

**ORDINANCE NO. 2025-5**

**AN ORDINANCE OF THE TOWN OF EATONVILLE, WASHINGTON, APPROVING AN AREA REZONE FOR THE REAL PROPERTY CONSISTING OF PARCEL NUMBERS 0416153704, 0416153039, 0416153703, 0416153026, 0416153705, 0416153040, 0416153031, 0416153033, 0416222007, 0416222002, 0416222034, 0416222009, 0416222008, 0416222032. AND AMENDING THE EATONVILLE ZONING MAP BY CHANGING THE ZONING CLASSIFICATION FOR THE PROPERTY FROM SINGLE FAMILY RESIDENTIAL ONE (SF-1) TO SINGLE FAMILY RESIDENTIAL TWO (SF-2)**

**WHEREAS**, Roland Litzenberger (the applicant) is the owner of the real property located at XXX 430<sup>th</sup> St E, 10731 Eatonville Hwy E and 10723 Eatonville Hwy E; Pierce County tax parcel numbers 0416153705, 0416153703, 0416153026, 0416153040 (a portion of the subject property); and parcels 0416153704, 0416153039, 0416153031, 0416153033, 0416222002, 0416222007, 0416153031 and 0416153033 are within town limits (a portion of the subject property); and parcel numbers 0416222034, 0416222033, 0416222032, 0416222008, and 0416222009 are within the Town of Eatonville's Urban Growth Area (a portion of the subject property)

**WHEREAS**, the applicant has submitted an application to rezone the entire subject property from Single family Residential One (SF-1) to Single Family Residential Two (SF-2); and

**WHEREAS**, all fees associated with the rezone application have been paid to the town; and

**WHEREAS**, a SEPA Determination of Non-Significance was issued on March 21, 2025 and no comments were received; and

**WHEREAS**, on April 21, 2025, the Eatonville Planning Commission held a public hearing and received public comment regarding the applicant's request to rezone the subject property; and

**WHEREAS**, at least ten (10) days prior to the public hearing, notice of the public hearing was provided to all property owners within at least 300 feet of the proposed rezone and a public notice was posted on the subject property; and

**WHEREAS**, public notice was also published in the local newspaper at least ten (10) days prior to the public hearing; and

**WHEREAS**, having conducted the public hearing and considered the entire record, including but not limited to the Planning Department's file, a staff report, and public comment, the Planning Commission has in a vote of 4-1 recommended approval of the application for the rezone of the subject property; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF EATONVILLE AS FOLLOWS:**

**Section 1. Findings and Conclusions.** The Town Council adopts the findings and conclusions of the Planning Commission Report dated June 2<sup>nd</sup>, 2025, a copy of which is attached hereto as Exhibit A and incorporated by this reference.

**Section 2. Final Decision.** Based on the recommendation of the Planning Commission and the findings of fact and conclusions of law set forth in Exhibit A, the Town Council approves the request to rezone and the Town of Eatonville Zoning Map is hereby amended by changing the zoning classification for the properties consisting of parcel numbers 0416153704, 0416153039, 0416153703, 0416153026, 0416153705, 0416153040, 0416153031, 0416153033, 0416222007, 0416222002, 0416222034, 0416222009, 0416222008, 0416222032, Pierce County tax parcel numbers 0416145034 and 0416145038, from Single Family Residential One (SF-1) to Single Family Residential Two (SF-2).

**Section 3.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 4.** This ordinance shall take effect after publication of a summary, consisting of the title, pursuant to RCW 35.27.300.

1ST READING: 08/11/2025

2ND READING: 08/25/2025

**PASSED** by the Town Council of the Town of Eatonville and attested by the Clerk in authentication of such passage this \_\_\_\_ day of \_\_\_\_\_ 2025.

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David Baublits  
Mayor

ATTEST:

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Miranda Doll  
Town Clerk

APPROVED AS TO FORM:

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Oskar Rey  
Town Attorney



## Staff Report

Nick Moore, Town Planner

# Eatonville West Rezone/Map Amendment

**Board of Adjustment Hearing  
June 2nd, 2025**

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**I. APPLICATION SCOPE:**

Petition for Zoning Map Amendment (Rezone) of 14 parcels within Eatonville town limits and Urban Growth Area.

