

City of Essex Junction

Planning Commission

Meeting Agenda



TUESDAY, AUGUST 11, 2026 • 6:30 PM
Online & 2 Lincoln Street, Essex Junction, VT 05452

www.essexjunction.org • P: 802-878-6944 x 1607
E: cyuen@essexjunction.org

This meeting will be in-person and available remotely. Options to watch or join the meeting remotely:

JOIN ONLINE: [Click here to join the meeting](#); or visit essexjunction.org for meeting connection information

JOIN CALLING: (toll free audio only) 888-788-0099 | Meeting ID: 953 1240 7791; Passcode: 040339

- 1. CALL TO ORDER** **[6:30 PM]**
- 2. AGENDA ADDITIONS/CHANGES**
- 3. PUBLIC TO BE HEARD**
 - a. Comments from Public
- 4. MINUTES**
 - a. July 2, 2026
- 5. BUSINESS ITEMS**
 - a. Comprehensive Plan Update - Draft Sections **[6:35 PM]**
 - i. Chapter 2 – Community Vision and Strategies
 - ii. Chapter 3 – History; Trends
 - b. 2026 Land Development Code (LDC) Amendments* **[7:45 PM]**
 - i. Form-Based Code Public Engagement Review* **[7:45 PM]**
 - ii. Discussion of unit mix requirements* **[8:05 PM]**
 - iii. Review draft LDC amendments and consider warning a hearing for September **[8:15 PM]**
- 6. MEMBER UPDATES**
- 7. STAFF UPDATES**
- 8. ADJOURNMENT**

*attachments included in the packet

Agenda item timestamps are estimates of the starting time of each topic and are subject to change.

This agenda is available in alternative formats upon request. Meetings of the Planning Commission, like all programs and activities of the City of Essex Junction, are accessible to people with disabilities. For information on accessibility or this agenda, call the City Manager's office at 802-878-6944 TTY: 7-1-1 or (800) 253-0191.