

October 28, 2025

Nick Moore
Town Planner, Planning and Building Department
Town of Eatonville

RE: Out and About Burgers Conditional Use Request

Dear Nick:

106 Center S.W., LLC is proposing to develop a currently vacant C1 lot by building a stand alone drive thru and walk-up, quick service food service establishment for use by Out & About Burgers. The building will consist of a kitchen, storage, and office space. There will be no dine in services. As a part of the process, a Conditional Use Permit is required for this project. Below, we have listed the criteria under Section 18.09.04(d), and provided responses for the Board of Adjustment's review.

A.) Conditional Use Permit:

1.) The proposed use in the proposed location will not be detrimental to other uses legally existing or permitted outright in the zoning district.

Response: A quick service food establishment in C1 zoning is proposed to replace vacant land currently not meeting highest and best use. The project will not change the zoning of the site, and serve to better meet the intentions of the zone. It will not be detrimental to other uses legally existing or permitted in the zoning district.

2.) The size of the site is adequate for the proposed use;

Response: Yes, the building and lot layout plans have been designed to utilize the lot best, with special attention to car stack and parking.

3.) The traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity;

Response: Our plan pays special attention to traffic, and will mitigate undue burden by maximizing car stack (beyond current code requirements) on the lot and utilizing an order taking process that allows the “order window” to be an employee with a mobile order taking device allowing for maximized efficiency in car placement (not bound by constraint of an order window). We are also proposing a driveway apron on Center, and a larger driveway apron on Rainier to accommodate as much traffic to be held on the lot as possible. We have also designed the kitchen to have 2 full cooklines allowing for time efficient service to reduce wait time on the lot. Should we reach capacity, we have an established system that we have used at our other locations to temporarily communicate to customers the “lot is full” until regress allows for additional ingress.

We are also proposing our managerial office windows to have view of Center st for increased supervision of traffic flows.

4.) The other performance characteristics of the proposed use are compatible with those of other uses in the neighborhood or vicinity;

Response: The food establishment is congruent with C1 zoning ideal use. The performance characteristic and compatibility with those of other uses in the neighborhood or vicinity will remain unchanged.

5.) Adequate buffering devices such as fencing, landscaping or topographic characteristics protect adjacent properties from adverse effects of the proposed use, including adverse visual or auditory effects;

Response: You will see a landscape buffer proposed between 106 Center S.W. and Double T meats, a fellow food establishment. The lot behind 106 Center is vacant land, and uphill in topography. You will see a courtyard-like area on the Center St facing side of the building. We will also propose using a parapet-style roof over our kitchen facilities to screen mechanical equipment.

6.) The other uses in the vicinity of the proposed site are such as to permit the proposed use to function effectively;

Response: A new quick service food establishment is proposed in C1 zoning near other food establishments. The use will continue to serve its function for the applicant and the public.

7.) The proposed use complies with the performance standard, parking requirement and other applicable provisions of this title. Any other similar consideration may be applied that may be appropriate to a particular case.