**II. PROJECT DESCRIPTION:**

Roland Litzenberger has requested a that the Town of Eatonville change the requested parcels (listed below) from SF-1 to SF-2. This requires a zoning map amendment. No land use designation change is occurring, nor will it negatively affect housing allocations therefore this request will not require a comprehensive plan amendment.

0416153704, 0416153039, 0416153703, 0416153026, 0416153705, 0416153040, 0416153031, 0416153033, 0416222007, 0416222002, 0416222034, 0416222009, 0416222008, 0416222032

**III. GENERAL SITE LOCATION:**

The project proposal is generally located along the Eatonville Highway corridor within Town limits and it Urban Growth Area.



**IV. BACKGROUND:**

Owner/Applicant: Roland Litzenberger

Application Type: Zoning Map Amendment

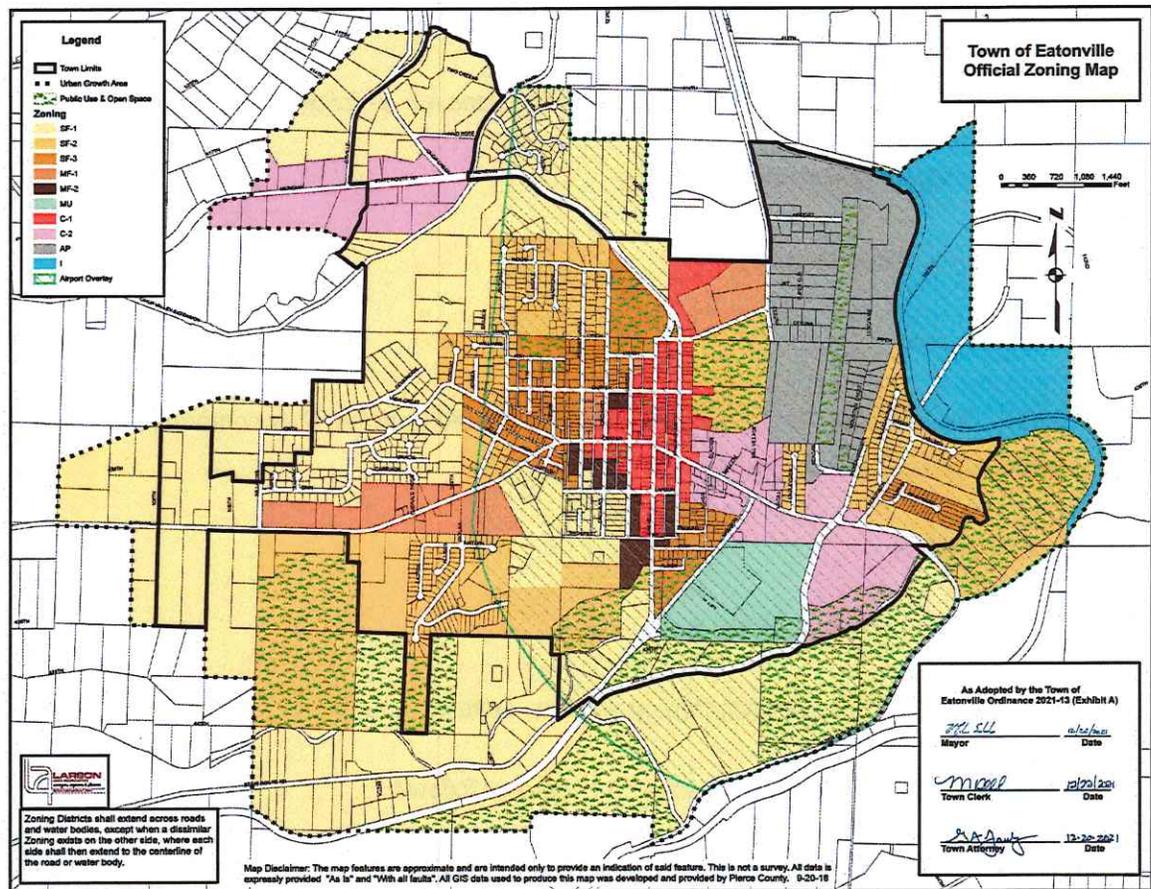
Requested Use: Non-project Action

Application Complete: 03/20/2025

Tax Parcel Number: 0416153704, 0416153039, 0416153703, 0416153026, 0416153705,  
0416153040, 0416153031, 0416153033, 0416222007, 0416222002, 0416222034, 0416222009,  
0416222008,  
0416222032

