

RESOLUTION 2021-KK

A RESOLUTION OF THE TOWN OF EATONVILLE, WASHINGTON, APPROVING WITH CONDITIONS A PRELIMINARY PLAT FOR A SUBDIVISION KNOWN AS LYNCH CREEK LANDING

WHEREAS, on July 19, 2021, the Town received a complete application for Preliminary Plat and a SEPA checklist from Crabbtree Surveying, LLC on behalf of the property owner, Elsie M. Van Eaton TTEE, to subdivide Assessor's Parcel Number 0416141044 totaling 4.53 acres into 10-lots for single family residences and aircraft storage hangers; and

WHEREAS, the Town of Eatonville issued a SEPA determination of non-significance (DNS) on the Lynch Creek Landing Preliminary Subdivision on August 11, 2021; and

WHEREAS, the Eatonville Planning Commission reviewed the preliminary plat application following a public hearing on September 7, 2021 and recommended the approval of the preliminary plat to the Town Council, subject to certain conditions; and

WHEREAS, the Town Council finds that the proposed development meets preliminary plat and zoning requirements of the Eatonville Municipal Code; and

WHEREAS, the Town Council finds the applicant has made provisions for, as appropriate, the public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, including sidewalks that assure safe walking conditions for students; and

WHEREAS, the Town Council finds the public interest will be served by the subdivision; and

WHEREAS, in accordance with EMC 17.20.110, upon final approval of engineering drawings by the public works director of the public facilities identified in the approved preliminary plat, all necessary permits will be issued to allow the commencement of work; and

WHEREAS, in accordance with RCW 58.17.140(3)(a), the final plat shall be submitted for approval within five (5) years of the date of preliminary plat approval; now, therefore;

**THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, WASHINGTON,
HEREBY RESOLVES AS FOLLOWS:**

THAT: the Town Council of the Town of Eatonville hereby:

1. Adopts the Findings of Fact set forth in the Planning Commission Report – Lynch Creek Landing Preliminary Subdivision, a copy of which is attached as Exhibit A and

incorporated by this reference, as supplemented by the Findings set forth in the Whereas clauses above.

2. Approves the preliminary plat for Lynch Creek Landing, subject to the conditions set forth in Section XI of Exhibit A, which are incorporated by this reference.
3. Authorizes issuance of permits and construction of plat improvements, subject to submittal of detailed design drawings to the Eatonville Public Works Director and approval by said Director of technical and administrative issues.

PASSED by the Town Council of the Town of Eatonville and attested by the Town Clerk in authentication of such passage this 11th day of October 2021.

Mike Schaub, Mayor

ATTEST:

Miranda Doll, Town Clerk



Planning Commission Report

Grant Middleton P.E., Public Works Director
Larson and Associates

481 LYNCH CREEK RD E Lynch Creek Landing Preliminary Subdivision

TABLE OF CONTENTS:

I.	Application Scope.....	Page 2
II.	General Site Location.....	Page 2
III.	Background	Page 2
IV.	Regulations and Procedures	Page 5
V.	Critical Areas.....	Page 12
VI.	State Environmental Policy Act (SEPA)	Page 12
VII.	Agency, Department and Public Comments	Page 12
VIII.	Public Works Staff Analysis & Recommendation.....	Page 12
IX.	Findings of Fact	Page 13
X.	Planning Commission Recommendation	Page 14
XI.	Conditions of Approval	Page 15
XII.	Attachments.....	Page 16

I. APPLICATION SCOPE:

The Applicant is requesting a 10-lot Preliminary Subdivision for the development of Single-Family Residences and Aircraft Storage Hangers from 1 existing lot in the AP zone (Aerospace district). Tax Parcel Numbers 0416141044.

II. GENERAL SITE LOCATION:

The Lynch Creek Landing property is located in the north eastern portion of the Town of Eatonville. The site is bordered on the west by Lynch Creek Road and Eatonville Airport (*Swanson Field*) on the east. The project is generally located half way between Airport Road E to the north and Jet Court E to the south.



Aerial photo of project site and the surrounding area

III. BACKGROUND:

Applicant:	Crabbtree Surveying, LLC 7328 104 th St E Puyallup, WA 98373
Property Owner:	Van Eaton, Elsie M TTEE 41918 Lynch Creek Rd E Eatonville, WA 98328
Application Type:	Preliminary Subdivision

Application Complete: July 19, 2021

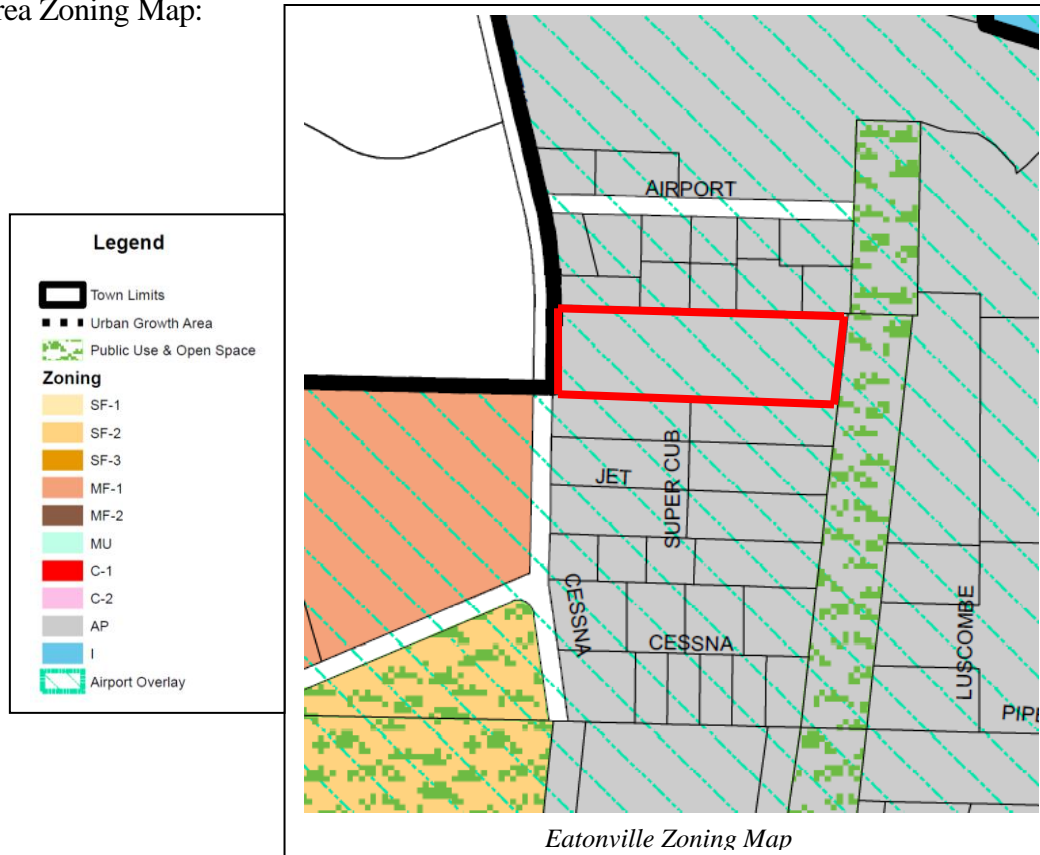
Proposal: 10-Lot Preliminary Subdivision for the development of Single Family Residences and Aircraft Storage Hangers.

Area: ~4.53 Acres (*1 existing lot*)

Tax Parcel Number: 0416141044

Current Zoning: AP zone (Aerospace district) & Airport overlay zone

Area Zoning Map:



Abutting Area Zoning:

North: AP
South: AP
East: AP
West: Pierce County

Existing Conditions:

The site has been logged with an approved DNR Forest Practices Permit; no other development is currently permitted or existing except for existing airplane tie-downs and the westerly airport access road located on and adjacent to the eastern side of the project site.

Existing Frontage Improvements: WEST: Lynch Creek Road – partially improved ROW with hard surface travel lanes, gravel shoulder and ditch.

EAST: Swanson Field – improved gravel westerly airport access road off-site and is a project area encroachment.

Proposed Water Service: Town of Eatonville

Proposed Sewer Service: Town of Eatonville

Proposed Power Service: Town of Eatonville

Proposed Vehicle Access: Internal Private Road connecting all lots to Lynch Creek Road

Proposed Aviation Access: Internal Private Road with an Aviation Easement connecting all lots to Swanson Field

Views of Site and Adjacent Area:



Aerial view of the Lynch Creek Landing site and neighbors to the south, west and east



Aerial view of the Lynch Creek Landing site and neighbors to the north, west and east

IV. REGULATIONS AND PROCEDURES:

Including but not limited to:

17.20.060 Procedure for review and approval.

The procedure for review and approval of a subdivision shall consist of the following steps:

A. Review of the preliminary plat application by the town staff to determine whether the application is complete and is acceptable for filing with the town, including the environmental checklist and/or environmental impact statement. Final decision on accepting the application material as complete will be made by the director of public works. The date upon which the director determines that all required materials have been submitted by the subdivider shall constitute the filing date for the preliminary plat after which the review process shall begin.

- B. 1. Submission of the environmental checklist received from the applicant to the designated environmental officer for his determination of significance:*
- a. If a determination of nonsignificance (DNS) is determined then this is submitted to the planning commission after the required public notification by publishing the DNS and appeal time,*
 - b. If a mitigated determination of nonsignificance (MDNS) is determined this will be submitted to the planning commission after review with the applicant and after the required publishing of the MDNS and appeal time,*
 - c. If a determination of significance (DS) is determined and an environmental impact statement (EIS) is required, the applicant shall have an environmental impact statement completed at his expense by a qualified person or company acceptable to the town. The draft environmental impact statement shall be review approved by the*

town and a final environmental impact statement issued in accordance with EMC Title [15](#);

2. Upon completion and approval of the environmental impact statement by the town and the required publishing and appeal time, the environmental impact statement will be submitted to the planning commission.

C. Review of the proposed preliminary plat by the department of public works, building department, and other town departments in order to determine compliance with state and local laws and regulations. The department heads within the scope of their municipal functions shall make their respective recommendations regarding the proposed subdivision plat in written form to the director of public works and the mayor.

D. Submission of the proposed preliminary draft along with the comments or recommendations of interested departments or agencies, and the EIS checklist along with the determination of nonsignificance or mitigated determination of nonsignificance or the environmental impact statement shall then be submitted to the planning commission.

E. Notice of Public Hearing. After having received the proposed subdivision plat, as set forth in the preceding subsections, and after completion of a final environmental impact statement, if necessary, or negative declaration, the public works director, with concurrence of the chairman of the planning commission, shall set a date for a public hearing before the town planning commission and shall give notice by arranging publication of at least one notice not less than 10 days prior to the hearing in the newspaper of general circulation in the town. Additional notices shall be mailed to the person who own or are contract purchasers of land adjacent to and outside (within 300 feet) of the proposed subdivision plat. All hearing notices shall include a legal description of the location of the proposed subdivision and either a vicinity location sketch or a location description in nonlegal language. All hearings shall be public pursuant to Chapter [42.32](#) RCW.

F. Notice of Filing. The planning director or, in his/her absence, the town clerk shall given notice of the public hearing on a preliminary plat indicating the legal description, a small map showing location, subdivision acreage, number of homes or building lots and the hour and location of the first hearing on the preliminary plat to the following:

- 1. The Eatonville school district,*
- 2. The Washington State Department of Highways when a proposed subdivision is to be located adjacent to the right-of-way of a state highway,*
- 3. The Washington State Department of Ecology when the proposed subdivision lies within a designated flood control zone pursuant to Chapter [86.16](#) RCW,*
- 4. The public utility firms when the proposed subdivision proposes the uses of any public utilities (e.g., power and light, natural gas, telephone and etc.),*
- 5. Tacoma-Pierce County health department,*
- 6. Pierce County executive, when the proposed subdivision will adjoin municipal/county boundaries or is in joint planning areas of the town and county.*

G. Planning Commission Review and Recommendation. The planning commission shall review all preliminary plats for subdivisions and dedication and make recommendations to the town council to assure conformance to the provisions of this title, the town comprehensive plan, and

other planning standards and specifications as adopted by the town. The chairman of the planning commission shall provide for the submission of the preliminary plat and their recommendations of the planning commission to the town council for approval or disapproval; and setting a date for public hearing if council so desires.

H. The town council shall review the planning commission recommendations and the preliminary plat in accordance with EMC [17.20.090](#).

I. Upon approval of the preliminary plat by the town council with or without changes and recommendations, the public works director and mayor shall indicate approval of the preliminary plat by their signatures after the plat drawing and proposed improvements have been reviewed by the applicant in accordance with the town council's approval conditions. The preliminary plat shall be recorded by the applicant in the county auditors office. (Ord. 92-9 § 3, 1992).

17.20.070 Public hearing notice.

A. In all cases upon acceptance of the application and completion of either a draft environmental impact statement or a threshold determination which would not require preparation of an environmental impact statement, the director shall set a date and time for a public hearing to be held by the planning commission to consider the proposed preliminary plat.

B. Notice of a public hearing shall be given as follows and shall be paid for by the applicant:

- 1. By publication of a notice in a newspaper of general circulation in the town not less than 10 days prior to the date of the hearing; and*
- 2. By sending notices by certified, return requested mail not less than 10 days prior to the date of the hearing to the property owners within 300 feet of the exterior boundaries of the property to be subdivided, using for this purpose the names and addresses of the owners as shown in the certificate letter from the title company required in EMC [17.20.040](#)(B)(4);*
- 3. By sending notices by mail not less than 10 days prior to the date of hearing as set forth in EMC [17.20.060](#)(B)(6) to:*
 - a. Eatonville school district,*
 - b. Washington State Department of Transportation,*
 - c. Washington State Department of Ecology,*
 - d. Public utility firms serving the area,*
 - e. Tacoma-Pierce County health department,*
 - f. Pierce County executive.*

C. Any notice required by this chapter shall include the time, date, location and purpose of a hearing, a legal description of the location of the proposed subdivision, either a vicinity location sketch or a location description in nonlegal language, and the fact that further information is on file at the public works department.

D. Failure of a person to receive a notice shall not invalidate the proceedings in connection with the approval of the preliminary plat. (Ord. 92-9 § 3, 1992).

17.20.075 Criteria which may be required of preliminary plats.

In addition to items indicated in EMC [17.20.080](#), general improvements set forth in EMC [17.20.120](#) and improvements required in EMC [17.20.130](#), the following criteria may be required of the preliminary subdivision if recommended by the town administration staff and/or planning commission:

A. Dedication. Dedication of land, provision of public improvements to serve the land division, and/or payment of impact fees allowed by state law, to any public body, may be required as a condition of land division approval. Evidence of such dedication and/or payment shall accompany final land division approval. Dedications, the provisions of public improvements, or impact fees imposed shall be in conformance with state law and town ordinance;

B. Flood Hazard Areas. The staff shall consider the physical characteristics of a proposed land division site, and may disapprove a proposed division because of flood, inundation or wetland conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final land division. No division shall be approved covering any land situated in a flood control zone as provided in Chapter [86.16](#) RCW, without, the prior written approval of the State Department of Ecology;

C. Health Department. As a condition of preliminary land division approval, the health department may require plan modifications in those instances where topography, soils, water table or other conditions are such that the changes are necessary in order to prevent possible health hazards due to groundwater or surface water contamination or sewage disposal system malfunction;

D. School District. When a proposed division wholly or partially contains a school site proposed in the comprehensive plan or other officially adopted plans, as a mitigation measure in an environmental document or determination, or when the school district finds a reasonable foreseeable need for such a site, the applicant may be required to dedicate a portion of the division or reserve it for future purchase by the school district. The town shall require evidence of need from the school district and agree to such need as a prerequisite to requiring dedication or reservation. The staff may recommend a time limit on the effective period of any reservation;

E. Fire Department. When the affected fire department finds a reasonable foreseeable need for a site wholly or partially contained within the preliminary land division, the applicant may be required to dedicate a portion of the site or reserve it for future dedication. Evidence of need from the fire department and staff agreement to such need is a prerequisite to requiring dedication or reservation. The staff may recommend a time limit on the effective period of any reservation;

F. Parks. When a preliminary division includes the area of a trail or open space network which is indicated in the park plan element of the comprehensive plan or other officially adopted plan, an area encompassing such trail or open space network may be required to be set aside for its intended purpose. It may be provided by the granting of a trail or open space easement to the town, dedication or reservation for future purchase by the public. The staff may determine a reasonable time or specify the event, limiting the effective period of the

reservation. As a part of a project's environmental review, the town's fees in lieu of dedication system may be used in concert with this element;

G. Shoreline Management. Whenever a preliminary division of land is wholly or partially located within an area subject to the jurisdiction of the Shoreline Management Act of 1971, Chapter [90.58](#) RCW, as amended, the applicant shall comply with the Shoreline Master Program for the Pierce County Region, Chapter [90.58](#) RCW, as amended. (Ord. 92-9 § 3, 1992).

17.20.080 Planning commission review and recommendation.

A. At the public hearing and prior to taking action on the proposed plat, the planning commission shall make "findings of fact" which represent the official determination of the commission.

B. The findings of fact shall include the following:

- 1. Whether the proposed plat is consistent with the comprehensive plan and town planning standards and specifications;*
- 2. Whether appropriate provision was made for:*
 - a. The public health, safety and general welfare,*
 - b. Open spaces,*
 - c. Drainageways,*
 - d. Streets or roads, alleys, other public ways,*
 - e. Potable water supplies,*
 - f. Sanitary wastes,*
 - g. Parks and recreation,*
 - h. Playgrounds,*
 - i. Schools and school grounds, considering all relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*
- 3. Whether the public use and interest will be served by the subdivision and the dedications proposed.*

C. The findings of fact required by subsection (B) of this section shall be supported by written statements from the town's department of public works.

D. The commission shall recommend approval, disapproval or approval subject to conditions or modifications of the proposed plat, and shall document such action in writing signed by the chairperson of the planning commission. If the commission finds that the proposed subdivision and dedication make appropriate provisions as required by the provisions of subsection (B)(2) of this section and that the public use and interest as required by subsection (B)(3) of this section will be served, then the commission shall recommend approval of the proposed subdivision and dedication. The resolution shall contain the findings of fact of the commission and a short summary of the evidence supporting those findings, and shall be filed with the department of public works and a copy sent to the developer.

E. The chairman of the planning commission shall forward its recommendation in writing to the town council not later than 14 days after written decision by the planning commission is issued. (Ord. 92-9 § 3, 1992).

17.20.090 Town council review of preliminary plats.

A. Upon receipt of recommendations of the planning commission on the preliminary plat, the date shall be set for the public meeting where the town council shall review the commission's recommendations.

B. The hearing by the planning commission as provided for by EMC [17.20.060](#) shall constitute the hearing by the council. Council review of a preliminary plat shall be limited to review of the minutes, written staff report, and any written recommendation received from other agencies and any other written testimony submitted at the planning commission hearing. At its discretion, the council may request information from any staff member or party for the purpose of clarification of the established planning commission record at the meeting.

C. At the public meeting, and prior to taking action on any alteration, vacation, or replat, the council shall make findings of fact which shall include those matters listed in EMC [17.20.080](#).

D. The council, after adopting findings of fact, shall by resolution approve, disapprove, or approve subject to conditions or modifications, the preliminary plat. If the council finds that the proposed subdivision and dedication make appropriate provision as required by the provision of EMC [17.20.080](#)(B)(2) and that the public use and interest as required by EMC [17.20.080](#)(B)(3) will be served, then the council shall approve the proposed subdivision and dedication. The resolution shall include the findings of fact and a short summary of the evidence supporting those findings, and shall be filed with the town clerk as a public record. (Ord. 2019-10 § 2 (Exh. A), 2019; Ord. 92-9 § 3, 1992).

Zoning Map - Chapter 18.03, Districts Established

District Regulations, including but not limited to:

18.04.185 AP – Aerospace district.

This district is intended to allow airport related activities such as runway, flight operations, aircraft storage, aircraft repair and maintenance, aircraft modification, commercial land uses, industrial land uses, and residential land uses.

A. Permitted Uses. The following uses are permitted, provided they do not violate the restrictions identified and listed in EMC [18.04.187](#).

- 2. Hangars, fuel depots, aircraft sales and repair facilities, and similar facilities pertaining to aircraft;*
- 3. Single-family residential use as permitted in EMC [18.04.010](#);*

D. Restrictions. It is found that airport operations create a hazard that endangers the lives and property of users of the airport and of occupants of land or property in its vicinity. Therefore, it is necessary in the interest of the public health, public safety and general welfare that the

creation or establishment of airport hazards be prevented by overlaying certain restrictions on development as specified below and further specified in EMC [18.04.187](#), Airport overlay zone.