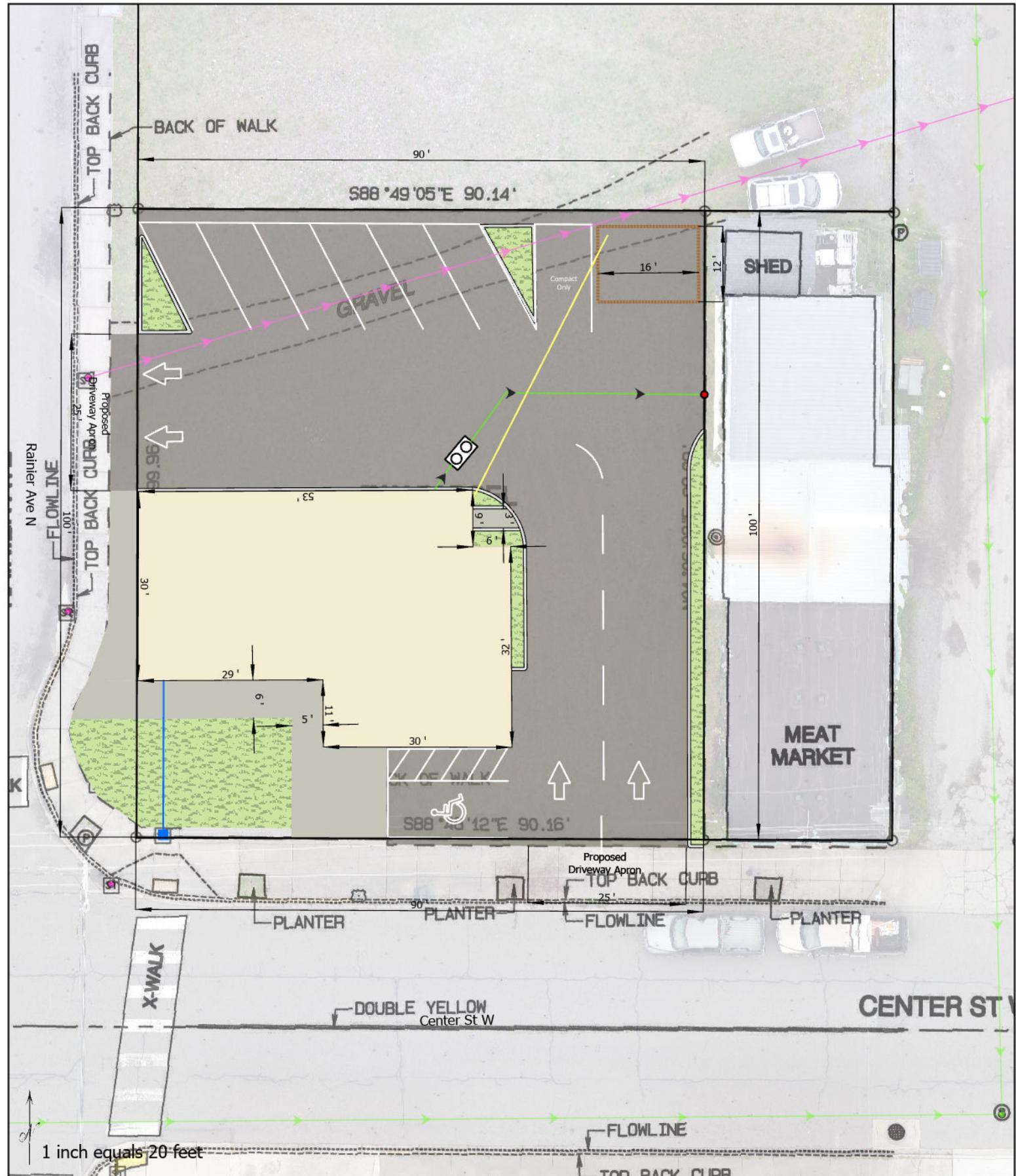
Response: Yes, a quick service food establishment complies with C1 use. While C1 does not require onsite parking, we realize the value that providing onsite parking could provide and will include onsite parking in our proposed plan.

If you have any question or concerns with our responses in this letter, please contact me directly at 253-279-6687 or email me at oaabooks@gmail.com .

Respectfully,



Desiree Carson
Project Coordinator



Site Plan

Parcel Number: 3605001390
Address: 106 Center St W
Site Area: 9,000 Square Feet

- Existing Sewer Manhole
- Existing Storm Node
- Asphalt
- Existing Sewer Pipe
- Existing Storm Line
- Landscaping
- Proposed Sewer Pipe
- Fence
- Building Footprint
- Existing Water Meter
- Curb
- Grease Interceptor
- Proposed Water Service Line
- Concrete
- Parcel Boundary

From: Terrah H <terrahc64@hotmail.com>
Sent: Wednesday, November 12, 2025 2:33 PM
To: Nick Moore <planner@eatonville-wa.gov>
Subject: Out & About Burger

Subject: Strong Community Support for Out-N-About Burger in Eatonville

Dear Members of the Council,

I'm writing to share my support for the new burger business, Out-N-About Burger, here in Eatonville.

Small, locally rooted businesses like this are an important part of our town's identity and economy. Out-N-About Burger has the potential to:

- Provide new jobs for local residents, especially our youth
- Offer another family-friendly dining option for both locals and visitors
- Keep more spending within our community instead of sending it to larger chains in neighboring cities
- Contribute to the vibrancy of Eatonville as a place where people want to stop, eat, and explore

From what I understand, the owners are committed to being good neighbors keeping the area clean, operating responsibly, and creating a welcoming space for families, teens, and visitors. Supporting businesses like Out-N-About Burger sends a strong message that Eatonville values entrepreneurship and is open to thoughtful, community minded growth.

I respectfully ask that you give full consideration and support to Out-N-About Burger as they work to establish and grow their business here. I believe they will be an asset to our town.

Thank you for your time and for all you do for the Eatonville community.

Sincerely,

Terrah Hight