Existing Site Services:      Water: Town of Eatonville  
                                         Sewer: Town of Eatonville  
                                         Power: Town of Eatonville

### Existing Zoning Map



### Development Patterns: Vacant Land and Single Family Residences

**V. REGULATIONS AND PROCEDURES:**

For Board of Adjustment review and consideration, please find below some of the relevant Eatonville Municipal Codes (EMC) related to this proposal, including but not limited to:

Chapter 18.04, District Regulations:

**18.04.010 SF-1 – Single-family residential district, low density.**

*It is the purpose of the single-family residential district to stabilize and preserve low density, single-family residential neighborhoods.*

*A. Lot Area. Minimum lot area is 9,600 square feet.*

*B. Minimum Zoning. Minimum zoning area is 28,800 square feet (three lots).*

*C. Principally Permitted Uses. Principally permitted uses are as follows:*

- 1. One single-family dwelling per lot;*
- 2. Crop and tree farming;*
- 3. Group homes class I-A.*

*D. Special Permit Uses. The following uses are permitted provided they conform to the development standards listed in EMC [18.08.020](#):*

- 1. Churches;*
- 2. Nursery schools and day care centers;*
- 3. Electric vehicle battery charging stations, Levels 1 and 2.*

*E. Accessory Uses. Permitted accessory uses are as follows:*

- 1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and minor structures for storage of personal property;*
- 2. Rooming and boarding of not more than three persons;*
- 3. Customary incidental home occupations subject to the provisions of EMC [18.08.040](#);*
- 4. A single accessory dwelling unit subject to the provisions of EMC [18.08.045](#).*

*F. Conditional Uses. Conditional uses are as follows:*

- 1. General conditional uses as listed in EMC [18.08.030](#);*
- 2. Cottage housing in accordance with Chapter [19.06](#) EMC;*
- 3. Electric vehicle battery charging stations; Level 3 subject to compliance with the development standards of EMC [18.08.020](#).*

*G. Development Standards.*

- 1. Minimum lot area is 9,600 square feet.*
- 2. Minimum lot width is 70 feet.*
- 3. Maximum site coverage is 30 percent.*
- 4. Minimum yard requirements:*
  - a. Front Yard. Minimum front yard is 25 feet.*
  - b. Side Yard. Minimum side yard is eight feet.*
  - c. Rear Yard. Minimum rear yard is eight feet, provided that the minimum rear yard setback for property with a rear yard abutting on an alley shall be the greater of two feet, or 12 feet from the alley center line.*
  - d. Side Yard on Flanking Street of Corner Lot. Minimum side yard on the flanking street of a corner lot is 15 feet.*
- 5. Height Limitation. Height limitation is two and one-half stories, not exceeding 28 feet.*
- 6. Interior Yards. Interior yards shall not be computed as part of the site coverage.*
- 7. Landscaping. The landscaping requirements of Chapter [18.07](#) EMC shall apply.*
- 8. Additional Standards. See EMC [18.08.030](#) and [18.08.160](#) pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.*

*H. Signs. The sign regulations of Chapter [18.06](#) EMC shall apply.*

*I. Off-Street Parking. The off-street parking regulations of Chapter 18.05 EMC shall apply. (Ord. 2019-10 § 2 (Exh. A), 2019; Ord. 2018-13 § 3 (Exh. A), 2018; Ord. 2010-12 § 2, 2010; Ord. 99-23 § 6, 1999; Ord. 98-02 § 1, 1998; Ord. 94-06 § 2, 1994).*

*18.04.020 SF-2 – Single-family residential district, medium density.*

*It is the purpose of the SF-2 single-family residential district to stabilize and preserve medium density residential neighborhoods.*

*A. Lot Area. Minimum lot area is 8,400 square feet.*

*B. Minimum Zoning. Minimum zoning area is 15,000 square feet (three lots).*

*C. Principally Permitted Uses. Principally permitted uses are as follows:*

*1. One single-family dwelling per lot;*

*2. Crop and tree farming;*

*3. Group homes class I-A and I-B.*

*D. Special Permit Uses. The following uses are permitted provided they conform to the development standards listed in EMC 18.08.020:*

*1. Churches;*

2. *Nursery schools and day care centers;*

3. *Electric vehicle battery charging stations, Levels 1 and 2.*

*E. Accessory Uses. Permitted accessory uses are as follows:*

1. *Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and minor structures for storage of personal property;*