- 1. No use may be made of land within the aerospace district in such manner as to create electrical interference with radio communication between the aircraft and the airport and air traffic control, making it difficult for fliers using the airport, impair visibility in the vicinity thereof, or otherwise endanger the landing, taking off or maneuvering of aircraft.*
- 2. The planning commission may attach any reasonable restrictions and requirements to any parcel of land within the aerospace district and any parcel of land adjacent to or in the vicinity of the aerospace district as the planning commission deems necessary to protect the public health, safety and general welfare and to mitigate any adverse effects of proposed development that in the judgment of the planning commission is incompatible with the operation of the airport.*
- 3. Any commercial use within the aerospace district shall provide for a six-foot-wide buffer on each side of the commercial use when it abuts residential property. If the adjacent residential properties are not as yet developed, the planning director may require, as a condition of issuing a building permit, a landscaping plan to be completed at a future date set by the planning commission. The planning commission shall have the authority to require a bond to secure performance of the future landscaping requirement.*
- 4. No landscaping higher than one foot above ground shall be permitted in an area extending from the edge of the runway to a distance of 100 feet. Landscaping along streets and taxiways shall not exceed two feet in height in order to allow unobstructed taxiing of aircraft. Light poles and street signs are not permitted. Any lighting along streets and taxiways shall be at ground level, not exceeding one foot in height.*
- 5. No building or structure in the aerospace district shall have a height greater than 28 feet for a residential structure and 38 feet for a commercial or industrial structure. No building or structure in the aerospace district is permitted to penetrate the height limitation set forth in EMC [18.04.187](#) without a board of adjustment approved variance as specified in EMC [18.04.187](#).*

E. Minimum Lot Size. No lot within the aerospace district shall be less than 21, 500 square feet. The minimum lot width shall be 100 feet. All lots in this district shall abut a dedicated public street or shall have such other access as held suitable by the planning commission, meeting required road standards for private roads, or, if applicable, subdivisions.

F. Setback Requirements. Every front yard shall have a minimum setback requirement of 25 feet, and a minimum side yard setback of eight feet except for corner lots which shall have minimum side yard setback of 25 feet for the side yard facing another street. There shall be a minimum 25-foot setback from the rear property line. An accessory building which is detached and located within 10 feet of a rear or side property line provided said property line does not front on a street. All attached accessory structures shall comply with the setback requirements for the main structure.

G. Parking. All lots shall provide parking spaces in accordance with lot usage as set forth in Chapter [18.05](#) EMC. Hangars do not qualify as required parking spaces for automobiles.

H. Signs. No sign erected in the aerospace district shall exceed two feet in height, measured from ground level. (Ord. 2019-10 § 2 (Exh. A), 2019; Ord. 2019-04 § 2 (Exh. A), 2019; Ord. 2007-05 § 1, 2007; Ord. 2006-06 § 1, 2006).

18.04.187 Airport overlay zone.

A. Purpose and Intent. The purpose and intent of this section is to establish an airport overlay zoning district on properties located on, adjacent to, and in the vicinity of Eatonville Airport (Swanson Field), Washington, in order to protect the health, welfare, safety, and quality of life of the general public, property owners, airport operators, and aviation community; and also to ensure compatible land uses in the vicinity of the affected environments of the airport overlay zoning district.

V. CRITICAL AREAS:

The site has been reviewed by the Town for potential critical areas; no critical areas were identified.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA):

A SEPA determination of non-significance (DNS) was issued for this proposal on August 11, 2021.

VII. AGENCY, DEPARTMENT AND PUBLIC COMMENTS:

Only one agency comment on the project was received from the Washington State Department of Ecology. No other written comments were received from departments or the public.

VIII. PUBLIC WORKS STAFF ANALYSIS & RECOMMENDATION:

The proposed Preliminary subdivision proposes to create 10 SFR building/hanger sites that comply with AP zoning. Vehicular access for all lots will be via an internal private road connecting to Lynch Creek Road. Aviation access for all lots will be via the private internal road and an easement connecting to Swanson Field (Eatonville Airport).

Pursuant to EMC 17.20.080, the Public Works Director is required to provide written statements regarding the finding required for approval under 17.20.080.B., which are as follows:

1. The Public Works Director believes the Preliminary Subdivision is generally in conformance with the comprehensive plan and will be in conformance with town planning standards and specifications as conditioned;
2. The Public Works Director believes as conditioned, appropriate provisions will be made for:
 - a. The public health, safety and general welfare will be served with the approval of the 10-lot Preliminary Subdivision;
 - b. Adequate open spaces will be provided within the proposed lots as required by code;

- c. Appropriate drainageways will be provided pursuant to approved engineering plans required for Final Plat Approval;
 - d. Streets or roads, and other public ways will be provided for vehicular and aviation access and movement;
 - e. Potable water supplies will be provided via the Town's water system pursuant to approved engineering plans required for Final Plat Approval;
 - f. Sanitary waste services will be provided via the Town's sewer system pursuant to approved engineering plans required for Final Plat Approval;
 - g. Existing Town parks and recreation areas are adequate for the project;
 - h. Since no comments were received from the School District, it is understood that existing playgrounds are adequate for the project;
 - i. Since no comments were received from the School District, it is understood that existing schools and school grounds, sidewalks and other planning features that assure safe walking conditions for students will be provided;
3. The public use and interest will be served by the Preliminary Subdivision and the dedications proposed.

Each of the proposed 10 lots will contain suitable area and have physical characteristics adequate for development. Having reviewed the record and the requirements for a Preliminary Subdivision, The Public Works Director recommends approval of the Lynch Creek Landing Preliminary Subdivision as conditioned.


IX. FINDINGS OF FACT:

1. The applicant has submitted an application for a 10-lot Preliminary Subdivision from 1 existing lot in the AP Zone.
2. All fees associated with the application for subdivision and SEPA review have been paid.
3. Notice has been provided to all property owners within at least 300 feet of the proposed preliminary subdivision as required.
4. Public notice for SEPA and the preliminary subdivision has been published in a local newspaper as required by code.
5. Requests for Preliminary Subdivision may be considered pursuant to the requirements of Eatonville Municipal Code, including but not limited to, EMC Chapter 17.20 Preliminary Subdivisions/Plats.
6. The Planning Commission conducted a public hearing on September 7, 2021 in order to accept public testimony, consider the record and formulate a recommendation.
7. Concurrency review identified no deficiencies with the facility and service providers required for the development of this project.
8. Critical area review has been completed with none identified.

9. Pursuant to Eatonville Municipal Code (EMC) 17.20.080 and based on the information provided in the file by the Applicant, the Public Works Director finds that subject to the Conditions of Approval contained in Section XI of this decision, appropriate provisions have been made for or will be made for upon completion:
1. The proposed plat is consistent with the comprehensive plan and town planning standards and specifications;
 2. Appropriate provision was made for:
 - a. The public health, safety and general welfare,
 - b. Open spaces,
 - c. Drainageways,
 - d. Streets or roads, alleys, other public ways,
 - e. Potable water supplies,
 - f. Sanitary wastes,
 - g. Parks and recreation,
 - h. Playgrounds,
 - i. Schools and school grounds, considering all relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
 3. The public use and interest will be served by the subdivision and the dedications proposed.
10. The lots created by this Preliminary Subdivision will create legal building sites that comply with zoning and health regulations without the need for variance.
11. The lots created by this Preliminary Subdivision will establish access to a private road for each individual lot.
12. The lots created by this Preliminary Subdivision will have suitable physical characteristics for the development of single-family residential homes and hangers.

X. PLANNING COMMISSION RECOMENDATION:

Having conducted an open record public hearing and carefully considering the entire record, including but not limited to the Public Works Department file, the recommendations and comments of Staff, the presentation and comments of the Applicant and the public, by a vote of 4 in favor and 0 apposed, the Planning Commission hereby adopts the Public Works Staff Analysis, Recommendations, Findings of Fact and Conditions of Approval, contained herein and as noted, and hereby recommends **APPROVAL** of the Lynch Creek Landings Preliminary Plat, requesting a 10-lot subdivision for the development of single family residences and hangers in the AP zone:



Planning Commission Chairman

9/20/2021

Date



XI. CONDITIONS OF APPROVAL:

Should the Planning Commission recommend approval of the project, the following recommended conditions should be included in the decision.

1. Compliance with all Development Regulations is required for approval of the Final Plat.
2. Any/all existing on-site septic and/or on-site wells shall be properly decommissioned consistent with Tacoma Pierce County Health Department requirements.
3. Proposed Lots 1 through 10 shall be connected to Town sewer service, Town water service and Town electrical power service.
4. The installation of frontage improvements (e.g. curb, gutter, sidewalks, access, lighting, stormwater, etc.) along Lynch Creek Road shall be required.
5. The Swanson Field westerly access road encroachment within the project site shall be either: A) Provided with an easement acceptable and approved by the Town of Eatonville; or B) Be relocated and reconstructed within Swanson Field in a manner acceptable and approved by the Town of Eatonville.
6. The subdivision shall provide subdivision improvements in compliance with all applicable requirements, including but not limited to, EMC 17.20.120 (General Improvements), 17.20.130 (Improvements, required in accordance with Town standards and requirements) and 17.20.140 (Permits, Installation of improvement and inspections), or as may be deemed necessary by the Public Works Director.
7. Any work in the Town's right-of-way will require a separate right-of-way permit issued by the Town's Public Works Department.
8. Utility easements shall be provided on the face of the Final Plat which are necessary to the provision of water, power, sewer, natural gas and mail delivery to the lots within the subdivision. The affected purveyors should be contacted prior to development of the Final Plat for their specific easement requirements.
9. A storm drainage plan must be submitted to the Public Works Department as part of the site development plans. The drainage plans shall be in accordance with the Town's Stormwater Drainage requirements.
10. Upon completion of the construction of the private storm drainage and road improvements, the proponent shall be required to place a defect and maintenance guarantee to ensure the applicant corrects any defects or subsequent problems, and conducts all maintenance and inspection as shown on the approved O&M Manual. The defect and maintenance guarantee will be held for 24 months (2 years). The 24 months shall begin when the as-built drawings have been approved and the construction has been inspected and found acceptable to the Town.

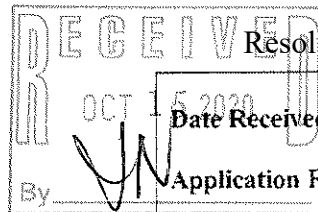
11. All lots must have vehicular access off internal plat roads. Aviation access shall be limited to the private road and/or easement and shall not be permitted within Lynch Creek Road; effective signage identifying the westerly limit of aviation access along the internal private road shall be proposed and approved by the Town prior to final plat approval.
12. The project shall comply with the August 1, 2021 comment letter from the Washington State Department of Ecology.
13. Operation of equipment and associated materials in the construction of the project has the potential to result in generating dust. A dust mitigation plan shall be submitted and approved prior to site development to ensure impacts to neighboring properties and Swanson Field shall be controlled to prevent the travel of dust. The plan shall also address post final plat development dust mitigation measures.
14. Submit CC&Rs for areas and/or development requiring shared maintenance; e.g. the private road the aviation easement along the ROW, and the aviation easement between lots 5 and 6 connecting to Swanson Field; etc.
15. A subdivision landscape plan shall be submitted for review and approval with an application for Final Plat. All required landscaping shall be installed prior to Final Plat approval unless performance bonds or other appropriate security are approved by the Town.
16. The Final Subdivision plat shall be submitted in substantial conformance with the Preliminary Subdivision application materials provided for review in this approval.
17. A final plat meeting all requirements of the Preliminary Plat shall be submitted to the Town for approval within the time periods specified EMC 17.20.110.
18. The Town will not issue single family or hanger building permits (etc.) until all necessary drainage improvements, roads, shared accesses or alleys are completed, with the exception of minor items that may be damaged during home buildings such as sidewalks, bioswale linings or shoulder leveling courses which may be financially guaranteed.
19. The developer/applicant shall request and complete a preconstruction meeting prior to beginning site development.

XII. ATTACHMENTS:

Preliminary Subdivision Application Materials
Comments: DOE Letter

TOWN OF EATONVILLE

PLANNING DEPARTMENT / 201 Center Street W / PO Box 309
360-832-3361 / Fax 360-832-3977



Date Received: _____

Application Fee \$

90.00

Deposit Paid \$

Permit #

0310

In addition to the application fee, a Review deposit is required to start initial plan review. Any additional review/engineering fees incurred by Town will be passed through to applicant.

MASTER APPLICATION FOR LAND USE ACTIONS

Check all applications for which you are applying.

_____ BOUNDARY LINE ADJ _____ SEPA REVIEW _____ VARIANCE _____ OTHER _____
_____ CONDITIONAL USE _____ NON-CONFORMING USE
X _____ PRELIMINARY PLAT _____ SHORT PLAT / LONG PLAT (ORIG # _____ PROPOSED# _____)
_____ FINAL PLAT _____ BINDING SITE PLAN _____ REZONE - from _____ to _____

TYPE OF APPLICATION

***** APPLICANT INFORMATION *****

Project Name: _____

"Lynch Creek Landing"

Owner: ELSIE M. VAN EATON: TRUSTEE Address: _____

PO Box 992 Eatonville WA 98328

Phone: _____

C/O Caleb Boettcher agent

Cell: _____

253-318-2201

Business: _____

253-318-2201

Authorized Agent/Contact Person JAMES CRABTREE

Email OFFICE@CRABTREESURVEYING.COM

Company Name CRABTREE SURVEYING LLC Cell: _____

Office Ph 253-845-0048

Mailing Address 7328 104TH ST E, PUYALLUP WA 98373

***** PARCEL INFORMATION *****

Site Address: 481 LYNCH CREEK RD E

Parcel # 0416141044

Legal Description: QTR SEC. NE

Section 14

Township 16 N

Range 4 E

Related Parcels: _____

Utility Sources: Water: EATONVILLE

; Sewer EATONVILLE

; Power: EATONVILLE

Include Development Plans including Site Plan (Drawn to scale)

I, Caleb Boettcher being duly sworn, declare that I am the contract purchaser (agent or owner) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are true in all respects and correct to the best of my knowledge and belief.

Owner Signature: _____

Caleb Boettcher

Date: _____

9/16/2020

(OR an Authorized Agent signature if an "Owner Authorization" is signed and attached)

Authorized Agent Signature: _____

Date: _____



WAC 197-11-970

SEPA DETERMINATION OF NONSIGNIFICANCE
Lynch Creek Landing Subdivision

Description of proposal: A subdivision proposal creating 10 lots from 1 existing lot.

Proponent: Elsie M Van Eaton
41918 Lynch Crk Rd E
Eatonville, WA 98328

Location of proposal, including street address, if any: 481 Lynch Creek Road, Eatonville, WA 98328; Parcel 0416141044; located adjacent to the Eatonville Airport along east side of Lynch Creek Road approximately 300 ft north of the Lynch Ck Rd and Jet Court intersection, within the Town of Eatonville, Washington.

Review Document: SEPA Environmental Checklist.

Lead agency: The Town of Eatonville

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on the proposal for 14 days from the date below. Comments must be submitted by September 1, 2021.

The document is available to read and review at the address below, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Responsible official: Mayor Mike Schaub

Position/title: Town Mayor / SEPA Official

Address: 201 Center Street West / PO Box 309, Eatonville, WA 98328

Phone: (360) 832-3361

Date: 8/11/21

Signature: M. Schaub



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

September 1, 2021

Johnnie Newell, Planning/Building Admin
Town of Eatonville
201 Center Street West
Eatonville, WA 98328

Dear Johnnie Newell:

Thank you for the opportunity to comment on the determination of nonsignificance for the Lynch Creek Landing Subdivision Project located at 481 Lynch Creek Road East as proposed by Elsie Van Eaton. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Sandy Smith (360) 407-7269

If contamination is suspected, discovered, or occurs during future site preparation or residential construction, testing of the potentially contaminated media must be conducted. If soil or groundwater contamination is readily apparent, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 407-7269.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Jessica Eakens (360) 407-0246**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Johnnie Newell
September 1, 2021
Page 2

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

Johnnie Newell
September 1, 2021
Page 3

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

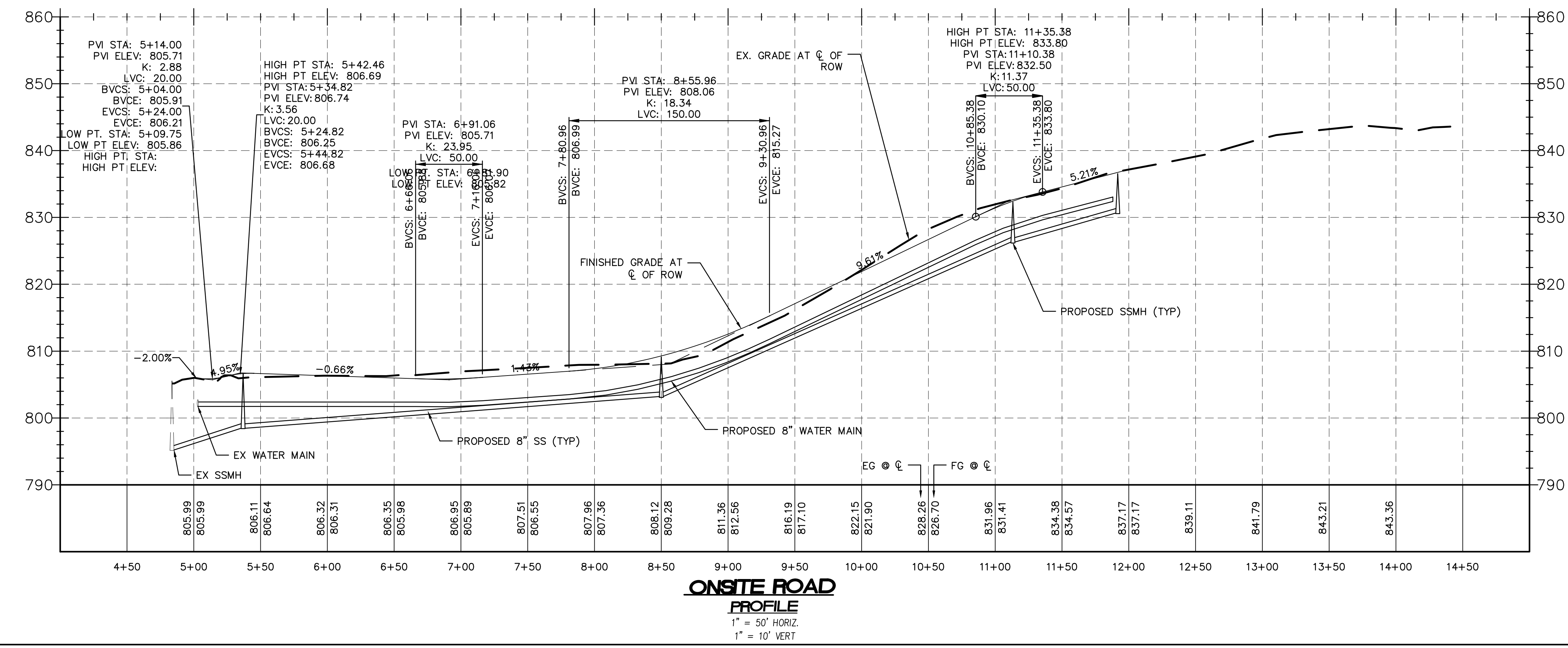
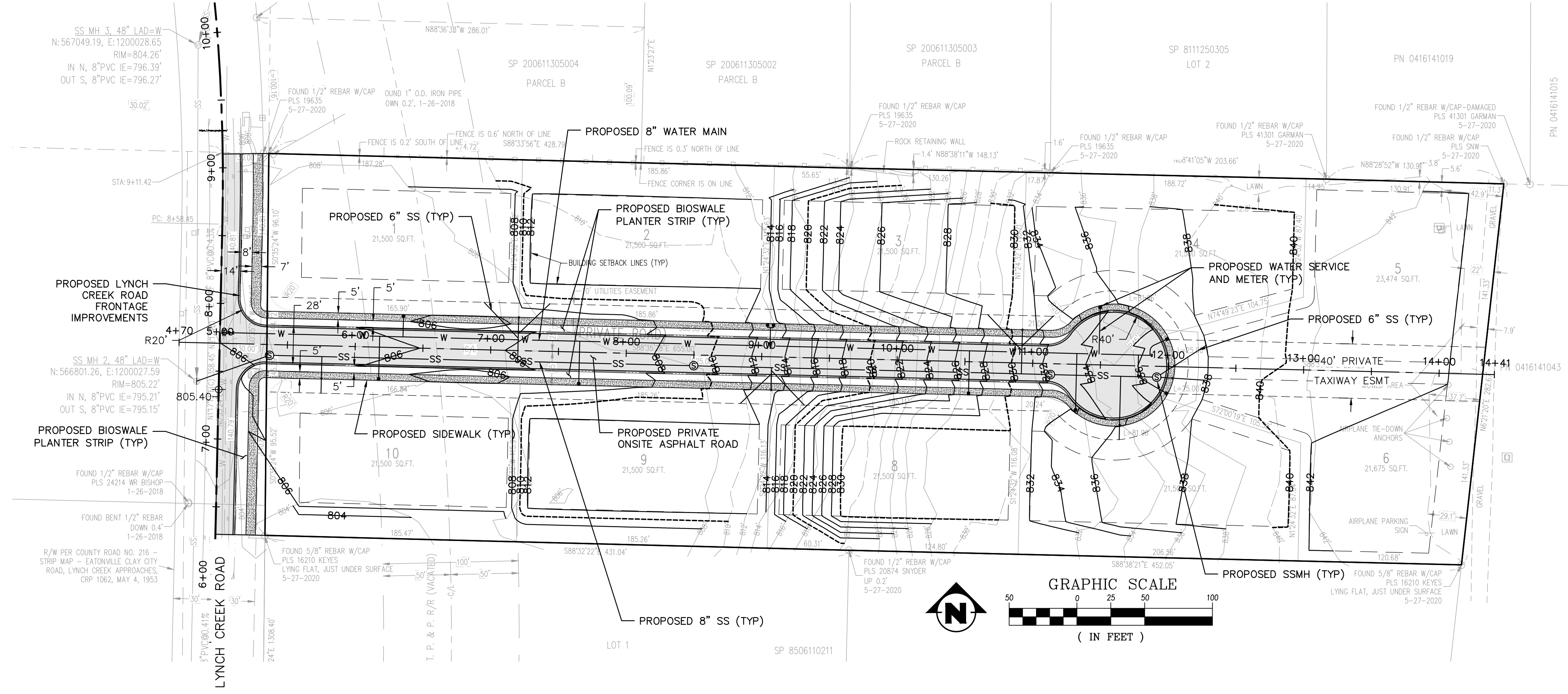
Department of Ecology
Southwest Regional Office

(GMP:202104431)

cc: Derek Rockett, SWM
Sandy Smith, TCP
Jessica Eakens, WQ

LYNCH CREEK LANDING – CONCEPTUAL CIVIL PLAN

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 4 EAST, W.M., EATONVILLE, PIERCE COUNTY, WASHINGTON



DRAWING TITLE:
CONCEPTUAL CIVIL PLAN

PROJECT: LYNCH CREEK LANDING
481 LYNCH CREEK ROAD EAST
EATONVILLE, WA 98328

APPLICANT:
CALEB BOETTCHER
PO BOX 992
EATONVILLE, WA 98328

REVISIONS	
NO.	DATE
1	6/9/21

DESIGNED BY: WMS

DRAWN BY: WMS

CHECKED BY: WMS

SCALE: AS SHOWN

S 14 T 16 N R 4 E

CITY/CO: EATONVILLE, WA

6/11/21

JKA CIVIL ENGINEERING
JOHN KNOWLES & ASSOCIATES, INC.

