin Tracy Marin.

PLEDGE OF ALLIGIANCE: Directly following roll call, led by Chair Wilson.

APPROVAL OF MINUTES:

1. Minutes from January 5th, 2026
 - a. Chair Wilson requested a motion to approve minutes from January 5th, 2026, meeting. Commissioner Litzenberger moved to approve minutes. Commissioner Clement seconded, all in favor, motion passed.

PUBLIC COMMENTS SUBMITTED IN WRITING: None

UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. Development Regulations
 - a. Town Planner Nick Moore states the PSRC contacted him two weeks ago. In order to have the Comprehensive Plan certified, the Town needs to submit code updates that include language about emergency shelters, transitional housing, emergency housing and permanent supportive housing by April 2026. He'd like to draft up code; however, wants to see how the Commission would like to tackle this, making sure there is enough space to meet our targets.
 - b. Commissioner Litzenberger asked for definitions of each to which Nick provides examples of each type of housing.
 - c. Nick explains how the Town cannot prohibit permitting, however recommends to have clear language in the code that explicitly defines each type of housing.
 - d. Commissioner Litzenberger and Chair Wilson bring up and discuss how this could potentially bring in sex offenders and/or felons released from jail/prison into our community. They both ask Nick if there is a way to create parameters within the new code to make it strict to where it would almost impossible to allow. Nick states he will research more on this and bring it back to the Commission when he has more definitive answers.
 - e. Bonus density and parking changes are additional items to address and need to be updated by April 2026. Nick asked how the Commission wants to handle the bonus density, stated he asked both Commerce and PSRC and confirmed they are based on the need. Nick suggests to offer smaller lot sizes in single family zones with a 30% density increase in multi-family zones.
 - f. Nick states priorities going forward include a plat next month and stormwater updates. He explains how both the Planning Commission and Town Council will be presented with a proposal

to create a fee-in-lieu for impervious service as a work around for requiring flow control onsite, putting flow control on the Town. The money collected from the fee will go towards design and construction of a new flow control facility owned by the Town. This will make it much easier for applicants and avoid them to having to create expensive underground retention facilities.

- g. Nick provided a copy of the future use map from the current Comp Plan. It has a public use open space overlay, however there is no zoning code about public use overlay. This is confusing and misleading for anyone reading our zoning code where it could be assumed there is some reference in our Municipal Code about what type of activities can take place when there is actually nothing to reference making it irrelevant. He suggests to remove the overlay or work toward creating a code that regulates public use and open space. In the current Comp Plan, the land use designations and public use areas do not match up with the zoning overlay in the future use zoning.
- h. Chair Wilson states she is in favor of removing the overlay. Nick states it would be an amendment recommended to the Town Council and that it would not require SEPA. He then recommends the Commission remove the dots off the zoning map as they are confusing, and it doesn't match the future use map. Commissioner Litzenberger makes a motion to remove the public space overlay from the current zoning map. Commissioner Roland seconds, all in favor, motion passes.

STAFF/COMMISSIONER COMMENTS:

- 1. Mayor McFadden states that the items that were passed at last Planning Commission meeting will be presented to the next Town Council meeting.

ADJOURNMENT: Chair Wilson Adjourned the meeting at 6:56pm.

Next Meeting: March 2nd, 2026

Chair – Wilson

Secretary – Litzenberger

ATTEST:

Recording Technician – Tracy Marin