2. *Rooming and boarding of not more than three persons;*

3. *Customary incidental home occupations subject to the provisions of EMC 18.04.040;*

4. *A single accessory dwelling unit subject to the provisions of EMC 18.08.045.*

*F. Conditional Uses. Conditional uses are as follows:*

1. *General conditional uses listed in EMC 18.08.030;*

2. *Cottage housing in accordance with Chapter 19.06 EMC;*

3. *Electric vehicle battery charging stations; Level 3 subject to compliance with the development standards of EMC 18.08.020.*

*G. Development Standards.*

*1. Minimum lot area is 8,400 square feet.*

*2. Minimum lot width is 60 feet.*

*3. Maximum site coverage is 40 percent.*

*4. Minimum yard requirements:*

*a. Front Yard. Minimum front yard is 25 feet.*

*b. Side Yard. Minimum side yard is eight feet.*

*c. Rear Yard. Minimum rear yard is eight feet, provided that the minimum rear yard setback for property with a rear yard abutting on an alley shall be the greater of two feet, or 12 feet from the alley center line.*

*d. Side Yard on Flanking Street of Corner Lot. Minimum side yard on the flanking street of a corner lot is 15 feet.*

*5. Height Limitation. The height of structures shall not exceed 28 feet.*

6. *Interior Yards.* Interior yards shall not be computed as part of the site coverage.

7. *Landscaping.* The landscaping requirements of Chapter 18.07 EMC shall apply.

8. *Additional Standards.* See Chapter 18.08 EMC, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

H. *Signs.* The sign regulations of Chapter 18.06 EMC shall apply.

I. *Off-Street Parking.* The off-street parking regulations of Chapter 18.05 EMC shall apply. (Ord. 2019-10 § 2 (Exh. A), 2019; Ord. 2018-13 § 3 (Exh. A), 2018; Ord. 2010-12 § 3, 2010; Ord. 99-23 § 7, 1999; Ord. 98-02 § 1, 1998; Ord. 96-11 § 3, 1996; Ord. 94-06 § 2, 1994).

#### Chapter 18.09. Administration:

##### *18.09.050 Amendments.*

*This title may be amended by the town council by changing the boundaries of zoning districts (rezones which change the official zoning map) or by changing any other provisions thereof (text amendments which add, delete or otherwise modify the text of this title) whenever the public necessity and convenience and the general welfare require such amendment, by following the procedures of this section.*

*A. Initiation.* An amendment may be initiated as follows:

*1. Amendments to the text of this title and official zoning map amendments may be initiated by resolution of intention by the town council. Text amendments are heard by the board of adjustment and recommended to the town council for final approval.*

*2. Amendments to the text of this title may be initiated by resolution of intention by the planning commission.*

*3. Official zoning map amendments (rezones) may be initiated by application of one or more owners, or their agents, of the property affected by the proposed amendment, which shall be made on a form prescribed by the planning director and filed with the planning director. The application shall be submitted at least 30 days prior to the next regularly scheduled public hearing date, and shall be heard by the planning commission within 45 days of the date of the application;*

*provided, however, that this period may be extended in any case for which an environmental impact statement is required.*

*B. Public Hearing. The planning commission shall hold at least one public hearing on any proposed amendment, and shall give notice thereof in at least one publication in the local newspaper at least 10 days prior to the public hearing.*

*1. Notice shall be given to all property owners within at least 300 feet and, when determined by the planning director, a greater distance from the exterior boundaries of the property which is the subject of the application. Such notice is to be sent 10 days prior to the public hearing. The failure of any property owner to receive the notice of hearing will not invalidate the proceedings.*

*2. Public notices shall be posted in one conspicuous place on or adjacent to the property which is the subject of the application at least 10 days prior to the date of the public hearings. Public notice shall be accomplished through use of a two-foot by two-foot plywood face generic notice board, to be issued by the town planning director, and as follows: The applicant shall apply to the town for issuance of the notice board, and shall deposit with the town planning director the amount of dollars as specified in the current rate and/or fee resolution. The applicant shall be responsible for placement of the notice boards in one conspicuous place on or adjacent to the property which is the subject of the application at least 14 days prior to the date of the public hearing. Planning department staff shall post laminated notice sheets and vinyl formation packets on the board no later than 10 days prior to the hearing. Upon return of the notice board in good condition to the planning director by the applicant, an amount of dollars of the initial notice board deposit shall be refunded to the applicant as specified in the current rate and/or fee resolution.*