PO Box 1328
Puyallup, WA 98371-0197

Ph: (253) 539-4400
Fax: (253) 539-1500

JKA PROJECT NO.
1952

DRAWING NAME

LYNCH CREEK LANDING

481 LYNCH CREEK ROAD

Original Parcel No. 0416141044

Within the SE1/4 of NE1/4 S14, T16N, R04E, WM

Preliminary Stormwater Site Plan (SSP) - Drainage Report

JKA Civil Engineering

John Knowles & Associates, Inc.

Ph: (253) 539-1400

E-mail: jkacivil@comcast.net

LYNCH CREEK LANDING

SSP - Drainage Report

Prepared for: Caleb Boettcher
PO Box 992
Eatonville, WA 98328

Prepared by: John Knowles & Associates, Inc.
P.O. Box 1328
Puyallup, WA 98371-0197
(253) 539-1400
jkacivil@comcast.net

JKA Project No.: 1952



3-12-2021

Project Engineer's Certification:

I hereby state that this **Stormwater Site Plan** report for **LYNCH CREEK LANDING** has been prepared by me or under my supervision and meets the minimum standard of care and expertise which is usual and customary in this community for professional engineers. I understand that Town of Eatonville does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities prepared by me.

Table of Contents

<i>Drainage Report</i>	<i>Page</i>
SECTION 1 - PROPOSED PROJECT DESCRIPTION	1
SECTION 2 - EXISTING CONDITIONS	4
SECTION 3 - INFILTRATION RATES/SOILS REPORT	4
SECTION 4 - WELLS AND SEPTIC SYSTEMS.	4
SECTION 5 - FUEL TANKS	4
SECTION 6 - SUB-BASIN DESCRIPTION	5
SECTION 7 – FLOODPLAIN ANALYSIS	5
SECTION 8 - AESTHETIC CONSIDERATIONS FOR FACILITIES	5
SECTION 9 - FACILITY SIZING AND DOWNSTREAM ANALYSIS	5
SECTION 10 - UTILITIES	5
SECTION 11 – COVENANTS, DEDICATIONS, AND EASEMENTS.	5
SECTION 12 - PROPERTY OWNERS' ASSOCIATION, ARTICLES OF INC.	5
SECTION 13 - OTHER PERMITS OR CONDITIONS PLACED ON PROJECT	5

Appendices

- I Soils Report – By Parnell Engineering
- II Drainage Calculations (will be provided during final engineering)
- III FEMA FIRM Panel excerpt (will be provided during final engineering)

LYNCH CREEK LANDING DRAINAGE REPORT

(Note: This report has been prepared in accordance with the intent of the 2012 WSDOE Drainage Manual)

SECTION I - PROPOSED PROJECT DESCRIPTION

The project proponents are applying for preliminary plat approval. The site is located at 481 Lynch Creek Road. Current zoning is Aerospace District. The project is located in Section 14, Township 16N, Range 04E. Total parcel area is 252,827 SF.

The goal of this SSP is to obtain Town of Eatonville preliminary plat approval to allow for final plat approval, and, future site development and building permit approval.

Public street improvements for Lynch Creek Road are required per Eatonville standards. The proposed half street frontage improvements can be seen graphically on the preliminary civil plans.

Below is a tabulation of the breakdown of surfaces on the site (not including roof and driveway areas):

Project Area Tabulation			
Item	On-Site	Off-Site	Total
Total Project Area (to be developed/improved) (ft ²)	252,827	8,400	261,227
Existing Hard Surfaces (ft ²)	0	2,800	2,800
Existing Pervious (ft ²)	252,827	5,600	258,427
Existing Hard Surface to remain (ft ²)	0	0	0
Amount of New Hard Surface (ft ²)	27,000	2,700	29,700
Amount of Replaced Hard Surface (ft ²)	0	2,800	2,800
Amount of New + Replaced Hard Surface (ft ²)	27,000	5,500	32,500
Amount of New Pollution Generating Hard Surf. (ft ²)	20,080	1,200	21,280
Amount of Replaced PGHS (ft ²)	0	2,800	2,800
Amount of New + Replaced PGHS (ft ²)	20,080	4,000	24,080
Hard Surfaces to Pervious Surface (ft ²)	0	0	0
Amount of Land Disturbed (ft ²)	252,827	8,400	261,227
Native Vegetation to Lawn/Landscaped (acres)	0	0	0
Native Vegetation to Pasture (acres)	0	0	0
Value of Proposed Improvements (\$)	TBD	TBD	TBD
Assessed Value of Existing Site Improvements (\$)	0	TBD	TBD
Amount to be Graded/Filled (cubic yards)	5,000	200	5,700

Proposed Stormwater System -

- Individual lot drainage will be addressed during the building permit stage as follows:
 - **Lot 1-10** - The concrete driveway areas will be graded to allow for sheetflow dispersion per the Ecology manual's BMP requirements; roof drainage from the homes will be tightlined to infiltration trenches located on each lot.
 - **Onsite Road** – The onsite road will have bioretention planters between the curb and gutter and the sidewalk. The curb will have curb cuts at various intervals to allow for the runoff from the road to sheetflow to the bioretention planters. Runoff from all onsite road and sidewalk areas will be treated and infiltrated via the bioretention planters. Sizing calculations and adequate overflow mitigation needs will be addressed in final engineering.
 - **Lynch Creek Road** – Lynch Creek Road will have half street improvements constructed along the project frontage. Similar to the onsite road, Lynch Creek Road will have bioretention planters between the curb and gutter and the sidewalk. Curb cuts will allow for runoff to sheetflow to the bioretention planters where stormwater will be treated and infiltrated. Sizing calculations and adequate overflow mitigation needs will be addressed in final engineering.

A downstream conveyance capacity analysis will not be required as the project proposes to retain all stormwater onsite or within the ROW along the property frontage.

Area soils have been mapped by NRCS as Barneston gravelly ashy coarse sandy loam (3C), which are generally well drained.

The project is required to address all minimum requirements because the project adds or replaces 5,000 square feet or more of hard surface. The project meets these 11 minimum requirements as follows:

Minimum Requirement #1 - Preparation of Stormwater Site Plans

The project meets requirement #1 by preparation of this drainage report and conceptual civil plan.

Minimum Requirement #2 - Construction Stormwater Pollution Prevention

This development shall comply with Construction SWPPP Elements #1 through #12 as detailed in Volume II of the 2012 SWM Manual. The elements are summarized below.

1. Mark clearing limits - Yes
2. Establish construction access - Yes
3. Control flow rates - Yes, with dispersion.
4. Install sediment controls - Yes
5. Stabilize soils - Yes
6. Protect slopes - Yes

7. Protect drain inlets - Yes
8. Stabilize channels and outlets - N/A
9. Control pollutants - Yes
10. Control dewatering - Yes
11. Maintain BMPs - Yes
12. Manage the project – Yes

These elements will be discussed in detail in the SWPPP Report for the project that will be prepared during final engineering.

Minimum Requirement #3 – Source Control of Pollution

Typical pollutants associated with multi-family housing, such as fertilizers, cleaning fluids, automobile detergent, grease, oil, etc., should not pose a significant threat to the downstream systems, nor aquifers, for this project. However, a source control strategy will be prepared for this project during final engineering.

Minimum Requirement #4 – Preservation of Natural Drainage Systems and Outfalls

This core requirement is met by using soil amendment and bioretention to retain as much stormwater onsite as possible.

Further analysis will be provided during final engineering.

Minimum Requirement #5 – Onsite Stormwater Management

This project employs onsite stormwater management BMPs to manage stormwater runoff onsite to the maximum extent feasible without causing flooding or erosion impacts. Onsite yards will have soils amended to promote retention. Roof drainage will be infiltrated via infiltration trenches. Driveway runoff will be dispersed. Onsite road and sidewalks will be infiltrated via bioretention planters

Further analysis will be provided during final engineering.

Minimum Requirement #6 – Runoff Treatment

The project will provide Basic Water Quality treatment via the proposed bioretention planters. The planters will use the Ecology approved soil mix to provide proper treatment.

Further analysis will be provided during final engineering.

Minimum Requirement #7 – Flow Control

Further analysis will be provided during final engineering once hard surface areas are determined.

Minimum Requirement #8 – Wetland Protection

Not applicable.

Minimum Requirement #9 – Basin/Watershed Planning

Not applicable because there are no city or DOE-approved basin plans that establish new or alternative stormwater management requirements for this site.

Minimum Requirement #10 – Operation and Maintenance

A Stormwater Maintenance Plan will be prepared during final engineering.

SECTION 2 - EXISTING CONDITIONS

The rectangular-shaped parcel is located at the 481 Lynch Creek Road.

The site is currently undeveloped but has logged and cleared, with remaining vegetation consisting of blackberry briars and field grasses. Onsite soils are mapped by NRCS as Barneston gravelly ashy coarse sandy loam (3C).

Site topography generally slopes east to west with an 11% west facing slope located at the center of the property. Elevations range from a high of 842' at the eastern end of the site to a low of 804' at the southwest corner of the site.

The project is bound to the west by Lynch Creek Road, to the east by an airstrip, and to the north and south by existing residential properties.

There is no significant offsite surface water contribution to the project site. Generally, precipitation sheet flows to the west.

SECTION 3 - INFILTRATION RATES/SOILS REPORT

The Natural Resource Conservation Service (NRCS) Soil Survey of Pierce County maps the onsite soils as Barneston gravelly ashy coarse sandy loam (3C).

Design infiltration rates for the onsite soils can be found in the soils report located in Appendix I.

SECTION 4 - WELLS AND SEPTIC SYSTEMS

No drinking water supply wells exist onsite nor within 100 feet of the project site based upon our knowledge of the area. Also, no groundwater protection areas, aquifer recharge areas, or one year, five year, and 10-year times of travel zones for wellhead protection areas exist in the near vicinity.

To the best of our knowledge, the site does not contain any abandoned onsite sewage disposal systems. If such abandoned systems are found during construction, they shall be properly abandoned by the proponents in accordance with TPCHD requirements.

SECTION 5 - FUEL TANKS

No underground fuel tanks are known to exist. If such tanks are found, they will be abandoned or removed in accordance with current DOE regulations.

SECTION 6 - SUB-BASIN DESCRIPTION

There is no significant offsite drainage tributary to the project site.

SECTION 7 – FLOOD PLAIN ANALYSIS

This project is designed relative to Pierce County vertical datum of NAVD 88.

The project is not located within a Flood Zone X and has a 0.2% chance of annual flood.

SECTION 8 - AESTHETIC CONSIDERATIONS FOR FACILITIES

Further analysis and information will be provided during final engineering.

SECTION 9 – FACILITY SIZING AND DOWNSTREAM ANALYSIS

Further analysis will be provided during final engineering.

SECTION 10 - UTILITIES

Stormwater quantity control measures such as roof drain piping will be located away from the location of other utilities as much as possible (such as sanitary sewer pipes, power, telephone, cable tv, etc.); however, conflicts may occur during construction. The contractor is advised to inform the project engineer if conditions are encountered which could affect the storm drainage systems, as designed, due to utility conflicts.

SECTION 11 - COVENANTS, DEDICATIONS, AND EASEMENTS

Any required stormwater covenants will be prepared during final engineering.

SECTION 12 - PROPERTY OWNERS' ASSOCIATION ARTICLES OF INCORPORATION

A homeowners association (HOA) may be established for this residential project.

SECTION 13 – OTHER PERMITS OR CONDITIONS PLACED ON THE PROJECT

Besides a Site Development Permit required for grading, drainage, paving, access, and erosion control improvements, the following permits may be required:

Agency	Permit/Approval
Town of Eatonville– Building Dept	Building/Mechanical/Electrical Permits associated with the construction of homes.

Appendix I

Soils Report

Lynch Creek Landing

Soils Report For Evaluating Site Feasibility of Stormwater Infiltration BMP's Associated with Road and Driveway Runoff.

Site Address: 481 Lynch Creek Road E., Eatonville WA 98328
PN: 0416141044

Prepared For: JKA Civil Engineering
PO Box 1328
Puyallup, WA 98371-0197
Contact: Will Schuur
253-539-1400 jkawills@gmail.com

Prepared By: Parnell Engineering, LLC
10623 Hunters Lane S.E.
Olympia, WA 98513
Contact: William Parnell, P.E.
360-491-3243 parnelleng@hotmail.com

PE

PARNELL ENGINEERING, LLC

SOIL EVALUATION REPORT
FORM 1: GENERAL SITE INFORMATION

PROJECT TITLE: Lynch Creek Landing PE PROJECT NO.: 21103 PREPARED BY: William Parnell, P.E.	SHEET: 1 OF 1 DATE: 02/22/2021
1. SITE ADDRESS: 481 Lynch Creek Road E., Eatonville, WA 98323 PN: 0416141044	
2. PROJECT DESCRIPTION: Proposed 10 lot single family residential plat.	
3. SITE DESCRIPTION: The rectangular shaped 4.53 acre project site is currently unoccupied. Site topography generally slopes east to west with an 11% west facing slope located at the center of the property. Elevations range from a high of 842' at the eastern portion of the site to a low of 804' at the southwestern corner of the site. The site has been previously logged and cleared with remaining vegetation consisting of blackberry briars along the north property line and field grasses on the remainder of the site. The project site is bounded by residential property to the north and south, Lynch Creek Road East to the west and a private airplane landing strip to the east. Existing and future access will be off Lynch Creek Road East. The on-site soils are mapped by the Natural Resource Conservation Service (NRCS) as a Barneston gravelly ashy coarse sandy loam (3C).	
4. SUMMARY OF SOILS WORK PERFORMED: A total of eight test pits were logged. Test pits were excavated to a maximum depth of 192" below the existing grade. Soils were inspected by entering and visually logging each test pit to a depth of four feet. Soils beyond four feet were inspected by examining trackhoe tailings. Test pit soil log data sheets are included in this report.	
5. ADDITIONAL SOILS WORK RECOMMENDED: Additional soils work may be necessary determined by what type and location of in-ground infiltration facilities are proposed.	
6. FINDINGS: The on-site soils are mapped by the Natural Resource Conservation Service (NRCS) as a Barneston gravelly ashy coarse sandy loam (3C). Test pits #4 - #8 located on the eastern 3/4 of the site revealed soils generally similar to this soil series. However, test pits #1 - #3 on the western 1/4 of the site revealed soils more similar to a Scamman silt loam (36C). Winter water table was not present in any test pits but mottling was present in test pits #1, #2 and #3 in the substratum sandy clay loam horizons.	
7. RECOMMENDATIONS: The Barneston soil series is a well-drained soil that formed in glacial outwash. Infiltration rates should be moderate to excessive in the C horizon soils found in test pits #4 - #8. The Scamman soil series is a poorly drained soil formed in clayey glacial till. Infiltration rates for stormwater infiltration purposes should be slow to moderate in the upper stratum soils and virtually non-existent in the substratum sandy clay loam soils.	
It is the purpose of this report to exclusively evaluate the site for feasibility of stormwater infiltration BMP's associated with road and driveway runoff. This report does not take the place of a detailed soils evaluation and recommendations report by a geologist or geotechnical engineer.	
I hereby certify that I prepared this report, and conducted or supervised the performance of related work. I certify that I am qualified to do this work. I represent my work to be complete and accurate within the bounds of uncertainty inherent to the practice of soils science, and to be suitable for its intended use.	
SIGNED: <u>William Parnell</u>	DATE: <u>2/22/21</u>



SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing						SHEET: 1 OF 8	
PROJECT NO.: 21103						DATE: 2/17/2021	
PREPARED BY: William Parnell, PE							
SOIL LOG: #1							
LOCATION: 40' east & 60' north of the southwest property corner.							
1. TYPES OF TEST DONE: None		2. NRCS SOILS SERIES: Scamman silt loam (36C)		3. LAND FORM: Terrace			
4. DEPOSITION HISTORY: Clayey glacial till		5. HYDROLOGIC SOIL GROUP: C/D		6. DEPTH OF SEASONAL HW: Unknown			
7. CURRENT WATER DEPTH: Greater than bottom of hole		8. DEPTH TO RESTRICTIVE HORIZON: 54"		9. MISCELLANEOUS: Gently Sloping			
10. POTENTIAL FOR:				EROSION	RUNOFF	PONDING	
				Minimal	Minimal	Moderate	
11. SOIL STRATA DESCRIPTION: See Following chart							
12. SITE PERCOLATION RATE: See FSP							
13. FINDINGS & RECOMMENDATIONS: The Ap1 horizon was previously disturbed. The C2 horizon had streaky mottles and the C3 horizon was moderately to heavily mottled.							

Soils Strata Description Soil Log #1

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
Ap1	0"- 12"	10YR2/1	GrLm (previously disturbed)	<28	<8	<30	1SBK	-	-	-	ff	0.6-2	0.5
A2	12"- 24"	10YR4/3	VGrSaLm	<20	<2	<45	2Gr	-	-	-	fm	2-6	2
C1	24"- 54"	10YR4/6	ExGrC-FSa	<3	-	<75	SG	-	-	-	fm	>20	15
C2	54"- 64"	10YR5/6	VGrSaCILm	<35	-	<45	Mas	F1F	-	-	fm	.06-0.2	-
C3	64"-168"	10YR5/6	SaCILm	<35	-	<15	Mas	M3P	-	-	-	.06-0.2	-

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing						SHEET: 2 OF 8	
PROJECT NO.: 21103						DATE: 2/17/2021	
PREPARED BY: William Parnell, PE							
SOIL LOG: #2							
LOCATION: 60' east & 40' south of the northwest property corner.							
1. TYPES OF TEST DONE: None		2. NRCS SOILS SERIES: Scamman silt loam (36C)		3. LAND FORM: Terrace			
4. DEPOSITION HISTORY: Clayey glacial till		5. HYDROLOGIC SOIL GROUP: C/D		6. DEPTH OF SEASONAL HW: Unknown			
7. CURRENT WATER DEPTH: Greater than bottom of hole		8. DEPTH TO RESTRICTIVE HORIZON: 68"		9. MISCELLANEOUS: Gently Sloping			
10. POTENTIAL FOR:				EROSION	RUNOFF	PONDING	
				Minimal	Minimal	Moderate	
11. SOIL STRATA DESCRIPTION: See Following chart							
12. SITE PERCOLATION RATE: See FSP							
13. FINDINGS & RECOMMENDATIONS: The Ap1 horizon was previously disturbed. The C2 horizon had gravel and sand coated with thin clay jackets. The C3 horizon was moderately to heavily mottled.							

Soils Strata Description Soil Log #2

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
Ap1	0"- 9"	10YR3/2	GrSaLm (previously disturbed)	<20	<6	<25	Mas	-	-	-	ff	2-6	1
A2	9"- 30"	10YR5/3	GrSaLm	<20	<2	<10	2Gr	-	-	-	fm	2-6	2
C1	30"- 48"	10YR4/6	GrSaClLm	<35	-	<20	Mas	-	-	-	fm	.06-0.2	-
C2	48"- 68"	10YR4/6	VGrC-FSa with thin clay jackets	<3	-	<60	SG	-	-	-	-	>20	5
C3	68"-162"	10YR5/6	GrSaClLm	<35	-	<20	Mas	M3P	-	-	-	.06-0.2	-

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing						SHEET: 3 OF 8	
PROJECT NO.: 21103						DATE: 2/17/2021	
PREPARED BY: William Parnell, PE							
SOIL LOG: #3							
LOCATION: 200' east & 130' south of the northwest property corner.							
1. TYPES OF TEST DONE: None		2. NRCS SOILS SERIES: Transitional: Scamman silt loam (36C) & Barneston gravelly ashy coarse sandy loam(3C)		3. LAND FORM: Terrace			
4. DEPOSITION HISTORY: Clayey glacial till & gravelly glacial outwash		5. HYDROLOGIC SOIL GROUP: C/D		6. DEPTH OF SEASONAL HW: Unknown			
7. CURRENT WATER DEPTH: Greater than bottom of hole		8. DEPTH TO RESTRICTIVE HORIZON: 52"		9. MISCELLANEOUS: Gently Sloping			
10. POTENTIAL FOR:				EROSION	RUNOFF	PONDING	
				Minimal	Minimal	Moderate	
11. SOIL STRATA DESCRIPTION: See Following chart							
12. SITE PERCOLATION RATE: See FSP							
13. FINDINGS & RECOMMENDATIONS: The C2 - C5 horizons were massive with no structure. The C2 horizon was moderately mottled and the C5 horizon was moderately to heavily mottled.							

