



Town of Eatonville
Planning Commission Meeting Minutes
Monday May 18th 2026, 6:30pm
In-person/Virtual Zoom Hybrid Meeting

CALL TO ORDER – Co-Chair Clement called the meeting to order at 6:28pm.

ROLL CALL - Present: Co-Chair Clement, Commissioner Roland, Commissioner Smith, and Commissioner Litzenberger.

STAFF PRESENT: Town Administrator Eric Phillips, Planner Nick Moore and Planning and Building Admin Tracy Marin.

PLEDGE OF ALLIGIANCE: Directly following roll call, led by Co-Chair Clement.

APPROVAL OF MINUTES:

1. Minutes from April 4th, 2026
 - a. Co-Chair Clement requested a motion to approve minutes from May 4th, 2026, meeting. Commissioner Litzenberger moved to approve minutes. Commissioner Smith seconded, no discussion, all in favor, motion passed.

PUBLIC COMMENTS SUBMITTED IN WRITING: There were four public comments submitted to which Town Planner, Nick Moore, read them into record.

1. Jim Bieker, 399 Prospect St W, Eatonville, WA 98328
2. Garth Cumberbatch with WSDOT Aviation Division
3. R. Coleman Gusler, 160 Mountain Crest Ln, Eatonville, WA 98328
4. Desiree Carson,

UNFINISHED BUSINESS: NONE

NEW BUSINESS: Public Hearing for variance request to Swanson Airfield Aviation Townhomes

1. Co-Chair Clement opened the public hearing at 6:42pm. She asked for Nick to give a brief overview of the public hearing. Nick states the variance request is for a zero-lot line setback abutting the Mountain Crest subdivision for a proposed 40-unit townhome development along Swanson Field. Staff does not have a recommendation; however, this variance request is in connection with a consolidated application with a binding site plan that is still in the review process. With a reminder this public hearing is only for the variance, an approval could lead to an approval of the binding site plan, Eatonville Municipal Code has required findings the code applicant must answer. Nick reads the applicants responses into record.
2. Co-Chair Clement asks if the applicant is present and if they wish to comment. Les Seifert, who attended online, introduces himself as the architect of the project.
3. Public attendees are welcomed to speak, with a three-minute limit.
 - a. Dan Phillips, 580 Airport Rd, Eatonville
 - b. Dave Baublits, 184 Dow Ridge Dr N, Eatonville
 - c. Bryce Witkowski, 40316 Ski Park Rd E, Eatonville

- d. Bob Thomas, 234 Allison Rd, Eatonville
 - e. Darren Anderson, 154 Mountain Crest Ln, Eatonville
 - f. Katherine Bieker, 399 Prospect St W, Eatonville
 - g. Kimberly Ireland, 341 Luscomb Dr N, Eatonville
 - h. Josh Suveges, 162 Mountain Crest Ln, Eatonville
 - i. Rick Adams, 29906 SR 706 E, Ashford
 - j. Mike McKnight, 150 Mountain Crest Ln, Eatonville
 - k. Garth Cumberbatch, WSDOT, 310 Maple Dr, Olympia
- 4. Public hearing closed at 7:21pm, commissioners discuss.
 - 5. Commissioner's in favor of voting and Co-Chair Clement requests a motion. Commissioner Smith motions to not approve the variance for the Swanson Airfield Townhomes, all in favor, motion passes.

STAFF/COMMISSIONER COMMENTS: NONE

ADJOURNMENT: Co-Chair Clements adjourned the meeting at 7:48pm.

Next Meeting: July 20th, 2026

Co-Chair – Clement

Secretary – Litzenberger

ATTEST:

Recording Technician – Tracy Marin