*C. Standards and Criteria for Granting a Request for Rezone. The following standards and criteria shall be used by the planning commission and town council to evaluate a request for rezone. Such an amendment shall only be granted if the town council determines that the request is consistent with these standards and criteria:*

- 1. The proposed rezone is consistent with the comprehensive plan;*
- 2. The proposed rezone and subsequent development of the site would be compatible with development in the vicinity;*
- 3. The proposed rezone will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated;*
- 4. Circumstances have changed substantially since the establishment of the current zoning district to warrant the proposed rezone;*
- 5. The proposed rezone will not adversely affect the health, safety and general welfare of the town.*

*D. Recommendation of Planning Commission. Following the public hearing provided for in this section, the planning commission shall make a report of findings and recommendations with respect to the proposed amendment and shall forward such to the town council, which shall have the final authority to act on the amendment.*

*E. City Council Action.*

*1. Within 30 days of receipt of the planning commission's recommendation, the town council shall, at a regular public meeting, consider the recommendation.*

*2. If the application for an amendment is denied by the town council, the application shall not be eligible for resubmittal for one year from date of the denial, unless specifically stated to be without prejudice. A new application affecting the same property may be submitted if, in the opinion of the planning commission, circumstances affecting the application have changed substantially. (Ord. 94-06 § 2, 1994).*

**VI. COMPREHENSIVE PLAN**

For Board of Adjustment reference, please find below some of the Eatonville Comprehensive Plan excerpts that relate to this proposal: *No land use designation change is occurring, nor will it negatively affect housing allocations, therefore this request will not require a comprehensive plan amendment.*

**VII. CRITICAL AREAS**

Non-project Action

**VIII. STATE ENVIRONMENTAL POLICY ACT (SEPA):**

Pursuant to WA 197-11-800, a SEPA threshold determination of non-significance (a DNS) was made 03/21/2025.

**IX. COMMENTS:**

Several citizens made public comments about the proposal, which are attached in the appendix.

**X. STAFF ANALYSIS & RECOMMENDATIONS:**

Pursuant to EMC 18.09.050, the requested Zoning Map Amendment/Rezone is permissible with a recommendation by the board of adjustment and approval through ordinance by the Eatonville Town Council.

Pursuant to EMC 18.09.050, the Board of Adjustment is required to required the request. In consideration of such requests, the Board of Adjustment is minimally required to make the following general findings in rendering a rezone decision, which include whether or not: 1. The proposed rezone is consistent with the comprehensive plan; 2. The proposed rezone and subsequent development of the site would be compatible with development in the vicinity; 3. The proposed rezone will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated; 4. Circumstances have changed substantially since the establishment of the current zoning district to warrant the proposed rezone; 5. The proposed rezone will not adversely affect the health, safety and general welfare of the town.

Based on the scope of the proposal and the existing pattern of development, it is Staff's opinion that the request is consistent with the Town's comprehensive plan.

Second, Staff believes the proposed rezone and subsequent development of the site would be compatible with development in the vicinity

Third, the staff believes that the proposed rezone will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated

Fourth, it is the staff's opinion that circumstances have changed substantially since the establishment of the current zoning district to warrant the proposed rezone.

Fifth, the proposed rezone will not adversely affect the health, safety and general welfare of the town.

**XI. FINDINGS OF FACT:**

1. Pursuant to EMC 18.09.050., the applicant submitted a petition for the rezone of the following parcels; 0416153704, 0416153039, 0416153703, 0416153026, 0416153705, 0416153040, 0416153031, 0416153033, 0416222007, 0416222002, 0416222034, 0416222009, 0416222008, 0416222032 .
2. A SEPA Determination of non-significance (*a DNS*) was made March 20<sup>th</sup>, 2025, with the 14 day comment period ending at 5:00 PM on April 4<sup>th</sup>, 2025.
3. Public hearing notice was published in a local newspaper at least 10 days prior to the public hearing as well as all properties within 300 ft. of the proposed parcels to be rezoned.
4. The project has been reviewed by Public Works and found compliant with concurrency management, including compatibility with the 2024 comprehensive plan.
5. On April 21<sup>st</sup>, 2025, the Eatonville Board of Adjustment held a public hearing and received public comment regarding the rezone
6. The applicant provided detailed findings of fact supporting the proposal (Appendix B)
7. A revised zoning map has been provided for visual context (Appendix A).