Soils Strata Description Soil Log #3

Horz	Depth	Color	Texture	%CL	%ORG	CE	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 15"	10YR3/2	ExGrCobSa Lm	<8	<4	<70	SG	-	-	-	ff	6-20	6
C1	15"- 52"	10YR4/6	ExGrC-FSa	<3	-	<75	SG	-	-	-	fm	>20	10
C2	52"- 72"	10YR5/6	SaCiLm	<35	-	<5	Mas	C2D	-	-	-	.06-0.2	-
C3	72"- 90"	10YR5/6	ExGrSaCiLm	<15	-	<75	Mas	-	-	-	-	.06-0.2	-
C4	90"-132"	10YR5/6	ExGrSaCiLm	<8	-	<85	Mas	-	-	-	-	.06-0.2	-
C5	132"-168"	10YR5/3	GrSaCiLm	<35	-	<20	Mas	M3P	-	-	-	.06-0.2	-

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing		SHEET: 4 OF 8	
PROJECT NO.: 21103		DATE: 2/17/2021	
PREPARED BY: William Parnell, PE			
SOIL LOG: #4			
LOCATION: 310' east & 90' north of the southwest property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Toe of Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: Greater than bottom of hole	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The C horizons were moderately dense.			

Soils Strata Description Soil Log #4

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 24"	10YR4/3	SiLm	<25	<8	<20	2SBK	-	-	-	ff	0.6-2	0.5
C1	24"- 72"	10YR4/4	ExStLm C-FSa with silt jackets, some boulders	<6	-	<80	SG	-	-	-	-	6-20	10
C2	72"- 90"	10YR5/3	ExStC-FSa few fines, some boulders	<4	-	<85	SG	-	-	-	-	>20	10
C3	90"-156"	10YR5/3	ExGrCobC- FSa with clay jackets, many stones	<6	-	<85	SG	-	-	-	-	>20	10

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing		SHEET: 5 OF 8	
PROJECT NO.: 21103		DATE: 2/17/2021	
PREPARED BY: William Parnell, PE			
SOIL LOG: #5			
LOCATION: 320' west & 100' south of the northeast property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: Greater than bottom of hole	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The C horizons were moderately dense.			

Soils Strata Description Soil Log #5

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 32"	7.5YR3/4	GrLmFSa with many stones & boulders	<8	<4	<85	1SBK	-	-	-	ff	6-20	6
C1	32"- 60"	10YR4/4	ExGrC-FSa with many stones and boulders	<2	-	<90	SG	-	-	-	-	>20	10
C2	60"-120"	10YR4/3	ExGrCobC- FSa, some stones	<4	-	<85	SG	-	-	-	-	>20	10
C3	120"-144"	10YR5/3	ExGrCobC- FSa with thin LmFSa jackets, some stones	<5	-	<85	SG	-	-	-	-	>20	10
C4	144"-168"	10YR5/2	ExGrCobVF Sa	<5	-	<80	SG	-	-	-	-	>20	7

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing		SHEET: 6 OF 8	
PROJECT NO.: 21103		DATE: 2/17/2021	
PREPARED BY: William Parnell, PE			
SOIL LOG: #6			
LOCATION: 90' west & 120' south of the northeast property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: Greater than bottom of hole	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The A1 horizon was moderately compacted.			

Soils Strata Description Soil Log #6

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 18"	10YR4/3	VGrFSa	<5	<4	<45	SG	-	-	-	ff	6-20	6
C1	18"- 68"	10YR5/2	ExGrC-FSa with many stones and boulders	<2	-	<90	SG	-	-	-	-	>20	15
C2	68"- 96"	10YR4/3	ExGrCobM- FSa some stones	<4	-	<75	SG	-	-	-	-	>20	12
C3	96"-156"	10YR5/1	ExGrCobC- FSa	<5	-	<85	SG	-	-	-	-	>20	10

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing		SHEET: 7 OF 8	
PROJECT NO.: 21103		DATE: 2/17/2021	
PREPARED BY: William Parnell, PE			
SOIL LOG: #7			
LOCATION: 350' west & 90' north of the southeast property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: 60"-72"	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
			PONDING
			Moderate
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The C1 horizon was loose. The Cd2 horizon was very dense & compacted.			

Soils Strata Description Soil Log #7

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 6"	10YR2/2	GrSiLm(Duff)	<5	<50	<20	1SBK	-	-	-	ff	0.6-2	0.5
B2	6"- 34"	10YR4/3	VGrCobLm FSa	<8	-	<45	1SBK	-	-	-	fm	6-20	6
C1	34"- 60"	10YR5/2	ExGrFSa	<1	-	<80	SG	-	-	-	fm	6-20	8
Cd2	60"- 72"	10YR5/2	ExGrCobFSa with silt jackets	<3	-	<85	SG	-	Mod	-	-	-	-
C3	72"-108"	10YR5/3	Gr with LmFSa jackets	<2	-	<90	SG	-	-	-	-	>20	15
C4	108"-132"	10YR5/2	Gr with Lm jackets	<3	-	<90	SG	-	-	-	-	>20	14
C5	132"-156"	10YR5/2	ExGrFSa	<1	-	<90	SG	-	-	-	-	>20	15

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing		SHEET: 8 OF 8	
PROJECT NO.: 21103		DATE: 2/17/2021	
PREPARED BY: William Parnell, PE			
SOIL LOG: #8			
LOCATION: 320' east & 100' south of the northwest property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Toe of Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: Greater than bottom of hole	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
			PONDING
			Moderate
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The C3 horizon was moderately dense.			

Soils Strata Description Soil Log #8

<u>Horz</u>	<u>Depth</u>	<u>Color</u>	<u>Texture</u>	<u>%CL</u>	<u>%ORG</u>	<u>CF</u>	<u>STR</u>	<u>MOT</u>	<u>IND</u>	<u>CEM</u>	<u>ROO</u>	<u><X></u>	<u>FSP</u>
A1	0"- 12"	10YR3/2	SiLm	<25	<8	<20	2Gr	-	-	-	ff	0.6-2	0.5
C1	12"- 36"	10YR4/3	GrSaLm	<18	-	<20	1SBK	-	-	-	ff	2-6	3
C2	36"- 56"	10YR4/4	Si	<10	-	<3	Mas	-	-	-	-	0.6-2	0.3
C3	56"-100"	10YR5/3	ExGrSaLm	<6	-	<85	SG	-	-	-	-	2-6	3
C4	100"-108"	10YR5/3	ExGrLm	<12	-	<85	SG	-	-	-	-	2-6	4
C5	108"-120"	10YR5/3	ExGrSaLm	<3	-	<90	SG	-	-	-	-	2-6	6

Abbreviations

Textural Class (Texture)	Structure (STR)	Grades of Structure
Cobbled - Cob	Granular - Gr	Strong - 3
Stoney - St	Blocky - Blky	Moderate - 2
Gravelly - Gr	Platy - Pl	Weak - 1
Sandy - Sa	Massive - Mas	
Loamy - Lm	Single Grained - SG	
Silty - Si	Sub-Angular Blocky - SBK	
Clayey - Cl		
Coarse - C		
Very - V		
Extremely - Ex		
Fine - F		
Medium - M		

Induration & Cementation (IND) (CEM)
Weak - Wk
Moderate - Mod
Strong - Str

Mottles (MOT)		
1 Letter Abundance	1st Number Size	2nd Letter Contrast
Few - F	Fine - 1	Faint - F
Common - C	Medium - 2	Distinct - D
Many - M	Coarse - 3	Prominent - P

Roots (ROO)	
1st Letter Abundance	2nd Letter Size
Few - f	Fine - f
Common - c	Medium - m
Many - m	Coarse - c

<X> - Generalized range of infiltration rates from NRCS soil survey (<X>)

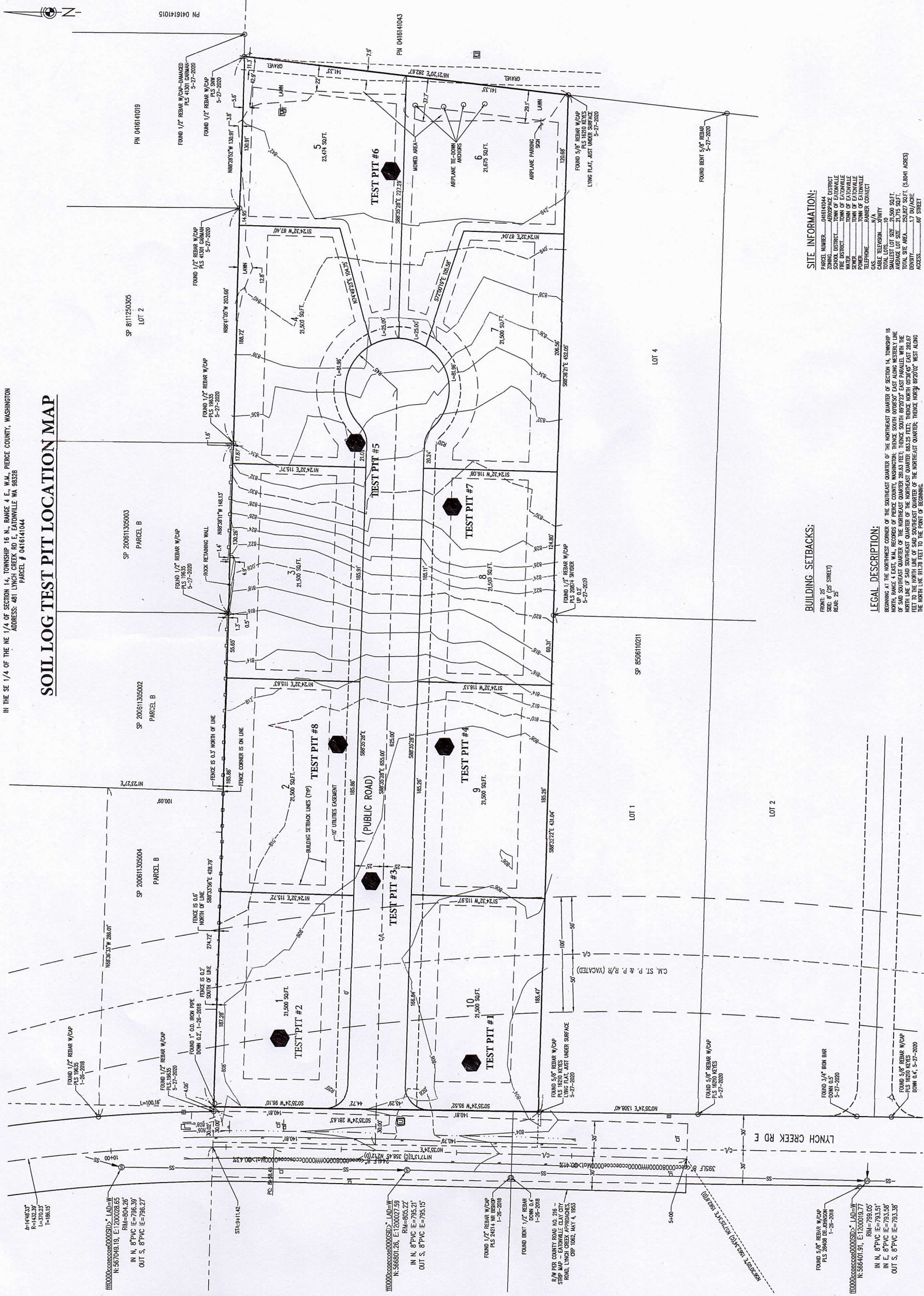
FSP - Estimated **Design** Field **Saturated** Percolation rate based on horizon specific factors and specific test results.

PRELIMINARY PLAT OF

LYNCH CREEK LANDING

IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 16 N, RANGE 4 E, W.M., PERCE COUNTY, WASHINGTON
ADDRESS: 481 LYNCH CREEK RD E, EATONVILLE WA 98528
PARCEL # 041614104

SOIL LOG TEST PIT LOCATION MAP



BASIS OF BEARINGS:

WASHINGTON COORDINATE SYSTEM OF 1983 SOUTH ZONE
NAD83(2011) EPOCH 2010.00
ALL BEARINGS ARE GIVEN AS TRUE UNLESS OTHERWISE NOTED.

VERTICAL DATUM:

NAVD83(2011)
PER MDC-CRIS WASHINGTON STATE REFERENCE NETWORK "NSRT"
AND APPLIED GRID 12A
CONTINUITY INTERVAL = 2

EQUIPMENT/PROCEDURES:

FIELD TRAVERSE: TOPCON SOKKISO TOPCON 5300
RTK/STATIC GPS: TOPCON 1000 1000 1000
THIS SURVEY COMPLETES WITH MINIMUM STANDARDS
ESTABLISHED BY WAC 332-132.

SYMBOL LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND AS NOTED
- SET 1/2" REBAR W/ STEEL CAP, PLS 4631
- CALCULATED AS NOTED
- NOTE: MISC. - AS NOTED
- CALCULATED
- DEED
- MEASURED
- RECORDED
- ADDRESS
- SEN - 1 POLE
- SEWER MANHOLE
- TELECOMMUNICATION RISER
- UTILITY VAULT
- UTILITY VAULT
- WATER FIRE HYDRANT
- WATER METER

LINE TYPE LEGEND:

- WIRE FENCE
- WOODEN FENCE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE

REFERENCES/NOTES:

- BOUNDARY LINE REVISION RECORDING NO. 590725001
- 2. 2006010305005
- 3. 2006010305006
- 4. 2006010305007
- 5. 2006010305008
- 6. 2006010305009
- 7. 2006010305010
- 8. 2006010305011
- 9. 2006010305012
- 10. 2006010305013
- 11. 2006010305014
- 12. 2006010305015
- 13. 2006010305016
- 14. 2006010305017
- 15. 2006010305018
- 16. 2006010305019
- 17. 2006010305020
- 18. 2006010305021
- 19. 2006010305022
- 20. 2006010305023
- 21. 2006010305024
- 22. 2006010305025
- 23. 2006010305026
- 24. 2006010305027
- 25. 2006010305028
- 26. 2006010305029
- 27. 2006010305030
- 28. 2006010305031
- 29. 2006010305032
- 30. 2006010305033
- 31. 2006010305034
- 32. 2006010305035
- 33. 2006010305036
- 34. 2006010305037
- 35. 2006010305038
- 36. 2006010305039
- 37. 2006010305040
- 38. 2006010305041
- 39. 2006010305042
- 40. 2006010305043
- 41. 2006010305044
- 42. 2006010305045
- 43. 2006010305046
- 44. 2006010305047
- 45. 2006010305048
- 46. 2006010305049
- 47. 2006010305050
- 48. 2006010305051
- 49. 2006010305052
- 50. 2006010305053
- 51. 2006010305054
- 52. 2006010305055
- 53. 2006010305056
- 54. 2006010305057
- 55. 2006010305058
- 56. 2006010305059
- 57. 2006010305060
- 58. 2006010305061
- 59. 2006010305062
- 60. 2006010305063
- 61. 2006010305064
- 62. 2006010305065
- 63. 2006010305066
- 64. 2006010305067
- 65. 2006010305068
- 66. 2006010305069
- 67. 2006010305070
- 68. 2006010305071
- 69. 2006010305072
- 70. 2006010305073
- 71. 2006010305074
- 72. 2006010305075
- 73. 2006010305076
- 74. 2006010305077
- 75. 2006010305078
- 76. 2006010305079
- 77. 2006010305080
- 78. 2006010305081
- 79. 2006010305082
- 80. 2006010305083
- 81. 2006010305084
- 82. 2006010305085
- 83. 2006010305086
- 84. 2006010305087
- 85. 2006010305088
- 86. 2006010305089
- 87. 2006010305090
- 88. 2006010305091
- 89. 2006010305092
- 90. 2006010305093
- 91. 2006010305094
- 92. 2006010305095
- 93. 2006010305096
- 94. 2006010305097
- 95. 2006010305098
- 96. 2006010305099
- 97. 2006010305100
- 98. 2006010305101
- 99. 2006010305102
- 100. 2006010305103
- 101. 2006010305104
- 102. 2006010305105
- 103. 2006010305106
- 104. 2006010305107
- 105. 2006010305108
- 106. 2006010305109
- 107. 2006010305110
- 108. 2006010305111
- 109. 2006010305112
- 110. 2006010305113
- 111. 2006010305114
- 112. 2006010305115
- 113. 2006010305116
- 114. 2006010305117
- 115. 2006010305118
- 116. 2006010305119
- 117. 2006010305120
- 118. 2006010305121
- 119. 2006010305122
- 120. 2006010305123
- 121. 2006010305124
- 122. 2006010305125
- 123. 2006010305126
- 124. 2006010305127
- 125. 2006010305128
- 126. 2006010305129
- 127. 2006010305130
- 128. 2006010305131
- 129. 2006010305132
- 130. 2006010305133
- 131. 2006010305134
- 132. 2006010305135
- 133. 2006010305136
- 134. 2006010305137
- 135. 2006010305138
- 136. 2006010305139
- 137. 2006010305140
- 138. 2006010305141
- 139. 2006010305142
- 140. 2006010305143
- 141. 2006010305144
- 142. 2006010305145
- 143. 2006010305146
- 144. 2006010305147
- 145. 2006010305148
- 146. 2006010305149
- 147. 2006010305150
- 148. 2006010305151
- 149. 2006010305152
- 150. 2006010305153
- 151. 2006010305154
- 152. 2006010305155
- 153. 2006010305156
- 154. 2006010305157
- 155. 2006010305158
- 156. 2006010305159
- 157. 2006010305160
- 158. 2006010305161
- 159. 2006010305162
- 160. 2006010305163
- 161. 2006010305164
- 162. 2006010305165
- 163. 2006010305166
- 164. 2006010305167
- 165. 2006010305168
- 166. 2006010305169
- 167. 2006010305170
- 168. 2006010305171
- 169. 2006010305172
- 170. 2006010305173
- 171. 2006010305174
- 172. 2006010305175
- 173. 2006010305176
- 174. 2006010305177
- 175. 2006010305178
- 176. 2006010305179
- 177. 2006010305180
- 178. 2006010305181
- 179. 2006010305182
- 180. 2006010305183
- 181. 2006010305184
- 182. 2006010305185
- 183. 2006010305186
- 184. 2006010305187
- 185. 2006010305188
- 186. 2006010305189
- 187. 2006010305190
- 188. 2006010305191
- 189. 2006010305192
- 190. 2006010305193
- 191. 2006010305194
- 192. 2006010305195
- 193. 2006010305196
- 194. 2006010305197
- 195. 2006010305198
- 196. 2006010305199
- 197. 2006010305200
- 198. 2006010305201
- 199. 2006010305202
- 200. 2006010305203
- 201. 2006010305204
- 202. 2006010305205
- 203. 2006010305206
- 204. 2006010305207
- 205. 2006010305208
- 206. 2006010305209
- 207. 2006010305210
- 208. 2006010305211
- 209. 2006010305212
- 210. 2006010305213
- 211. 2006010305214
- 212. 2006010305215
- 213. 2006010305216
- 214. 2006010305217
- 215. 2006010305218
- 216. 2006010305219
- 217. 2006010305220
- 218. 2006010305221
- 219. 2006010305222
- 220. 2006010305223
- 221. 2006010305224
- 222. 2006010305225
- 223. 2006010305226
- 224. 2006010305227
- 225. 2006010305228
- 226. 2006010305229
- 227. 2006010305230
- 228. 2006010305231
- 229. 2006010305232
- 230. 2006010305233
- 231. 2006010305234
- 232. 2006010305235
- 233. 2006010305236
- 234. 2006010305237
- 235. 2006010305238
- 236. 2006010305239
- 237. 2006010305240
- 238. 2006010305241
- 239. 2006010305242
- 240. 2006010305243
- 241. 2006010305244
- 242. 2006010305245
- 243. 2006010305246
- 244. 2006010305247
- 245. 2006010305248
- 246. 2006010305249
- 247. 2006010305250
- 248. 2006010305251
- 249. 2006010305252
- 250. 2006010305253
- 251. 2006010305254
- 252. 2006010305255
- 253. 2006010305256
- 254. 2006010305257
- 255. 2006010305258
- 256. 2006010305259
- 257. 2006010305260
- 258. 2006010305261
- 259. 2006010305262
- 260. 2006010305263
- 261. 2006010305264
- 262. 2006010305265
- 263. 2006010305266
- 264. 2006010305267
- 265. 2006010305268
- 266. 2006010305269
- 267. 2006010305270
- 268. 2006010305271
- 269. 2006010305272
- 270. 2006010305273
- 271. 2006010305274
- 272. 2006010305275
- 273. 2006010305276
- 274. 2006010305277
- 275. 2006010305278
- 276. 2006010305279
- 277. 2006010305280
- 278. 2006010305281
- 279. 2006010305282
- 280. 2006010305283
- 281. 2006010305284
- 282. 2006010305285
- 283. 2006010305286
- 284. 2006010305287
- 285. 2006010305288
- 286. 2006010305289
- 287. 2006010305290
- 288. 2006010305291
- 289. 2006010305292
- 290. 2006010305293
- 291. 2006010305294
- 292. 2006010305295
- 293. 2006010305296
- 294. 2006010305297
- 295. 2006010305298
- 296. 2006010305299
- 297. 2006010305300
- 298. 2006010305301
- 299. 2006010305302
- 300. 2006010305303
- 301. 2006010305304
- 302. 2006010305305
- 303. 2006010305306
- 304. 2006010305307
- 305. 2006010305308
- 306. 2006010305309
- 307. 2006010305310
- 308. 2006010305311
- 309. 2006010305312
- 310. 2006010305313
- 311. 2006010305314
- 312. 2006010305315
- 313. 2006010305316
- 314. 2006010305317
- 315. 2006010305318
- 316. 2006010305319
- 317. 2006010305320
- 318. 2006010305321
- 319. 2006010305322
- 320. 2006010305323
- 321. 2006010305324
- 322. 2006010305325
- 323. 2006010305326
- 324. 2006010305327
- 325. 2006010305328
- 326. 2006010305329
- 327. 2006010305330
- 328. 2006010305331
- 329. 2006010305332
- 330. 2006010305333
- 331. 2006010305334
- 332. 2006010305335
- 333. 2006010305336
- 334. 2006010305337
- 335. 2006010305338
- 336. 2006010305339
- 337. 2006010305340
- 338. 2006010305341
- 339. 2006010305342
- 340. 2006010305343
- 341. 2006010305344
- 342. 2006010305345
- 343. 2006010305346
- 344. 2006010305347
- 345. 2006010305348
- 346. 2006010305349
- 347. 2006010305350
- 348. 2006010305351
- 349. 2006010305352
- 350. 2006010305353
- 351. 2006010305354
- 352. 2006010305355
- 353. 2006010305356
- 354. 2006010305357
- 355. 2006010305358
- 356. 2006010305359
- 357. 2006010305360
- 358. 2006010305361
- 359. 2006010305362
- 360. 2006010305363
- 361. 2006010305364
- 362. 2006010305365
- 363. 2006010305366
- 364. 2006010305367
- 365. 2006010305368
- 366. 2006010305369
- 367. 2006010305370
- 368. 2006010305371
- 369. 2006010305372
- 370. 2006010305373
- 371. 2006010305374
- 372. 2006010305375
- 373. 2006010305376
- 374. 2006010305377
- 375. 2006010305378
- 376. 2006010305379
- 377. 2006010305380
- 378. 2006010305381
- 379. 2006010305382
- 380. 2006010305383
- 381. 2006010305384
- 382. 2006010305385
- 383. 2006010305386
- 384. 2006010305387
- 385. 2006010305388
- 386. 2006010305389
- 387. 2006010305390
- 388. 2006010305391
- 389. 2006010305392
- 390. 2006010305393
- 391. 2006010305394
- 392. 2006010305395
- 393. 2006010305396
- 394. 2006010305397
- 395. 2006010305398
- 396. 2006010305399
- 397. 2006010305400
- 398. 2006010305401
- 399. 2006010305402
- 400. 2006010305403
- 401. 2006010305404
- 402. 2006010305405
- 403. 2006010305406
- 404. 2006010305407
- 405. 2006010305408
- 406. 2006010305409
- 407. 2006010305410
- 408. 2006010305411
- 409. 2006010305412
- 410. 2006010305413
- 411. 2006010305414
- 412. 2006010305415
- 413. 2006010305416
- 414. 2006010305417
- 415. 2006010305418
- 416. 2006010305419
- 417. 2006010305420
- 418. 2006010305421
- 419. 2006010305422
- 420. 2006010305423
- 421. 2006010305424
- 422. 2006010305425
- 423. 2006010305426
- 424. 2006010305427
- 425. 2006010305428
- 426. 2006010305429
- 427. 2006010305430
- 428. 2006010305431
- 429. 2006010305432
- 430. 2006010305433
- 431. 2006010305434
- 432. 2006010305435
- 433. 2006010305436
- 434. 2006010305437
- 435. 2006010305438
- 436. 2006010305439
- 437. 2006010305440
- 438. 2006010305441
- 439. 2006010305442
- 440. 2006010305443
- 441. 2006010305444
- 442. 2006010305445
- 443. 2006010305446
- 444. 2006010305447
- 445. 2006010305448
- 446. 2006010305449
- 447. 2006010305450
- 448. 2006010305451
- 449. 2006010305452
- 450. 2006010305453
- 451. 2006010305454
- 452. 2006010305455
- 453. 2006010305456
- 454. 2006010305457
- 455. 2006010305458
- 456. 2006010305459
- 457. 2006010305460
- 458. 2006010305461
- 459. 2006010305462
- 460. 2006010305463
- 461. 2006010305464
- 462. 2006010305465
- 463. 2006010305466
- 464. 2006010305467
- 465. 2006010305468
- 466. 2006010305469
- 467. 2006010305470
- 468. 2006010305471
- 469. 2006010305472
- 470. 2006010305473
- 471. 2006010305474
- 472. 2006010305475
- 473. 2006010305476
- 474. 2006010305477
- 475. 2006010305478
- 476. 2006010305479
- 477. 2006010305480
- 478. 2006010305481
- 479. 2006010305482
- 480. 2006010305483
- 481. 2006010305484
- 482. 2006010305485
- 483. 2006010305486
- 484. 2006010305487
- 485. 2006010305488
- 486. 2006010305489
- 487. 2006010305490
- 488. 200601030

