



Town of Eatonville
Planning Commission Meeting Minutes
Monday July 20th 2026, 6:30pm
In-person/Virtual Zoom Hybrid Meeting

CALL TO ORDER – Chair Wilson called the meeting to order at 6:30pm.

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

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 May 18th, 2026
 - a. Chair Wilson requested a motion to approve minutes from May 18th, 2026, meeting. Commissioner Clement moved to approve minutes. Commissioner Roland seconded, no discussion, all in favor, motion passed.

PUBLIC COMMENTS SUBMITTED IN WRITING: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS: Development Regulations

1. Town Planner, Nick Moore, explains these are the last of the development regulation requirements needed to bring us into compliance with the Department of Commerce: Unit Lot Subdivisions, Bonus Density and Parking Standards.
2. Discussion is had regarding Unit Lot Subdivision. Chair Wilson requests a motion to send the code revision to council. Commissioner Roland moves to send the Unit Lot Subdivision development regulation code revision to council, Commissioner Clement seconds, all in favor, motion passed.
3. Discussion is had regarding Bonus Denisty. Chair Wilson requests a motion to send the Bonus Density development regulation code revision with adjusting the 50% to 25% to council. Commissioner Clement responds with so moved, Commissioner Litzenberger seconds, all in favor, motion passed.
4. Discussion is had regarding Parking and Design Standards. Chair Wilson requests a motion to send to council; Commissioner Clement moves to send to council with the caveat of removing section “D” as proposed to make the language clear. Commissioner Roland seconds, all in favor, motion passed.

STAFF/COMMISSIONER COMMENTS: NONE

ADJOURNMENT: Co-Chair Clements adjourned the meeting at 7:17pm.

Next Meeting: August 31st, 2026

Co-Chair – Clement

Secretary – Litzenberger

ATTEST:

Recording Technician – Tracy Marin