Please circle the applicable selections below: **bold and underlined** for approval – *italic* for denial:

**Rezone/Map Amendment**

8. The proposed rezone **is/ is** not consistent with the comprehensive plan
9. The proposed rezone and subsequent development of the site **would/ would not** be compatible with development in the vicinity;
10. The proposed rezone **will not/ will** unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated
11. Circumstances **have /** have not changed substantially since the establishment of the current zoning district to warrant the proposed rezone
12. The proposed rezone *will/ will not* adversely affect the health, safety and general welfare of the town.

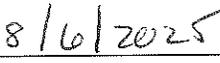
**XII. BOARD OF ADJUSTMENT DECISION:**

Having conducted the required public hearing and carefully considering the entire record, including but not limited to the Planning Department file, the recommendations and comments of Planning Staff, the presentation and comments of the Applicant and the public, by a vote of 4 in favor and 1 opposed, the Board of Adjustment hereby adopts the Planning Staff Analysis, Recommendations and Findings of Fact contained herein and as noted above, and hereby **APPROVES** / *DENIES* the **Eatonville West Rezone** of parcels 0416153704, 0416153039, 0416153703, 0416153026, 0416153705, 0416153040, 0416153031, 0416153033, 0416222007, 0416222002, 0416222034, 0416222009, 0416222008, 0416222032.