Appendix II

Project Soils Evaluation

Appendix III

Drainage Calculations

Appendix IV
FEMA FIRM Panel excerpt

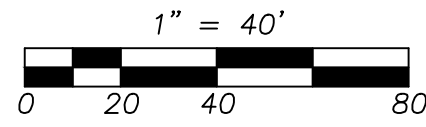
PRELIMINARY PLAT OF
LYNCH CREEK LANDING

IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 16 N., RANGE 4 E., W.M., PIERCE COUNTY, WASHINGTON
ADDRESS: 481 LYNCH CREEK RD E, EATONVILLE WA 98328
PARCEL # 0416141044

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 07°50' EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 281.63 FEET; THENCE SOUTH 89°20'23" EAST, PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 883.25 FEET; THENCE NORTH 5°38'45" EAST, 282.67 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°20'23" WEST, ALONG SAID NORTH LINE, 911.78 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 1 OF UNRECORDED PUBLIC WORKS DEPARTMENT LARGE LOT SUBDIVISION NO. 1041)
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

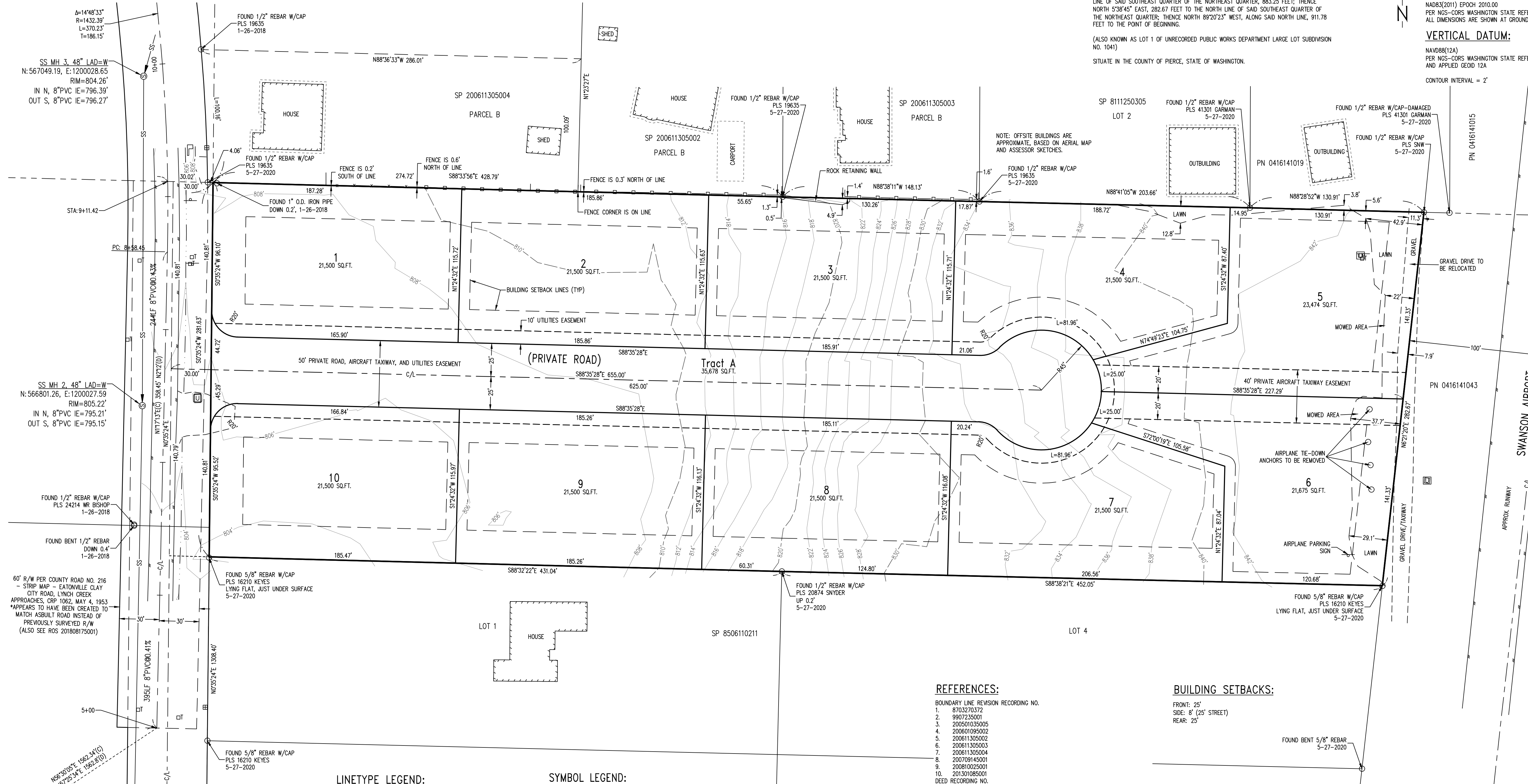


BASIS OF BEARINGS:

WASHINGTON COORDINATE SYSTEM OF 1983, SOUTH ZONE
NAD83(2011) EPOCH 2010.00
PER NGS-CORS WASHINGTON STATE REFERENCE NETWORK "WSRN"
ALL DIMENSIONS ARE SHOWN AT GROUND LEVEL, UNLESS OTHERWISE NOTED.

VERTICAL DATUM:

NAVD83(12A)
PER NGS-CORS WASHINGTON STATE REFERENCE NETWORK "WSRN"
AND APPLIED GEOID 12A
CONTOUR INTERVAL = 2'



REFERENCES:

- BOUNDARY LINE REVISION RECORDING NO.
1. 8703270372
2. 9807235501
3. 200501035005
4. 200601095002
5. 200811305002
6. 200811305003
7. 200811305004
8. 200709145001
9. 200810025001
10. 201301085001
DEED RECORDING NO.
1. 1647496
2. 1662889
3. 200002180060
4. 200012210451
5. 201601260476
EASEMENT RECORDING NO.
1. 201807035003
PLAT RECORDING NO.
1. 112540 MAP OF THE TOWN OF EATONVILLE
2. 200905125001 PLAT OF LYNCH CREEK HEIGHTS
SHORT PLAT RECORDING NO.
1. 8111250305
2. 8506060262
3. 8506110211
4. 9205130291
5. 200402255001
SURVEY RECORDING NO.
1. 2062
2. 2401
3. 8008130156
4. 8211160123
5. 870400605020
6. 9707150049
7. 200208195012
8. 201808175001
MISCELLANEOUS RECORDS
1. ASSESSOR'S PARCEL MAP
2. QLD TOWNSHIP MAP AND NOTES
OR 216 - REVISION - EATONVILLE CLAY CITY COUNTY ROAD, MAY 18, 1912
3. COUNTY ROAD NO. 216 - STRIP MAP - EATONVILLE CLAY CITY ROAD, LYNCH CREEK APPROACHES, CRP 1062, MAY 4, 1953
4. CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC R/R R/W MAPS
5. ATTORNEY'S TITLE CO. GUARANTEE ORDER NO. 101-47781-OR

BUILDING SETBACKS:

FRONT: 25'
SIDE: 8' (25' STREET)
REAR: 25'

OWNER:

NAME: ELSE M. VAN EATON-TRUSTEE
ADDRESS: 41918 LYNCH CREEK RD E, EATONVILLE WA 98328

DEVELOPER:

NAME: CALEB BOETTCHER
ADDRESS: PO BOX 992, EATONVILLE WA 98328
PHONE: 253-318-2201 OR 360-832-3943

EQUIPMENT/PROCEDURES:

FIELD TRAVERSE: TOPCON 8205, TOPCON IS303
RTK/STATIC GPS: TOPCON HIPER GA
THIS SURVEY COMPLES WITH MINIMUM STANDARDS
ESTABLISHED BY WAC 332-130.

NOTES:

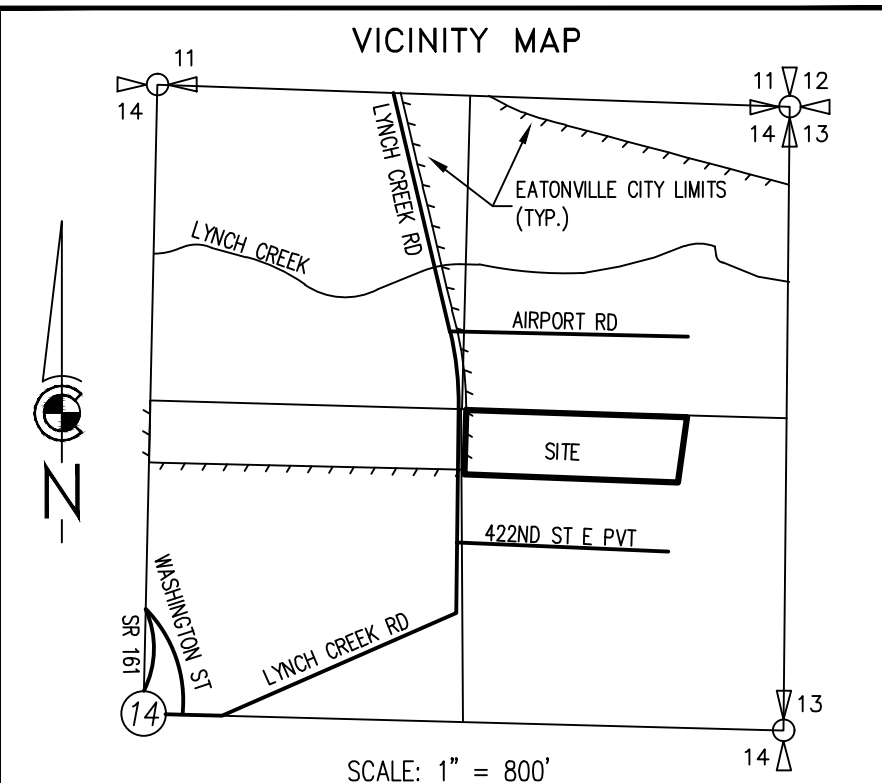
1. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY.
2. ONLY IMPROVEMENTS/FEATURES PERTINENT TO THIS SURVEY HAVE BEEN SHOWN.
3. THIS DRAWING IS NOT TO BE USED FOR DETERMINING THE EXACT LOCATION OF ANY UTILITY LINES. BEFORE STARTING ANY CONSTRUCTION, EACH INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR MOST CURRENT LOCATIONS OF LINES AND/OR CALL 811 FOR UTILITY LOCATE.

LINETYPE LEGEND:

- x—x— WIRE FENCE
- WOODEN FENCE
- SS— UNDERGROUND SANITARY SEWER LINE
- W— UNDERGROUND WATER LINE

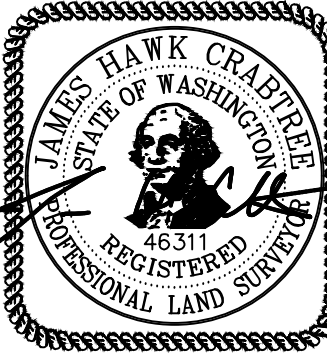
SYMBOL LEGEND:

- FOUND MONUMENT AS NOTED
- ⊕ CALCULATED MONUMENT AS NOTED
- FOUND AS NOTED
- SET 1/2" REBAR W/ STEEL CAP, PLS 4631
- CALCULATED AS NOTED
- NOTE MISC. - AS NOTED
- (C) CALCULATED
- (D) DEED
- (M) MEASURED
- (R) RECORDED
- [12345] ADDRESS
- SIGN - 1 POLE
- Ⓢ SEWER MANHOLE
- DT TELECOMMUNICATION RISER
- UTILITY MAILBOX
- UTILITY VAULT
- ⊕ WATER FIRE HYDRANT
- ⊕ WATER METER



SITE INFORMATION:

PARCEL NUMBER.....0416141044
ZONING.....AEROSPACE DISTRICT, AIRPORT OVERLAY ZONE
SCHOOL DISTRICT.....TOWN OF EATONVILLE
FIRE DISTRICT.....TOWN OF EATONVILLE
WATER.....TOWN OF EATONVILLE
SEWER.....TOWN OF EATONVILLE
POWER.....TOWN OF EATONVILLE
TELEPHONE.....RAINIER CONNECT
GAS.....N/A
CABLE TELEVISION.....INFINITY
TOTAL LOTS.....10
SMALLEST LOT SIZE.....21,500 SQ.FT.
AVERAGE LOT SIZE.....21,715 SQ.FT.
TOTAL SITE AREA.....252,827 SQ.FT. (5.8041 ACRES)
DENSITY.....1.7 DU/ACRE
ACCESS.....60' STREET



6-30-2021
CRABTREE SURVEYING, LLC
7328 104TH ST E
PUYALLUP, WA 98373
253-845-0048
crabtreesurveying.com

Lynch Creek Landing

Soils Report For Evaluating Site Feasibility of Stormwater Infiltration BMP's Associated with Road and Driveway Runoff.

Site Address: 481 Lynch Creek Road E., Eatonville WA 98328
PN: 0416141044

Prepared For: JKA Civil Engineering
PO Box 1328
Puyallup, WA 98371-0197
Contact: Will Schuur
253-539-1400 jkawills@gmail.com

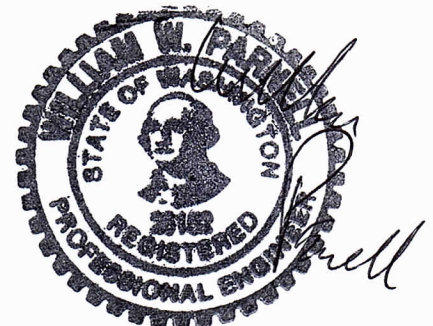
Prepared By: Parnell Engineering, LLC
10623 Hunters Lane S.E.
Olympia, WA 98513
Contact: William Parnell, P.E.
360-491-3243 parnelleng@hotmail.com

PE

PARNELL ENGINEERING, LLC

SOIL EVALUATION REPORT
FORM 1: GENERAL SITE INFORMATION

PROJECT TITLE: Lynch Creek Landing PE PROJECT NO.: 21103 PREPARED BY: William Parnell, P.E.	SHEET: 1 OF 1 DATE: 02/22/2021
1. SITE ADDRESS: 481 Lynch Creek Road E., Eatonville, WA 98323 PN: 0416141044	
2. PROJECT DESCRIPTION: Proposed 10 lot single family residential plat.	
3. SITE DESCRIPTION: The rectangular shaped 4.53 acre project site is currently unoccupied. Site topography generally slopes east to west with an 11% west facing slope located at the center of the property. Elevations range from a high of 842' at the eastern portion of the site to a low of 804' at the southwestern corner of the site. The site has been previously logged and cleared with remaining vegetation consisting of blackberry briars along the north property line and field grasses on the remainder of the site. The project site is bounded by residential property to the north and south, Lynch Creek Road East to the west and a private airplane landing strip to the east. Existing and future access will be off Lynch Creek Road East. The on-site soils are mapped by the Natural Resource Conservation Service (NRCS) as a Barneston gravelly ashy coarse sandy loam (3C).	
4. SUMMARY OF SOILS WORK PERFORMED: A total of eight test pits were logged. Test pits were excavated to a maximum depth of 192" below the existing grade. Soils were inspected by entering and visually logging each test pit to a depth of four feet. Soils beyond four feet were inspected by examining trackhoe tailings. Test pit soil log data sheets are included in this report.	
5. ADDITIONAL SOILS WORK RECOMMENDED: Additional soils work may be necessary determined by what type and location of in-ground infiltration facilities are proposed.	
6. FINDINGS: The on-site soils are mapped by the Natural Resource Conservation Service (NRCS) as a Barneston gravelly ashy coarse sandy loam (3C). Test pits #4 - #8 located on the eastern 3/4 of the site revealed soils generally similar to this soil series. However, test pits #1 - #3 on the western 1/4 of the site revealed soils more similar to a Scamman silt loam (36C). Winter water table was not present in any test pits but mottling was present in test pits #1, #2 and #3 in the substratum sandy clay loam horizons.	
7. RECOMMENDATIONS: The Barneston soil series is a well-drained soil that formed in glacial outwash. Infiltration rates should be moderate to excessive in the C horizon soils found in test pits #4 - #8. The Scamman soil series is a poorly drained soil formed in clayey glacial till. Infiltration rates for stormwater infiltration purposes should be slow to moderate in the upper stratum soils and virtually non-existent in the substratum sandy clay loam soils.	
It is the purpose of this report to exclusively evaluate the site for feasibility of stormwater infiltration BMP's associated with road and driveway runoff. This report does not take the place of a detailed soils evaluation and recommendations report by a geologist or geotechnical engineer.	
I hereby certify that I prepared this report, and conducted or supervised the performance of related work. I certify that I am qualified to do this work. I represent my work to be complete and accurate within the bounds of uncertainty inherent to the practice of soils science, and to be suitable for its intended use.	
SIGNED: <u>William Parnell</u>	DATE: <u>2/22/21</u>



SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing						SHEET: 1 OF 8	
PROJECT NO.: 21103						DATE: 2/17/2021	
PREPARED BY: William Parnell, PE							
SOIL LOG: #1							
LOCATION: 40' east & 60' north of the southwest property corner.							
1. TYPES OF TEST DONE: None		2. NRCS SOILS SERIES: Scamman silt loam (36C)		3. LAND FORM: Terrace			
4. DEPOSITION HISTORY: Clayey glacial till		5. HYDROLOGIC SOIL GROUP: C/D		6. DEPTH OF SEASONAL HW: Unknown			
7. CURRENT WATER DEPTH: Greater than bottom of hole		8. DEPTH TO RESTRICTIVE HORIZON: 54"		9. MISCELLANEOUS: Gently Sloping			
10. POTENTIAL FOR:				EROSION	RUNOFF	PONDING	
				Minimal	Minimal	Moderate	
11. SOIL STRATA DESCRIPTION: See Following chart							
12. SITE PERCOLATION RATE: See FSP							
13. FINDINGS & RECOMMENDATIONS: The Ap1 horizon was previously disturbed. The C2 horizon had streaky mottles and the C3 horizon was moderately to heavily mottled.							

