

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 430th 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 2nd, 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

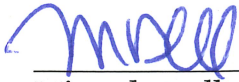
2ND READING: 08/25/2025

PASSED by the Town Council of the Town of Eatonville and attested by the Clerk in authentication of such passage this 8th day of August 2025.



David Baublits
Mayor

ATTEST:



Miranda Doll
Town Clerk

APPROVED AS TO FORM:



Oskar Rey
Town Attorney