**XIII. CONDITIONS OF APPROVAL:**

N/A

  
\_\_\_\_\_  
Board of Adjustment Chairman

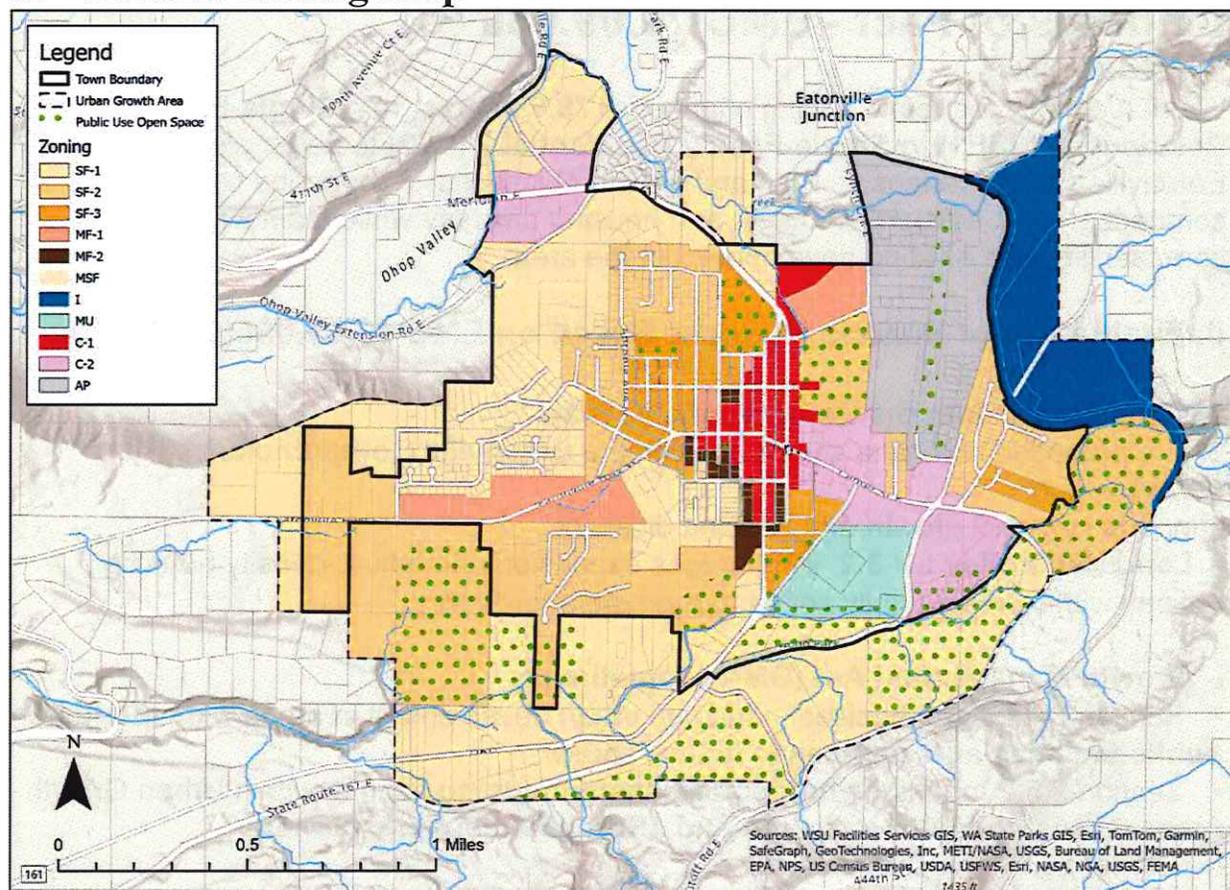
  
\_\_\_\_\_  
Date

**XIV. ATTACHMENTS:**

Attachments: Revised Zoning Map (Appendix A) , Applicant Findings of Fact (Appendix B)

## Appendix

### A – Revised Zoning Map



NOTICE: Pursuant to EMC 18.09.030, the decision of the Board of Adjustment shall be final and conclusive, unless within 10 days from the date of action the original applicant or an adverse party makes an appeal to the town council. This appeal should be in writing to the town council and filed with the town clerk.

## B – Required Findings

# Zoning Change Request: SF1 to SF2 - Eatonville West Rezone

## Findings of Fact - EMC 18.09.050 (C)

### I. Introduction

We respectfully request a zoning change for **79.08 acres** from **Single-Family Residential 1 (SF1) to Single-Family Residential 2 (SF2)** to better align with Eatonville's Comprehensive Plan and growth objectives. This rezone supports compact growth, efficient land use, and housing diversity while maintaining compatibility with existing development in the area.

### II. Evaluation of Rezone Request Based on EMC 18.09.050(C) Criteria

#### 1. Consistency with the Comprehensive Plan

- The proposed rezone is consistent with the **Eatonville Comprehensive Plan (2024)**, which supports compact growth and housing diversity.
- **Land Use Policy LU 3.2:** Encourages expansion of medium-density housing options within single-family zones to promote affordability.

#### ○ **Growth Management Act (GMA) Compliance:**

- Section 2.4.26 emphasizes managing urban development in areas with **adequate public facilities and services** to reduce sprawl.
- Section 2.5.2 mandates **moderate-density housing** options within Urban Growth Areas (UGAs) to **foster a diverse and affordable housing market**.
- Current zoning classifications:
  - **SF1 (Low-Density)** zoning does not fully support Eatonville's housing goals.
  - **SF2 (Medium-Density)** zoning aligns with state mandates and town objectives.

#### 2. Compatibility with Surrounding Development

- The proposed rezone area is adjacent to **existing SF2 zoning**, ensuring a **seamless transition** in land use.
- Nearby subdivision **Hamner Springs** was developed under **SF2**, demonstrating precedent and demand for this zoning type.
- The rezone affects **nine (9) existing homes and six (6) vacant parcels**, with minimal prior development due to infrastructure limitations.
- Upgrading to SF2 aligns this area with neighboring development patterns, ensuring compatibility and **continuity in land use**.

#### 3. Transportation and Infrastructure Impact

- **Traffic Impact:**
  - Eatonville Hwy is designated as an **arterial road** in Section 4.4.1 of the Comprehensive Plan, designed to handle higher traffic volumes.
  - The rezone does **not introduce immediate new development** and thus has no immediate impact on traffic.
- **Public Transportation:**
  - No public transportation system exists in this area; therefore, the rezone has **no adverse effect** on transit systems.

#### **4. Changing Circumstances Since Initial Zoning**

- **Eatonville Growth Targets** (Table 2-2) require increased residential density, which SF2 zoning supports.
- **HB-1220 (2024 Comprehensive Plan Update)** mandates zoning to accommodate **diverse housing needs** for all economic segments.
- **Physical and Environmental Constraints on Expansion:**
  - **North (SR 161):** Lack of sewer, **Ohop Creek crossing costs, flood zones.**
  - **East (Alder-Mashell Cutoff Road):** **Steep slopes, environmental restrictions.**
  - **South (SR 162):** **River crossings, erosion issues, Pack Forest limitations.**
  - **West (Lynch Creek/Rim Rock Parks area):** **Limited access, gravel company ownership, environmental constraints.**
- Due to these constraints, **the western portion of Eatonville along Eatonville Hwy remains the only viable path for growth.**
- SF2 zoning allows for **higher density development**, making infrastructure improvements more economically feasible.