Soils Strata Description Soil Log #1

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
Ap1	0"- 12"	10YR2/1	GrLm (previously disturbed)	<28	<8	<30	1SBK	-	-	-	ff	0.6-2	0.5
A2	12"- 24"	10YR4/3	VGrSaLm	<20	<2	<45	2Gr	-	-	-	fm	2-6	2
C1	24"- 54"	10YR4/6	ExGrC-FSa	<3	-	<75	SG	-	-	-	fm	>20	15
C2	54"- 64"	10YR5/6	VGrSaCILm	<35	-	<45	Mas	F1F	-	-	fm	.06-0.2	-
C3	64"-168"	10YR5/6	SaCILm	<35	-	<15	Mas	M3P	-	-	-	.06-0.2	-

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing						SHEET: 2 OF 8	
PROJECT NO.: 21103						DATE: 2/17/2021	
PREPARED BY: William Parnell, PE							
SOIL LOG: #2							
LOCATION: 60' east & 40' south of the northwest property corner.							
1. TYPES OF TEST DONE: None		2. NRCS SOILS SERIES: Scamman silt loam (36C)		3. LAND FORM: Terrace			
4. DEPOSITION HISTORY: Clayey glacial till		5. HYDROLOGIC SOIL GROUP: C/D		6. DEPTH OF SEASONAL HW: Unknown			
7. CURRENT WATER DEPTH: Greater than bottom of hole		8. DEPTH TO RESTRICTIVE HORIZON: 68"		9. MISCELLANEOUS: Gently Sloping			
10. POTENTIAL FOR:				EROSION	RUNOFF	PONDING	
				Minimal	Minimal	Moderate	
11. SOIL STRATA DESCRIPTION: See Following chart							
12. SITE PERCOLATION RATE: See FSP							
13. FINDINGS & RECOMMENDATIONS: The Ap1 horizon was previously disturbed. The C2 horizon had gravel and sand coated with thin clay jackets. The C3 horizon was moderately to heavily mottled.							

Soils Strata Description Soil Log #2

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
Ap1	0"- 9"	10YR3/2	GrSaLm (previously disturbed)	<20	<6	<25	Mas	-	-	-	ff	2-6	1
A2	9"- 30"	10YR5/3	GrSaLm	<20	<2	<10	2Gr	-	-	-	fm	2-6	2
C1	30"- 48"	10YR4/6	GrSaClLm	<35	-	<20	Mas	-	-	-	fm	.06-0.2	-
C2	48"- 68"	10YR4/6	VGrC-FSa with thin clay jackets	<3	-	<60	SG	-	-	-	-	>20	5
C3	68"-162"	10YR5/6	GrSaClLm	<35	-	<20	Mas	M3P	-	-	-	.06-0.2	-

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing						SHEET: 3 OF 8	
PROJECT NO.: 21103						DATE: 2/17/2021	
PREPARED BY: William Parnell, PE							
SOIL LOG: #3							
LOCATION: 200' east & 130' south of the northwest property corner.							
1. TYPES OF TEST DONE: None		2. NRCS SOILS SERIES: Transitional: Scamman silt loam (36C) & Barneston gravelly ashy coarse sandy loam(3C)		3. LAND FORM: Terrace			
4. DEPOSITION HISTORY: Clayey glacial till & gravelly glacial outwash		5. HYDROLOGIC SOIL GROUP: C/D		6. DEPTH OF SEASONAL HW: Unknown			
7. CURRENT WATER DEPTH: Greater than bottom of hole		8. DEPTH TO RESTRICTIVE HORIZON: 52"		9. MISCELLANEOUS: Gently Sloping			
10. POTENTIAL FOR:				EROSION	RUNOFF	PONDING	
				Minimal	Minimal	Moderate	
11. SOIL STRATA DESCRIPTION: See Following chart							
12. SITE PERCOLATION RATE: See FSP							
13. FINDINGS & RECOMMENDATIONS: The C2 - C5 horizons were massive with no structure. The C2 horizon was moderately mottled and the C5 horizon was moderately to heavily mottled.							

Soils Strata Description Soil Log #3

Horz	Depth	Color	Texture	%CL	%ORG	CE	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 15"	10YR3/2	ExGrCobSa Lm	<8	<4	<70	SG	-	-	-	ff	6-20	6
C1	15"- 52"	10YR4/6	ExGrC-FSa	<3	-	<75	SG	-	-	-	fm	>20	10
C2	52"- 72"	10YR5/6	SaCiLm	<35	-	<5	Mas	C2D	-	-	-	.06-0.2	-
C3	72"- 90"	10YR5/6	ExGrSaCiLm	<15	-	<75	Mas	-	-	-	-	.06-0.2	-
C4	90"-132"	10YR5/6	ExGrSaCiLm	<8	-	<85	Mas	-	-	-	-	.06-0.2	-
C5	132"-168"	10YR5/3	GrSaCiLm	<35	-	<20	Mas	M3P	-	-	-	.06-0.2	-

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing		SHEET: 4 OF 8	
PROJECT NO.: 21103		DATE: 2/17/2021	
PREPARED BY: William Parnell, PE			
SOIL LOG: #4			
LOCATION: 310' east & 90' north of the southwest property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Toe of Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: Greater than bottom of hole	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The C horizons were moderately dense.			

Soils Strata Description Soil Log #4

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 24"	10YR4/3	SiLm	<25	<8	<20	2SBK	-	-	-	ff	0.6-2	0.5
C1	24"- 72"	10YR4/4	ExStLm C-FSa with silt jackets, some boulders	<6	-	<80	SG	-	-	-	-	6-20	10
C2	72"- 90"	10YR5/3	ExStC-FSa few fines, some boulders	<4	-	<85	SG	-	-	-	-	>20	10
C3	90"-156"	10YR5/3	ExGrCobC- FSa with clay jackets, many stones	<6	-	<85	SG	-	-	-	-	>20	10

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing		SHEET: 5 OF 8	
PROJECT NO.: 21103		DATE: 2/17/2021	
PREPARED BY: William Parnell, PE			
SOIL LOG: #5			
LOCATION: 320' west & 100' south of the northeast property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: Greater than bottom of hole	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The C horizons were moderately dense.			

Soils Strata Description Soil Log #5

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 32"	7.5YR3/4	GrLmFSa with many stones & boulders	<8	<4	<85	1SBK	-	-	-	ff	6-20	6
C1	32"- 60"	10YR4/4	ExGrC-FSa with many stones and boulders	<2	-	<90	SG	-	-	-	-	>20	10
C2	60"-120"	10YR4/3	ExGrCobC- FSa, some stones	<4	-	<85	SG	-	-	-	-	>20	10
C3	120"-144"	10YR5/3	ExGrCobC- FSa with thin LmFSa jackets, some stones	<5	-	<85	SG	-	-	-	-	>20	10
C4	144"-168"	10YR5/2	ExGrCobVF Sa	<5	-	<80	SG	-	-	-	-	>20	7

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing		SHEET: 6 OF 8	
PROJECT NO.: 21103		DATE: 2/17/2021	
PREPARED BY: William Parnell, PE			
SOIL LOG: #6			
LOCATION: 90' west & 120' south of the northeast property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: Greater than bottom of hole	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The A1 horizon was moderately compacted.			

Soils Strata Description Soil Log #6

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 18"	10YR4/3	VGrFSa	<5	<4	<45	SG	-	-	-	ff	6-20	6
C1	18"- 68"	10YR5/2	ExGrC-FSa with many stones and boulders	<2	-	<90	SG	-	-	-	-	>20	15
C2	68"- 96"	10YR4/3	ExGrCobM- FSa some stones	<4	-	<75	SG	-	-	-	-	>20	12
C3	96"-156"	10YR5/1	ExGrCobC- FSa	<5	-	<85	SG	-	-	-	-	>20	10

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing		SHEET: 7 OF 8	
PROJECT NO.: 21103		DATE: 2/17/2021	
PREPARED BY: William Parnell, PE			
SOIL LOG: #7			
LOCATION: 350' west & 90' north of the southeast property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: 60"-72"	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
			PONDING
			Moderate
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The C1 horizon was loose. The Cd2 horizon was very dense & compacted.			

Soils Strata Description Soil Log #7

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 6"	10YR2/2	GrSiLm(Duff)	<5	<50	<20	1SBK	-	-	-	ff	0.6-2	0.5
B2	6"- 34"	10YR4/3	VGrCobLm FSa	<8	-	<45	1SBK	-	-	-	fm	6-20	6
C1	34"- 60"	10YR5/2	ExGrFSa	<1	-	<80	SG	-	-	-	fm	6-20	8
Cd2	60"- 72"	10YR5/2	ExGrCobFSa with silt jackets	<3	-	<85	SG	-	Mod	-	-	-	-
C3	72"-108"	10YR5/3	Gr with LmFSa jackets	<2	-	<90	SG	-	-	-	-	>20	15
C4	108"-132"	10YR5/2	Gr with Lm jackets	<3	-	<90	SG	-	-	-	-	>20	14
C5	132"-156"	10YR5/2	ExGrFSa	<1	-	<90	SG	-	-	-	-	>20	15

SOIL EVALUATION REPORT FORM 2: SOIL LOG INFORMATION

PROJECT TITLE: Lynch Creek Landing PROJECT NO.: 21103 PREPARED BY: William Parnell, PE		SHEET: 8 OF 8 DATE: 2/17/2021	
SOIL LOG: #8 LOCATION: 320' east & 100' south of the northwest property corner.			
1. TYPES OF TEST DONE: None	2. NRCS SOILS SERIES: Barneston gravelly ashy coarse sandy loam(3C)	3. LAND FORM: Toe of Moraine	
4. DEPOSITION HISTORY: Volcanic ash mixed with loess over sandy and gravelly outwash.	5. HYDROLOGIC SOIL GROUP: A	6. DEPTH OF SEASONAL HW: Unknown	
7. CURRENT WATER DEPTH: Greater than bottom of hole	8. DEPTH TO RESTRICTIVE HORIZON: Greater than bottom of hole	9. MISCELLANEOUS: Nearly level	
10. POTENTIAL FOR:		EROSION	RUNOFF
		Minimal	Minimal
11. SOIL STRATA DESCRIPTION: See Following chart			
12. SITE PERCOLATION RATE: See FSP			
13. FINDINGS & RECOMMENDATIONS: The C3 horizon was moderately dense.			

Soils Strata Description Soil Log #8

Horz	Depth	Color	Texture	%CL	%ORG	CF	STR	MOT	IND	CEM	ROO	<X>	FSP
A1	0"- 12"	10YR3/2	SiLm	<25	<8	<20	2Gr	-	-	-	ff	0.6-2	0.5
C1	12"- 36"	10YR4/3	GrSaLm	<18	-	<20	1SBK	-	-	-	ff	2-6	3
C2	36"- 56"	10YR4/4	Si	<10	-	<3	Mas	-	-	-	-	0.6-2	0.3
C3	56"-100"	10YR5/3	ExGrSaLm	<6	-	<85	SG	-	-	-	-	2-6	3
C4	100"-108"	10YR5/3	ExGrLm	<12	-	<85	SG	-	-	-	-	2-6	4
C5	108"-120"	10YR5/3	ExGrSaLm	<3	-	<90	SG	-	-	-	-	2-6	6

Abbreviations

Textural Class (Texture)	Structure (STR)	Grades of Structure
Cobbled - Cob	Granular - Gr	Strong - 3
Stoney - St	Blocky - Blky	Moderate - 2
Gravelly - Gr	Platy - Pl	Weak - 1
Sandy - Sa	Massive - Mas	
Loamy - Lm	Single Grained - SG	
Silty - Si	Sub-Angular Blocky - SBK	
Clayey - Cl		
Coarse - C		
Very - V		
Extremely - Ex		
Fine - F		
Medium - M		

Induration & Cementation (IND) (CEM)
Weak - Wk
Moderate - Mod
Strong - Str

Mottles (MOT)		
1 Letter Abundance	1st Number Size	2nd Letter Contrast
Few - F	Fine - 1	Faint - F
Common - C	Medium - 2	Distinct - D
Many - M	Coarse - 3	Prominent - P

Roots (ROO)	
1st Letter Abundance	2nd Letter Size
Few - f	Fine - f
Common - c	Medium - m
Many - m	Coarse - c

<X> - Generalized range of infiltration rates from NRCS soil survey (<X>)

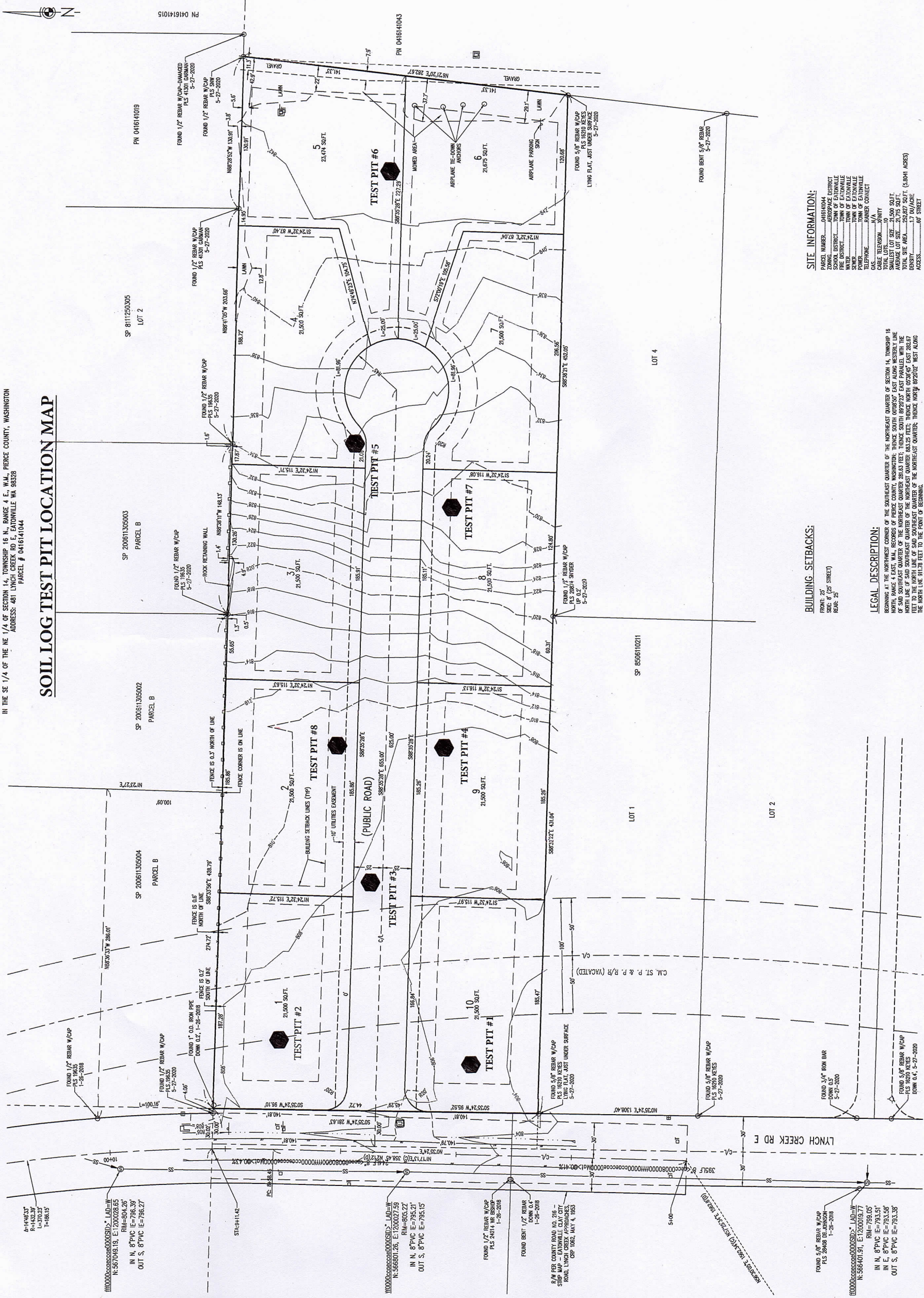
FSP - Estimated **Design** Field **Saturated** Percolation rate based on horizon specific factors and specific test results.

PRELIMINARY PLAT OF

LYNCH CREEK LANDING

IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 16 N, RANGE 4 E, W.M., PERCE COUNTY, WASHINGTON
ADDRESS: 481 LYNCH CREEK RD E, EATONVILLE WA 98528
PARCEL # 041614104

SOIL LOG TEST PIT LOCATION MAP



BASIS OF BEARINGS:

WASHINGTON COORDINATE SYSTEM OF 1983 SOUTH ZONE
NAD83(2011) EPOCH 2010.00
ALL BEARINGS ARE GIVEN AS TRUE UNLESS OTHERWISE NOTED.

VERTICAL DATUM:

NAVD83(2011)
PER MDC-CRIS WASHINGTON STATE REFERENCE NETWORK "NSRT"
AND APPLIED GRID 12A
CONTINUITY INTERVAL = 2

EQUIPMENT/PROCEDURES:

FIELD TRAVERSE: TOPCON SOKKISO TOPCON 5300
RTK/STATIC GPS: TOPCON 1000 1000 1000
THIS SURVEY COMPLETES WITH MINIMUM STANDARDS
ESTABLISHED BY WAC 332-132.