#### **5. Public Health, Safety, and General Welfare**

- The rezone **does not change land use type** but **modifies density** to accommodate moderate growth.
- All future development will adhere to **existing safety, environmental, and infrastructure standards.**
- A moderate increase in density will **help support infrastructure costs** while maintaining Eatonville's small-town character.

### **III. Conclusion**

The proposed zoning change from **SF1 to SF2** is consistent with Eatonville's Comprehensive Plan, meets Growth Management Act requirements, and supports sustainable growth. Given the surrounding land use patterns, infrastructure constraints, and state-mandated housing policies, this rezone is the **most logical and beneficial path forward** for the Town of Eatonville.



April 21, 2025

**Nick and April Parker 43116 109th Ave E Eatonville, WA 98328**

**Town of Eatonville 201 Center St W. Eatonville, WA 98328**

**Subject: Opposition to Rezoning from SF-1 to SF-2**

**Dear Eatonville Town Council ,**

**We, Nick and April Parker, are writing to formally oppose the proposed rezoning of Eatonville West from SF-1 to SF-2 for the purpose of developing medium-density housing. While we understand that the Town of Eatonville supports this change, we strongly believe it will have significant adverse impacts on both our community and the local environment.**

**This area serves as a crucial migration corridor for a variety of wildlife, including elk, deer, bear, bobcats, and coyotes. Rezoning to SF-2 and increasing housing density would disrupt these natural migration patterns, putting additional stress on these species and threatening the biodiversity that is integral to Eatonville's unique environment.**

**Furthermore, the current SF-1 zoning, with its 9,600-square-foot lot size, effectively maintains a low-density residential character that is consistent with the values of our community. Transitioning to SF-2, with its reduced lot size of 8,400 square feet, would fundamentally alter the landscape of our neighborhood. This change could lead to overcrowded infrastructure, diminished quality of life, and a loss of the small-town charm that residents cherish.**

**We urge the council to prioritize the preservation of Eatonville's environment and community identity by rejecting this rezoning proposal. Maintaining the current SF-1 zoning is essential to protecting the local wildlife and ensuring that future development aligns with the long-term well-being of our town.**

**Thank you for considering our concerns. We trust that you will take these points into account and make a decision that reflects the best interests of Eatonville's residents and its natural heritage.**

**Sincerely,**

**Nick and April Parker**

**Nick and April Parker** 43116 109th Ave E Eatonville, WA 98328 April 21, 2025

Town of Eatonville 201 Center St W Eatonville, WA 98328

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This area serves as a crucial migration corridor for a variety of wildlife, including elk, deer, bear, bobcats, and coyotes. Rezoning to SF-2 and increasing housing density would disrupt these natural migration patterns, putting additional stress on these species and threatening the biodiversity that is integral to Eatonville's unique environment.

Furthermore, the current SF-1 zoning, with its 9,600-square-foot lot size, effectively maintains a low-density residential character that is consistent with the values of our community. Transitioning to SF-2, with its reduced lot size of 8,400 square feet, would fundamentally alter the landscape of our neighborhood. This change could lead to overcrowded infrastructure, diminished quality of life, and a loss of the small-town charm that residents cherish.

We urge the council to prioritize the preservation of Eatonville's environment and community identity by rejecting this rezoning proposal. Maintaining the current SF-1 zoning is essential to protecting the local wildlife and ensuring that future development aligns with the long-term well-being of our town.

Thank you for considering our concerns. We trust that you will take these points into account and make a decision that reflects the best interests of Eatonville's residents and its natural heritage.

Sincerely, Nick and April Parker

**Public Comment in Support of Rezoning**

Good evening Council Members,

My name is Trevor Collins, and I am the property owner of parcel #0416222002, which is included in the proposed rezoning. I want to express my full support for this rezoning initiative.

This change represents an important and thoughtful step toward Eatonville's future growth. As a property owner and member of this community, I believe the shift to SF2 will allow for more housing flexibility and promote the kind of growth that keeps our town vibrant and welcoming—especially for new families.

Supporting rezoning efforts like this helps ensure we're creating space for that future while respecting the character of our town. I appreciate your consideration and leadership in moving us toward a more accessible and affordable housing landscape.

Thank you for your time and your service to our community.

Sincerely,  
Trevor Collins