SYMBOL LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND AS NOTED
- SET 1/2" REBAR W/ STEEL CAP, PLS 4631
- CALCULATED AS NOTED
- NOTE: MISC. - AS NOTED
- (C) CALCULATED
- (M) MEASURED
- (R) RECORDED
- ADDRESS
- SEN - 1 POLE
- SEWER MANHOLE
- TELECOMMUNICATION RISER
- UTILITY VAULT
- UTILITY VAULT
- WATER FIRE HYDRANT
- WATER METER

LINE TYPE LEGEND:

- WIRE FENCE
- WOODEN FENCE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE

REFERENCES/NOTES:

- BOUNDARY LINE REVISION RECORDING NO. 590725001
- 2. 2006010305005
- 3. 2006010305006
- 4. 2006010305007
- 5. 2006010305008
- 6. 2006010305009
- 7. 2006010305010
- 8. 2006010305011
- 9. 2006010305012
- 10. 2006010305013
- 11. 2006010305014
- 12. 2006010305015
- 13. 2006010305016
- 14. 2006010305017
- 15. 2006010305018
- 16. 2006010305019
- 17. 2006010305020
- 18. 2006010305021
- 19. 2006010305022
- 20. 2006010305023
- 21. 2006010305024
- 22. 2006010305025
- 23. 2006010305026
- 24. 2006010305027
- 25. 2006010305028
- 26. 2006010305029
- 27. 2006010305030
- 28. 2006010305031
- 29. 2006010305032
- 30. 2006010305033
- 31. 2006010305034
- 32. 2006010305035
- 33. 2006010305036
- 34. 2006010305037
- 35. 2006010305038
- 36. 2006010305039
- 37. 2006010305040
- 38. 2006010305041
- 39. 2006010305042
- 40. 2006010305043
- 41. 2006010305044
- 42. 2006010305045
- 43. 2006010305046
- 44. 2006010305047
- 45. 2006010305048
- 46. 2006010305049
- 47. 2006010305050
- 48. 2006010305051
- 49. 2006010305052
- 50. 2006010305053
- 51. 2006010305054
- 52. 2006010305055
- 53. 2006010305056
- 54. 2006010305057
- 55. 2006010305058
- 56. 2006010305059
- 57. 2006010305060
- 58. 2006010305061
- 59. 2006010305062
- 60. 2006010305063
- 61. 2006010305064
- 62. 2006010305065
- 63. 2006010305066
- 64. 2006010305067
- 65. 2006010305068
- 66. 2006010305069
- 67. 2006010305070
- 68. 2006010305071
- 69. 2006010305072
- 70. 2006010305073
- 71. 2006010305074
- 72. 2006010305075
- 73. 2006010305076
- 74. 2006010305077
- 75. 2006010305078
- 76. 2006010305079
- 77. 2006010305080
- 78. 2006010305081
- 79. 2006010305082
- 80. 2006010305083
- 81. 2006010305084
- 82. 2006010305085
- 83. 2006010305086
- 84. 2006010305087
- 85. 2006010305088
- 86. 2006010305089
- 87. 2006010305090
- 88. 2006010305091
- 89. 2006010305092
- 90. 2006010305093
- 91. 2006010305094
- 92. 2006010305095
- 93. 2006010305096
- 94. 2006010305097
- 95. 2006010305098
- 96. 2006010305099
- 97. 2006010305100
- 98. 2006010305101
- 99. 2006010305102
- 100. 2006010305103
- 101. 2006010305104
- 102. 2006010305105
- 103. 2006010305106
- 104. 2006010305107
- 105. 2006010305108
- 106. 2006010305109
- 107. 2006010305110
- 108. 2006010305111
- 109. 2006010305112
- 110. 2006010305113
- 111. 2006010305114
- 112. 2006010305115
- 113. 2006010305116
- 114. 2006010305117
- 115. 2006010305118
- 116. 2006010305119
- 117. 2006010305120
- 118. 2006010305121
- 119. 2006010305122
- 120. 2006010305123
- 121. 2006010305124
- 122. 2006010305125
- 123. 2006010305126
- 124. 2006010305127
- 125. 2006010305128
- 126. 2006010305129
- 127. 2006010305130
- 128. 2006010305131
- 129. 2006010305132
- 130. 2006010305133
- 131. 2006010305134
- 132. 2006010305135
- 133. 2006010305136
- 134. 2006010305137
- 135. 2006010305138
- 136. 2006010305139
- 137. 2006010305140
- 138. 2006010305141
- 139. 2006010305142
- 140. 2006010305143
- 141. 2006010305144
- 142. 2006010305145
- 143. 2006010305146
- 144. 2006010305147
- 145. 2006010305148
- 146. 2006010305149
- 147. 2006010305150
- 148. 2006010305151
- 149. 2006010305152
- 150. 2006010305153
- 151. 2006010305154
- 152. 2006010305155
- 153. 2006010305156
- 154. 2006010305157
- 155. 2006010305158
- 156. 2006010305159
- 157. 2006010305160
- 158. 2006010305161
- 159. 2006010305162
- 160. 2006010305163
- 161. 2006010305164
- 162. 2006010305165
- 163. 2006010305166
- 164. 2006010305167
- 165. 2006010305168
- 166. 2006010305169
- 167. 2006010305170
- 168. 2006010305171
- 169. 2006010305172
- 170. 2006010305173
- 171. 2006010305174
- 172. 2006010305175
- 173. 2006010305176
- 174. 2006010305177
- 175. 2006010305178
- 176. 2006010305179
- 177. 2006010305180
- 178. 2006010305181
- 179. 2006010305182
- 180. 2006010305183
- 181. 2006010305184
- 182. 2006010305185
- 183. 2006010305186
- 184. 2006010305187
- 185. 2006010305188
- 186. 2006010305189
- 187. 2006010305190
- 188. 2006010305191
- 189. 2006010305192
- 190. 2006010305193
- 191. 2006010305194
- 192. 2006010305195
- 193. 2006010305196
- 194. 2006010305197
- 195. 2006010305198
- 196. 2006010305199
- 197. 2006010305200
- 198. 2006010305201
- 199. 2006010305202
- 200. 2006010305203
- 201. 2006010305204
- 202. 2006010305205
- 203. 2006010305206
- 204. 2006010305207
- 205. 2006010305208
- 206. 2006010305209
- 207. 2006010305210
- 208. 2006010305211
- 209. 2006010305212
- 210. 2006010305213
- 211. 2006010305214
- 212. 2006010305215
- 213. 2006010305216
- 214. 2006010305217
- 215. 2006010305218
- 216. 2006010305219
- 217. 2006010305220
- 218. 2006010305221
- 219. 2006010305222
- 220. 2006010305223
- 221. 2006010305224
- 222. 2006010305225
- 223. 2006010305226
- 224. 2006010305227
- 225. 2006010305228
- 226. 2006010305229
- 227. 2006010305230
- 228. 2006010305231
- 229. 2006010305232
- 230. 2006010305233
- 231. 2006010305234
- 232. 2006010305235
- 233. 2006010305236
- 234. 2006010305237
- 235. 2006010305238
- 236. 2006010305239
- 237. 2006010305240
- 238. 2006010305241
- 239. 2006010305242
- 240. 2006010305243
- 241. 2006010305244
- 242. 2006010305245
- 243. 2006010305246
- 244. 2006010305247
- 245. 2006010305248
- 246. 2006010305249
- 247. 2006010305250
- 248. 2006010305251
- 249. 2006010305252
- 250. 2006010305253
- 251. 2006010305254
- 252. 2006010305255
- 253. 2006010305256
- 254. 2006010305257
- 255. 2006010305258
- 256. 2006010305259
- 257. 2006010305260
- 258. 2006010305261
- 259. 2006010305262
- 260. 2006010305263
- 261. 2006010305264
- 262. 2006010305265
- 263. 2006010305266
- 264. 2006010305267
- 265. 2006010305268
- 266. 2006010305269
- 267. 2006010305270
- 268. 2006010305271
- 269. 2006010305272
- 270. 2006010305273
- 271. 2006010305274
- 272. 2006010305275
- 273. 2006010305276
- 274. 2006010305277
- 275. 2006010305278
- 276. 2006010305279
- 277. 2006010305280
- 278. 2006010305281
- 279. 2006010305282
- 280. 2006010305283
- 281. 2006010305284
- 282. 2006010305285
- 283. 2006010305286
- 284. 2006010305287
- 285. 2006010305288
- 286. 2006010305289
- 287. 2006010305290
- 288. 2006010305291
- 289. 2006010305292
- 290. 2006010305293
- 291. 2006010305294
- 292. 2006010305295
- 293. 2006010305296
- 294. 2006010305297
- 295. 2006010305298
- 296. 2006010305299
- 297. 2006010305300
- 298. 2006010305301
- 299. 2006010305302
- 300. 2006010305303
- 301. 2006010305304
- 302. 2006010305305
- 303. 2006010305306
- 304. 2006010305307
- 305. 2006010305308
- 306. 2006010305309
- 307. 2006010305310
- 308. 2006010305311
- 309. 2006010305312
- 310. 2006010305313
- 311. 2006010305314
- 312. 2006010305315
- 313. 2006010305316
- 314. 2006010305317
- 315. 2006010305318
- 316. 2006010305319
- 317. 2006010305320
- 318. 2006010305321
- 319. 2006010305322
- 320. 2006010305323
- 321. 2006010305324
- 322. 2006010305325
- 323. 2006010305326
- 324. 2006010305327
- 325. 2006010305328
- 326. 2006010305329
- 327. 2006010305330
- 328. 2006010305331
- 329. 2006010305332
- 330. 2006010305333
- 331. 2006010305334
- 332. 2006010305335
- 333. 2006010305336
- 334. 2006010305337
- 335. 2006010305338
- 336. 2006010305339
- 337. 2006010305340
- 338. 2006010305341
- 339. 2006010305342
- 340. 2006010305343
- 341. 2006010305344
- 342. 2006010305345
- 343. 2006010305346
- 344. 2006010305347
- 345. 2006010305348
- 346. 2006010305349
- 347. 2006010305350
- 348. 2006010305351
- 349. 2006010305352
- 350. 2006010305353
- 351. 2006010305354
- 352. 2006010305355
- 353. 2006010305356
- 354. 2006010305357
- 355. 2006010305358
- 356. 2006010305359
- 357. 2006010305360
- 358. 2006010305361
- 359. 2006010305362
- 360. 2006010305363
- 361. 2006010305364
- 362. 2006010305365
- 363. 2006010305366
- 364. 2006010305367
- 365. 2006010305368
- 366. 2006010305369
- 367. 2006010305370
- 368. 2006010305371
- 369. 2006010305372
- 370. 2006010305373
- 371. 2006010305374
- 372. 2006010305375
- 373. 2006010305376
- 374. 2006010305377
- 375. 2006010305378
- 376. 2006010305379
- 377. 2006010305380
- 378. 2006010305381
- 379. 2006010305382
- 380. 2006010305383
- 381. 2006010305384
- 382. 2006010305385
- 383. 2006010305386
- 384. 2006010305387
- 385. 2006010305388
- 386. 2006010305389
- 387. 2006010305390
- 388. 2006010305391
- 389. 2006010305392
- 390. 2006010305393
- 391. 2006010305394
- 392. 2006010305395
- 393. 2006010305396
- 394. 2006010305397
- 395. 2006010305398
- 396. 2006010305399
- 397. 2006010305400
- 398. 2006010305401
- 399. 2006010305402
- 400. 2006010305403
- 401. 2006010305404
- 402. 2006010305405
- 403. 2006010305406
- 404. 2006010305407
- 405. 2006010305408
- 406. 2006010305409
- 407. 2006010305410
- 408. 2006010305411
- 409. 2006010305412
- 410. 2006010305413
- 411. 2006010305414
- 412. 2006010305415
- 413. 2006010305416
- 414. 2006010305417
- 415. 2006010305418
- 416. 2006010305419
- 417. 2006010305420
- 418. 2006010305421
- 419. 2006010305422
- 420. 2006010305423
- 421. 2006010305424
- 422. 2006010305425
- 423. 2006010305426
- 424. 2006010305427
- 425. 2006010305428
- 426. 2006010305429
- 427. 2006010305430
- 428. 2006010305431
- 429. 2006010305432
- 430. 2006010305433
- 431. 2006010305434
- 432. 2006010305435
- 433. 2006010305436
- 434. 2006010305437
- 435. 2006010305438
- 436. 2006010305439
- 437. 2006010305440
- 438. 2006010305441
- 439. 2006010305442
- 440. 2006010305443
- 441. 2006010305444
- 442. 2006010305445
- 443. 2006010305446
- 444. 2006010305447
- 445. 2006010305448
- 446. 2006010305449
- 447. 2006010305450
- 448. 2006010305451
- 449. 2006010305452
- 450. 2006010305453
- 451. 2006010305454
- 452. 2006010305455
- 453. 2006010305456
- 454. 2006010305457
- 455. 2006010305458
- 456. 2006010305459
- 457. 2006010305460
- 458. 2006010305461
- 459. 2006010305462
- 460. 2006010305463
- 461. 2006010305464
- 462. 2006010305465
- 463. 2006010305466
- 464. 2006010305467
- 465. 2006010305468
- 466. 2006010305469
- 467. 2006010305470
- 468. 2006010305471
- 469. 2006010305472
- 470. 2006010305473
- 471. 2006010305474
- 472. 2006010305475
- 473. 2006010305476
- 474. 2006010305477
- 475. 2006010305478
- 476. 2006010305479
- 477. 2006010305480
- 478. 2006010305481
- 479. 2006010305482
- 480. 2006010305483
- 481. 2006010305484
- 482. 2006010305485
- 483. 2006010305486
- 484. 2006010305487
- 485. 2006010305488
- 486. 2006010305489
- 487. 2006010305490
- 488.



Public Works Staff Report

Grant Middleton P.E., Public Works Director
Larson and Associates

A handwritten signature in blue ink, appearing to read "Grant Middleton", with a long horizontal flourish extending to the right.

481 LYNCH CREEK RD E Lynch Creek Landing Preliminary Subdivision

TABLE OF CONTENTS:

I.	Application Scope.....	Page 2
II.	General Site Location.....	Page 2
III.	Background	Page 2
IV.	Regulations and Procedures	Page 5
V.	Critical Areas.....	Page 12
VI.	State Environmental Policy Act (SEPA)	Page 12
VII.	Agency, Department and Public Comments	Page 12
VIII.	Public Works Staff Analysis & Recommendation.....	Page 12
IX.	Findings of Fact	Page 13
X.	Planning Commission Recommendation	Page 14
XI.	Conditions of Approval	Page 15
XII.	Attachments.....	Page 16

I. APPLICATION SCOPE:

The Applicant is requesting a 10-lot Preliminary Subdivision for the development of Single-Family Residences and Aircraft Storage Hangers from 1 existing lot in the AP zone (Aerospace district). Tax Parcel Numbers 0416141044.

II. GENERAL SITE LOCATION:

The Lynch Creek Landing property is located in the north eastern portion of the Town of Eatonville. The site is bordered on the west by Lynch Creek Road and Eatonville Airport (*Swanson Field*) on the east. The project is generally located half way between Airport Road E to the north and Jet Court E to the south.



Aerial photo of project site and the surrounding area

III. BACKGROUND:

Applicant: Crabbtree Surveying, LLC
7328 104th St E
Puyallup, WA 98373

Property Owner: Van Eaton, Elsie M TTEE
41918 Lynch Creek Rd E
Eatonville, WA 98328

Application Type: Preliminary Subdivision

Application Complete: July 19, 2021

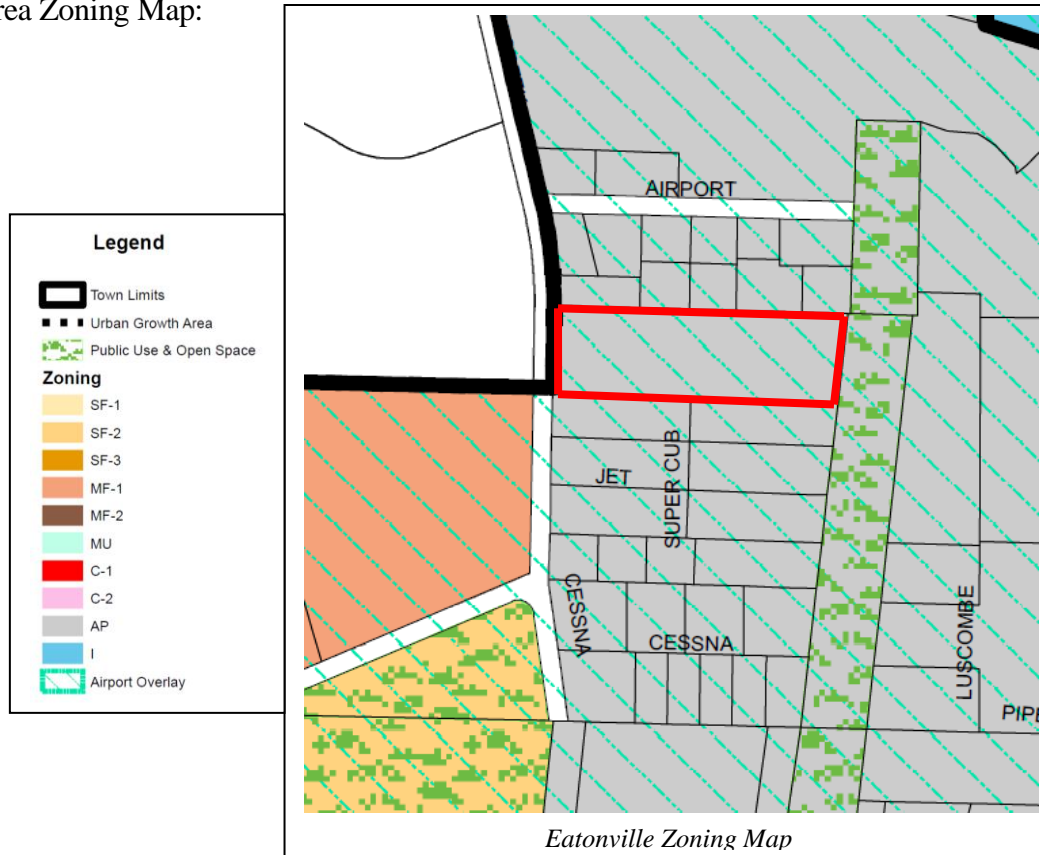
Proposal: 10-Lot Preliminary Subdivision for the development of Single Family Residences and Aircraft Storage Hangers.

Area: ~4.53 Acres (*1 existing lot*)

Tax Parcel Number: 0416141044

Current Zoning: AP zone (Aerospace district) & Airport overlay zone

Area Zoning Map:



Abutting Area Zoning:

North: AP
South: AP
East: AP
West: Pierce County

Existing Conditions: The site has been logged with an approved DNR Forest Practices Permit; no other development is currently permitted or existing except for existing airplane tie-downs and the westerly airport access road located on and adjacent to the eastern side of the project site.

Existing Frontage Improvements: WEST: Lynch Creek Road – partially improved ROW with hard surface travel lanes, gravel shoulder and ditch.

EAST: Swanson Field – improved gravel westerly airport access road off-site and is a project area encroachment.

Proposed Water Service: Town of Eatonville

Proposed Sewer Service: Town of Eatonville

Proposed Power Service: Town of Eatonville

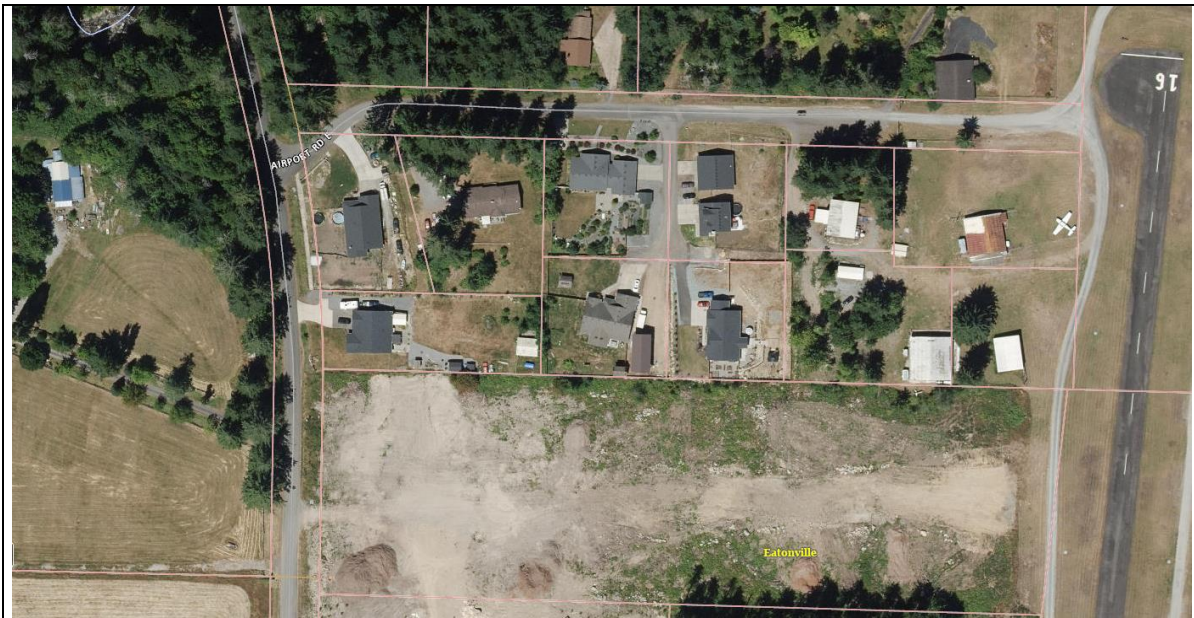
Proposed Vehicle Access: Internal Private Road connecting all lots to Lynch Creek Road

Proposed Aviation Access: Internal Private Road with an Aviation Easement connecting all lots to Swanson Field

Views of Site and Adjacent Area:



Aerial view of the Lynch Creek Landing site and neighbors to the south, west and east



Aerial view of the Lynch Creek Landing site and neighbors to the north, west and east

IV. REGULATIONS AND PROCEDURES:

Including but not limited to:

17.20.060 Procedure for review and approval.

The procedure for review and approval of a subdivision shall consist of the following steps:

A. Review of the preliminary plat application by the town staff to determine whether the application is complete and is acceptable for filing with the town, including the environmental checklist and/or environmental impact statement. Final decision on accepting the application material as complete will be made by the director of public works. The date upon which the director determines that all required materials have been submitted by the subdivider shall constitute the filing date for the preliminary plat after which the review process shall begin.

- B. 1. Submission of the environmental checklist received from the applicant to the designated environmental officer for his determination of significance:*
- a. If a determination of nonsignificance (DNS) is determined then this is submitted to the planning commission after the required public notification by publishing the DNS and appeal time,*
 - b. If a mitigated determination of nonsignificance (MDNS) is determined this will be submitted to the planning commission after review with the applicant and after the required publishing of the MDNS and appeal time,*
 - c. If a determination of significance (DS) is determined and an environmental impact statement (EIS) is required, the applicant shall have an environmental impact statement completed at his expense by a qualified person or company acceptable to the town. The draft environmental impact statement shall be review approved by the*

town and a final environmental impact statement issued in accordance with EMC Title [15](#);

2. Upon completion and approval of the environmental impact statement by the town and the required publishing and appeal time, the environmental impact statement will be submitted to the planning commission.

C. Review of the proposed preliminary plat by the department of public works, building department, and other town departments in order to determine compliance with state and local laws and regulations. The department heads within the scope of their municipal functions shall make their respective recommendations regarding the proposed subdivision plat in written form to the director of public works and the mayor.

D. Submission of the proposed preliminary draft along with the comments or recommendations of interested departments or agencies, and the EIS checklist along with the determination of nonsignificance or mitigated determination of nonsignificance or the environmental impact statement shall then be submitted to the planning commission.

E. Notice of Public Hearing. After having received the proposed subdivision plat, as set forth in the preceding subsections, and after completion of a final environmental impact statement, if necessary, or negative declaration, the public works director, with concurrence of the chairman of the planning commission, shall set a date for a public hearing before the town planning commission and shall give notice by arranging publication of at least one notice not less than 10 days prior to the hearing in the newspaper of general circulation in the town. Additional notices shall be mailed to the person who own or are contract purchasers of land adjacent to and outside (within 300 feet) of the proposed subdivision plat. All hearing notices shall include a legal description of the location of the proposed subdivision and either a vicinity location sketch or a location description in nonlegal language. All hearings shall be public pursuant to Chapter [42.32](#) RCW.

F. Notice of Filing. The planning director or, in his/her absence, the town clerk shall given notice of the public hearing on a preliminary plat indicating the legal description, a small map showing location, subdivision acreage, number of homes or building lots and the hour and location of the first hearing on the preliminary plat to the following:

- 1. The Eatonville school district,*
- 2. The Washington State Department of Highways when a proposed subdivision is to be located adjacent to the right-of-way of a state highway,*
- 3. The Washington State Department of Ecology when the proposed subdivision lies within a designated flood control zone pursuant to Chapter [86.16](#) RCW,*
- 4. The public utility firms when the proposed subdivision proposes the uses of any public utilities (e.g., power and light, natural gas, telephone and etc.),*
- 5. Tacoma-Pierce County health department,*
- 6. Pierce County executive, when the proposed subdivision will adjoin municipal/county boundaries or is in joint planning areas of the town and county.*

G. Planning Commission Review and Recommendation. The planning commission shall review all preliminary plats for subdivisions and dedication and make recommendations to the town council to assure conformance to the provisions of this title, the town comprehensive plan, and

other planning standards and specifications as adopted by the town. The chairman of the planning commission shall provide for the submission of the preliminary plat and their recommendations of the planning commission to the town council for approval or disapproval; and setting a date for public hearing if council so desires.

H. The town council shall review the planning commission recommendations and the preliminary plat in accordance with EMC [17.20.090](#).

I. Upon approval of the preliminary plat by the town council with or without changes and recommendations, the public works director and mayor shall indicate approval of the preliminary plat by their signatures after the plat drawing and proposed improvements have been reviewed by the applicant in accordance with the town council's approval conditions. The preliminary plat shall be recorded by the applicant in the county auditors office. (Ord. 92-9 § 3, 1992).

17.20.070 Public hearing notice.

A. In all cases upon acceptance of the application and completion of either a draft environmental impact statement or a threshold determination which would not require preparation of an environmental impact statement, the director shall set a date and time for a public hearing to be held by the planning commission to consider the proposed preliminary plat.

B. Notice of a public hearing shall be given as follows and shall be paid for by the applicant:

- 1. By publication of a notice in a newspaper of general circulation in the town not less than 10 days prior to the date of the hearing; and*
- 2. By sending notices by certified, return requested mail not less than 10 days prior to the date of the hearing to the property owners within 300 feet of the exterior boundaries of the property to be subdivided, using for this purpose the names and addresses of the owners as shown in the certificate letter from the title company required in EMC [17.20.040](#)(B)(4);*
- 3. By sending notices by mail not less than 10 days prior to the date of hearing as set forth in EMC [17.20.060](#)(B)(6) to:*
 - a. Eatonville school district,*
 - b. Washington State Department of Transportation,*
 - c. Washington State Department of Ecology,*
 - d. Public utility firms serving the area,*
 - e. Tacoma-Pierce County health department,*
 - f. Pierce County executive.*

C. Any notice required by this chapter shall include the time, date, location and purpose of a hearing, a legal description of the location of the proposed subdivision, either a vicinity location sketch or a location description in nonlegal language, and the fact that further information is on file at the public works department.

D. Failure of a person to receive a notice shall not invalidate the proceedings in connection with the approval of the preliminary plat. (Ord. 92-9 § 3, 1992).

17.20.075 Criteria which may be required of preliminary plats.

In addition to items indicated in EMC [17.20.080](#), general improvements set forth in EMC [17.20.120](#) and improvements required in EMC [17.20.130](#), the following criteria may be required of the preliminary subdivision if recommended by the town administration staff and/or planning commission:

A. Dedication. Dedication of land, provision of public improvements to serve the land division, and/or payment of impact fees allowed by state law, to any public body, may be required as a condition of land division approval. Evidence of such dedication and/or payment shall accompany final land division approval. Dedications, the provisions of public improvements, or impact fees imposed shall be in conformance with state law and town ordinance;

B. Flood Hazard Areas. The staff shall consider the physical characteristics of a proposed land division site, and may disapprove a proposed division because of flood, inundation or wetland conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final land division. No division shall be approved covering any land situated in a flood control zone as provided in Chapter [86.16](#) RCW, without, the prior written approval of the State Department of Ecology;

C. Health Department. As a condition of preliminary land division approval, the health department may require plan modifications in those instances where topography, soils, water table or other conditions are such that the changes are necessary in order to prevent possible health hazards due to groundwater or surface water contamination or sewage disposal system malfunction;

D. School District. When a proposed division wholly or partially contains a school site proposed in the comprehensive plan or other officially adopted plans, as a mitigation measure in an environmental document or determination, or when the school district finds a reasonable foreseeable need for such a site, the applicant may be required to dedicate a portion of the division or reserve it for future purchase by the school district. The town shall require evidence of need from the school district and agree to such need as a prerequisite to requiring dedication or reservation. The staff may recommend a time limit on the effective period of any reservation;

E. Fire Department. When the affected fire department finds a reasonable foreseeable need for a site wholly or partially contained within the preliminary land division, the applicant may be required to dedicate a portion of the site or reserve it for future dedication. Evidence of need from the fire department and staff agreement to such need is a prerequisite to requiring dedication or reservation. The staff may recommend a time limit on the effective period of any reservation;

F. Parks. When a preliminary division includes the area of a trail or open space network which is indicated in the park plan element of the comprehensive plan or other officially adopted plan, an area encompassing such trail or open space network may be required to be set aside for its intended purpose. It may be provided by the granting of a trail or open space easement to the town, dedication or reservation for future purchase by the public. The staff may determine a reasonable time or specify the event, limiting the effective period of the

reservation. As a part of a project's environmental review, the town's fees in lieu of dedication system may be used in concert with this element;

G. Shoreline Management. Whenever a preliminary division of land is wholly or partially located within an area subject to the jurisdiction of the Shoreline Management Act of 1971, Chapter [90.58](#) RCW, as amended, the applicant shall comply with the Shoreline Master Program for the Pierce County Region, Chapter [90.58](#) RCW, as amended. (Ord. 92-9 § 3, 1992).

17.20.080 Planning commission review and recommendation.

A. At the public hearing and prior to taking action on the proposed plat, the planning commission shall make "findings of fact" which represent the official determination of the commission.

B. The findings of fact shall include the following:

- 1. Whether the proposed plat is consistent with the comprehensive plan and town planning standards and specifications;*
- 2. Whether appropriate provision was made for:*
 - a. The public health, safety and general welfare,*
 - b. Open spaces,*
 - c. Drainageways,*
 - d. Streets or roads, alleys, other public ways,*
 - e. Potable water supplies,*
 - f. Sanitary wastes,*
 - g. Parks and recreation,*
 - h. Playgrounds,*
 - i. Schools and school grounds, considering all relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*
- 3. Whether the public use and interest will be served by the subdivision and the dedications proposed.*

C. The findings of fact required by subsection (B) of this section shall be supported by written statements from the town's department of public works.

D. The commission shall recommend approval, disapproval or approval subject to conditions or modifications of the proposed plat, and shall document such action in writing signed by the chairperson of the planning commission. If the commission finds that the proposed subdivision and dedication make appropriate provisions as required by the provisions of subsection (B)(2) of this section and that the public use and interest as required by subsection (B)(3) of this section will be served, then the commission shall recommend approval of the proposed subdivision and dedication. The resolution shall contain the findings of fact of the commission and a short summary of the evidence supporting those findings, and shall be filed with the department of public works and a copy sent to the developer.

E. The chairman of the planning commission shall forward its recommendation in writing to the town council not later than 14 days after written decision by the planning commission is issued. (Ord. 92-9 § 3, 1992).

17.20.090 Town council review of preliminary plats.

A. Upon receipt of recommendations of the planning commission on the preliminary plat, the date shall be set for the public meeting where the town council shall review the commission's recommendations.

B. The hearing by the planning commission as provided for by EMC [17.20.060](#) shall constitute the hearing by the council. Council review of a preliminary plat shall be limited to review of the minutes, written staff report, and any written recommendation received from other agencies and any other written testimony submitted at the planning commission hearing. At its discretion, the council may request information from any staff member or party for the purpose of clarification of the established planning commission record at the meeting.

C. At the public meeting, and prior to taking action on any alteration, vacation, or replat, the council shall make findings of fact which shall include those matters listed in EMC [17.20.080](#).

D. The council, after adopting findings of fact, shall by resolution approve, disapprove, or approve subject to conditions or modifications, the preliminary plat. If the council finds that the proposed subdivision and dedication make appropriate provision as required by the provision of EMC [17.20.080](#)(B)(2) and that the public use and interest as required by EMC [17.20.080](#)(B)(3) will be served, then the council shall approve the proposed subdivision and dedication. The resolution shall include the findings of fact and a short summary of the evidence supporting those findings, and shall be filed with the town clerk as a public record. (Ord. 2019-10 § 2 (Exh. A), 2019; Ord. 92-9 § 3, 1992).

Zoning Map - Chapter 18.03, Districts Established

District Regulations, including but not limited to:

18.04.185 AP – Aerospace district.

This district is intended to allow airport related activities such as runway, flight operations, aircraft storage, aircraft repair and maintenance, aircraft modification, commercial land uses, industrial land uses, and residential land uses.

A. Permitted Uses. The following uses are permitted, provided they do not violate the restrictions identified and listed in EMC [18.04.187](#).

- 2. Hangars, fuel depots, aircraft sales and repair facilities, and similar facilities pertaining to aircraft;*
- 3. Single-family residential use as permitted in EMC [18.04.010](#);*

D. Restrictions. It is found that airport operations create a hazard that endangers the lives and property of users of the airport and of occupants of land or property in its vicinity. Therefore, it

is necessary in the interest of the public health, public safety and general welfare that the creation or establishment of airport hazards be prevented by overlaying certain restrictions on development as specified below and further specified in EMC [18.04.187](#), Airport overlay zone.

- 1. No use may be made of land within the aerospace district in such manner as to create electrical interference with radio communication between the aircraft and the airport and air traffic control, making it difficult for fliers using the airport, impair visibility in the vicinity thereof, or otherwise endanger the landing, taking off or maneuvering of aircraft.*
- 2. The planning commission may attach any reasonable restrictions and requirements to any parcel of land within the aerospace district and any parcel of land adjacent to or in the vicinity of the aerospace district as the planning commission deems necessary to protect the public health, safety and general welfare and to mitigate any adverse effects of proposed development that in the judgment of the planning commission is incompatible with the operation of the airport.*
- 3. Any commercial use within the aerospace district shall provide for a six-foot-wide buffer on each side of the commercial use when it abuts residential property. If the adjacent residential properties are not as yet developed, the planning director may require, as a condition of issuing a building permit, a landscaping plan to be completed at a future date set by the planning commission. The planning commission shall have the authority to require a bond to secure performance of the future landscaping requirement.*
- 4. No landscaping higher than one foot above ground shall be permitted in an area extending from the edge of the runway to a distance of 100 feet. Landscaping along streets and taxiways shall not exceed two feet in height in order to allow unobstructed taxiing of aircraft. Light poles and street signs are not permitted. Any lighting along streets and taxiways shall be at ground level, not exceeding one foot in height.*
- 5. No building or structure in the aerospace district shall have a height greater than 28 feet for a residential structure and 38 feet for a commercial or industrial structure. No building or structure in the aerospace district is permitted to penetrate the height limitation set forth in EMC [18.04.187](#) without a board of adjustment approved variance as specified in EMC [18.04.187](#).*

E. Minimum Lot Size. No lot within the aerospace district shall be less than 21, 500 square feet. The minimum lot width shall be 100 feet. All lots in this district shall abut a dedicated public street or shall have such other access as held suitable by the planning commission, meeting required road standards for private roads, or, if applicable, subdivisions.

F. Setback Requirements. Every front yard shall have a minimum setback requirement of 25 feet, and a minimum side yard setback of eight feet except for corner lots which shall have minimum side yard setback of 25 feet for the side yard facing another street. There shall be a minimum 25-foot setback from the rear property line. An accessory building which is detached and located within 10 feet of a rear or side property line provided said property line does not front on a street. All attached accessory structures shall comply with the setback requirements for the main structure.

G. Parking. All lots shall provide parking spaces in accordance with lot usage as set forth in Chapter [18.05](#) EMC. Hangars do not qualify as required parking spaces for automobiles.

H. Signs. No sign erected in the aerospace district shall exceed two feet in height, measured from ground level. (Ord. 2019-10 § 2 (Exh. A), 2019; Ord. 2019-04 § 2 (Exh. A), 2019; Ord. 2007-05 § 1, 2007; Ord. 2006-06 § 1, 2006).

18.04.187 Airport overlay zone.

A. Purpose and Intent. The purpose and intent of this section is to establish an airport overlay zoning district on properties located on, adjacent to, and in the vicinity of Eatonville Airport (Swanson Field), Washington, in order to protect the health, welfare, safety, and quality of life of the general public, property owners, airport operators, and aviation community; and also to ensure compatible land uses in the vicinity of the affected environments of the airport overlay zoning district.

V. CRITICAL AREAS:

The site has been reviewed by the Town for potential critical areas; no critical areas were identified.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA):

A SEPA determination of non-significance (DNS) was issued for this proposal on August 11, 2021.

VII. AGENCY, DEPARTMENT AND PUBLIC COMMENTS:

Only one agency comment on the project was received from the Washington State Department of Ecology. No other written comments were received from departments or the public.

VIII. PUBLIC WORKS STAFF ANALYSIS & RECOMMENDATION:

The proposed Preliminary subdivision proposes to create 10 SFR building/hanger sites that comply with AP zoning. Vehicular access for all lots will be via an internal private road connecting to Lynch Creek Road. Aviation access for all lots will be via the private internal road and an easement connecting to Swanson Field (Eatonville Airport).

Pursuant to EMC 17.20.080, the Public Works Director is required to provide written statements regarding the finding required for approval under 17.20.080.B., which are as follows:

1. The Public Works Director believes the Preliminary Subdivision is generally in conformance with the comprehensive plan and will be in conformance with town planning standards and specifications as conditioned;
2. The Public Works Director believes as conditioned, appropriate provisions will be made for:
 - a. The public health, safety and general welfare will be served with the approval of the 10-lot Preliminary Subdivision;
 - b. Adequate open spaces will be provided within the proposed lots as required by code;

- c. Appropriate drainageways will be provided pursuant to approved engineering plans required for Final Plat Approval;
 - d. Streets or roads, and other public ways will be provided for vehicular and aviation access and movement;
 - e. Potable water supplies will be provided via the Town's water system pursuant to approved engineering plans required for Final Plat Approval;
 - f. Sanitary waste services will be provided via the Town's sewer system pursuant to approved engineering plans required for Final Plat Approval;
 - g. Existing Town parks and recreation areas are adequate for the project;
 - h. Since no comments were received from the School District, it is understood that existing playgrounds are adequate for the project;
 - i. Since no comments were received from the School District, it is understood that existing schools and school grounds, sidewalks and other planning features that assure safe walking conditions for students will be provided;
3. The public use and interest will be served by the Preliminary Subdivision and the dedications proposed.

Each of the proposed 10 lots will contain suitable area and have physical characteristics adequate for development. Having reviewed the record and the requirements for a Preliminary Subdivision, The Public Works Director recommends approval of the Lynch Creek Landing Preliminary Subdivision as conditioned.

IX. FINDINGS OF FACT:

- 1. The applicant has submitted an application for a 10-lot Preliminary Subdivision from 1 existing lot in the AP Zone.
- 2. All fees associated with the application for subdivision and SEPA review have been paid.
- 3. Notice has been provided to all property owners within at least 300 feet of the proposed preliminary subdivision as required.
- 4. Public notice for SEPA and the preliminary subdivision has been published in a local newspaper as required by code.
- 5. Requests for Preliminary Subdivision may be considered pursuant to the requirements of Eatonville Municipal Code, including but not limited to, EMC Chapter 17.20 Preliminary Subdivisions/Plats.
- 6. The Planning Commission conducted a public hearing on September 7, 2021 in order to accept public testimony, consider the record and formulate a recommendation.
- 7. Concurrency review identified no deficiencies with the facility and service providers required for the development of this project.

8. Critical area review has been completed with none identified.
9. Pursuant to Eatonville Municipal Code (EMC) 17.20.080 and based on the information provided in the file by the Applicant, the Public Works Director finds that subject to the Conditions of Approval contained in Section XI of this decision, appropriate provisions have been made for or will be made for upon completion:
 1. The proposed plat is consistent with the comprehensive plan and town planning standards and specifications;
 2. Appropriate provision was made for:
 - a. The public health, safety and general welfare,
 - b. Open spaces,
 - c. Drainageways,
 - d. Streets or roads, alleys, other public ways,
 - e. Potable water supplies,
 - f. Sanitary wastes,
 - g. Parks and recreation,
 - h. Playgrounds,
 - i. Schools and school grounds, considering all relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
 3. The public use and interest will be served by the subdivision and the dedications proposed.
10. The lots created by this Preliminary Subdivision will create legal building sites that comply with zoning and health regulations without the need for variance.
11. The lots created by this Preliminary Subdivision will establish access to a private road for each individual lot.
12. The lots created by this Preliminary Subdivision will have suitable physical characteristics for the development of single-family residential homes and hangers.

X. PLANNING COMMISSION RECOMENDATION:

Having conducted an open record public hearing and carefully considering the entire record, including but not limited to the Public Works Department file, the recommendations and comments of Staff, the presentation and comments of the Applicant and the public, by a vote of _____ in favor and _____ apposed, the Planning Commission hereby adopts the Public Works Staff Analysis, Recommendations and Findings of Fact contained herein and as noted above, and hereby recommends **APPROVAL** / *DENIAL* of the Lynch Creek Landings Preliminary Plat, requesting a 10-lot subdivision for the development of single family residences and hangers in the AP zone:

Planning Commission Chairman

Date



XI. CONDITIONS OF APPROVAL:

Should the Planning Commission recommend approval of the project, the following recommended conditions should be included in the decision.

1. Compliance with all Development Regulations is required for approval of the Final Plat.
2. Any/all existing on-site septic and/or on-site wells shall be properly decommissioned consistent with Tacoma Pierce County Health Department requirements.
3. Proposed Lots 1 through 10 shall be connected to Town sewer service, Town water service and Town electrical power service.
4. The installation of frontage improvements (e.g. curb, gutter, sidewalks, access, lighting, stormwater, etc.) along Lynch Creek Road shall be required.
5. The Swanson Field westerly access road encroachment within the project site shall be either: A) Provided with an easement acceptable and approved by the Town of Eatonville; or B) Be relocated and reconstructed within Swanson Field in a manner acceptable and approved by the Town of Eatonville.
6. The subdivision shall provide subdivision improvements in compliance with all applicable requirements, including but not limited to, EMC 17.20.120 (General Improvements), 17.20.130 (Improvements, required in accordance with Town standards and requirements) and 17.20.140 (Permits, Installation of improvement and inspections), or as may be deemed necessary by the Public Works Director.
7. Any work in the Town's right-of-way will require a separate right-of-way permit issued by the Town's Public Works Department.
8. Utility easements shall be provided on the face of the Final Plat which are necessary to the provision of water, power, sewer, natural gas and mail delivery to the lots within the subdivision. The affected purveyors should be contacted prior to development of the Final Plat for their specific easement requirements.
9. A storm drainage plan must be submitted to the Public Works Department as part of the site development plans. The drainage plans shall be in accordance with the Town's Stormwater Drainage requirements.
10. Upon completion of the construction of the private storm drainage and road improvements, the proponent shall be required to place a defect and maintenance guarantee to ensure the applicant corrects any defects or subsequent problems, and conducts all maintenance and inspection as shown on the approved O&M Manual. The defect and maintenance guarantee will be held for 24 months (2 years). The 24 months shall begin when the as-built drawings have been approved and the construction has been inspected and found acceptable to the Town.

11. All lots must have vehicular access off internal plat roads. Aviation access shall be limited to the private road and/or easement and shall not be permitted within Lynch Creek Road; effective signage identifying the westerly limit of aviation access along the internal private road shall be proposed and approved by the Town prior to final plat approval.
12. The project shall comply with the August 1, 2021 comment letter from the Washington State Department of Ecology.
13. Operation of equipment and associated materials in the construction of the project has the potential to result in generating dust. A dust mitigation plan shall be submitted and approved prior to site development to ensure impacts to neighboring properties and Swanson Field shall be controlled to prevent the travel of dust. The plan shall also address post final plat development dust mitigation measures.
14. Submit CC&Rs for areas and/or development requiring shared maintenance; e.g. the private road the aviation easement along the ROW, and the aviation easement between lots 5 and 6 connecting to Swanson Field; etc.
15. A subdivision landscape plan shall be submitted for review and approval with an application for Final Plat. All required landscaping shall be installed prior to Final Plat approval unless performance bonds or other appropriate security are approved by the Town.
16. The Final Subdivision plat shall be submitted in substantial conformance with the Preliminary Subdivision application materials provided for review in this approval.
17. A final plat meeting all requirements of the Preliminary Plat shall be submitted to the Town for approval within the time periods specified EMC 17.20.110.
18. The Town will not issue single family or hanger building permits (etc.) until all necessary drainage improvements, roads, shared accesses or alleys are completed, with the exception of minor items that may be damaged during home buildings such as sidewalks, bioswale linings or shoulder leveling courses which may be financially guaranteed.
19. The developer/applicant shall request and complete a preconstruction meeting prior to beginning site development.

XII. ATTACHMENTS:

Preliminary Subdivision Application Materials
Comments: DOE Letter