



CIVIL ENGINEERING ♦ SURVEYING ♦ LAND PLANNING

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Gig Harbor, WA 98332

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Email: info@contourengineeringllc.com

November 4, 2025

Mr. Nick Moore, Town Planner
Town of Eatonville
201 Center Street W
Eatonville, WA 98328

SUBJECT/RE: Variance to Front Yard Setback at 850 Eatonville Highway W
Contour Project #25-086

Dear Mr. Moore,

The following is a request for a variance to reduce the front yard setback on a property zoned MF-1 Multifamily residential district, medium density. This reduction is from the standard setback of 25-feet to 15-feet. This variance is being requested as the subject site heavily encumbered with wetlands and buffers that create difficulties in developing the property.

The subject site is located at 850 Eatonville HWY W (tax parcel 0416154019). The site is 6.33 acres (per the Pierce County Assessor-Treasurer) and includes an existing vacant single-family residence. A wetland Technical Memorandum was prepared by Soundview Consultants (SVC) in 08/2025 and found three wetlands and a stream onsite. These wetlands and their buffers impact the entire site restricting development. For reference we have provided a copy of the Existing Conditions and Site Impacts from SVC. Please Refer to sheets M1.0, M2.0, and M2.1.

The proposed development is a 6-unit multi-family townhouse building. The units will have vehicular access from the rear with front doors facing Eatonville Highway W. By reducing the front yard setback, the development can avoid direct wetland impacts by pushing the structure closer to the front lot line. By providing rear vehicular access there will not be any conflicts with parked cars and the sidewalk. Please see the attached Preliminary Site Plan

per the Town of Eatonville Municipal Code 18.09.040 the following are the conditions for granting a variance.

1. The variance shall not constitute a grant of special privileges inconsistent with a limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located;

This variance does not create a special privilege as the proposed development of multi-family townhouses is Principal Permitted Use in the MF-1 zone. The site is otherwise being developed to meet the requirements of the Eatonville Municipal Code. The reduction in front yard setback is necessary as

a wetland impact avoidance. Each unit will provide a 2-car garage to meet the parking requirements.

2. Such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and

As discussed above, it is necessary to grant a front yard setback variance due to the site being heavily constrained by wetlands and their buffers. By reducing the front yard setback, we can avoid direct wetland impacts and restrict the buffer impacts from the proposed development to the general area of the previous use. Furthermore, the proposed use is well under the maximum density of 16-dwelling units per acre that could otherwise be achieved on this site.

3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.


As discussed previously in this letter the requested variance to reduce the front yard setback is necessary to avoid direct wetland impacts and limit buffer impacts to the general area around the previous use. To offset the impact of allowing the buildings to be located closer to the front property line we propose restricting garage access to the rear of the building via shared access as depicted on the preliminary site plan provided. With this garage access restriction, we do not believe that granting this variance will be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity

Please let me know if there are any questions or further information needed from the applicant or property owners. We believe that the granting of this variance can be appropriately conditioned to allow for the development of a 6-units townhouse project on this site.

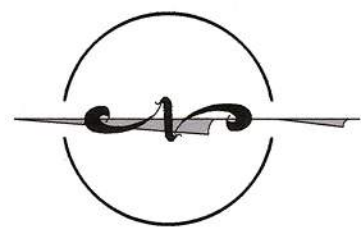
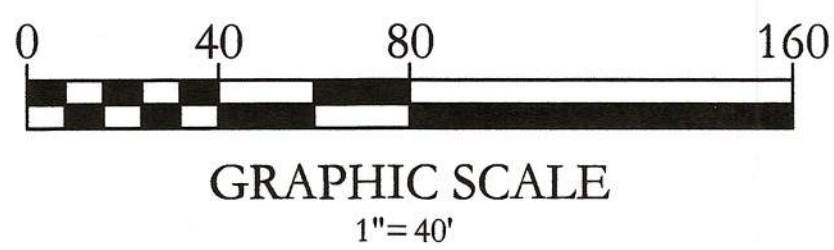
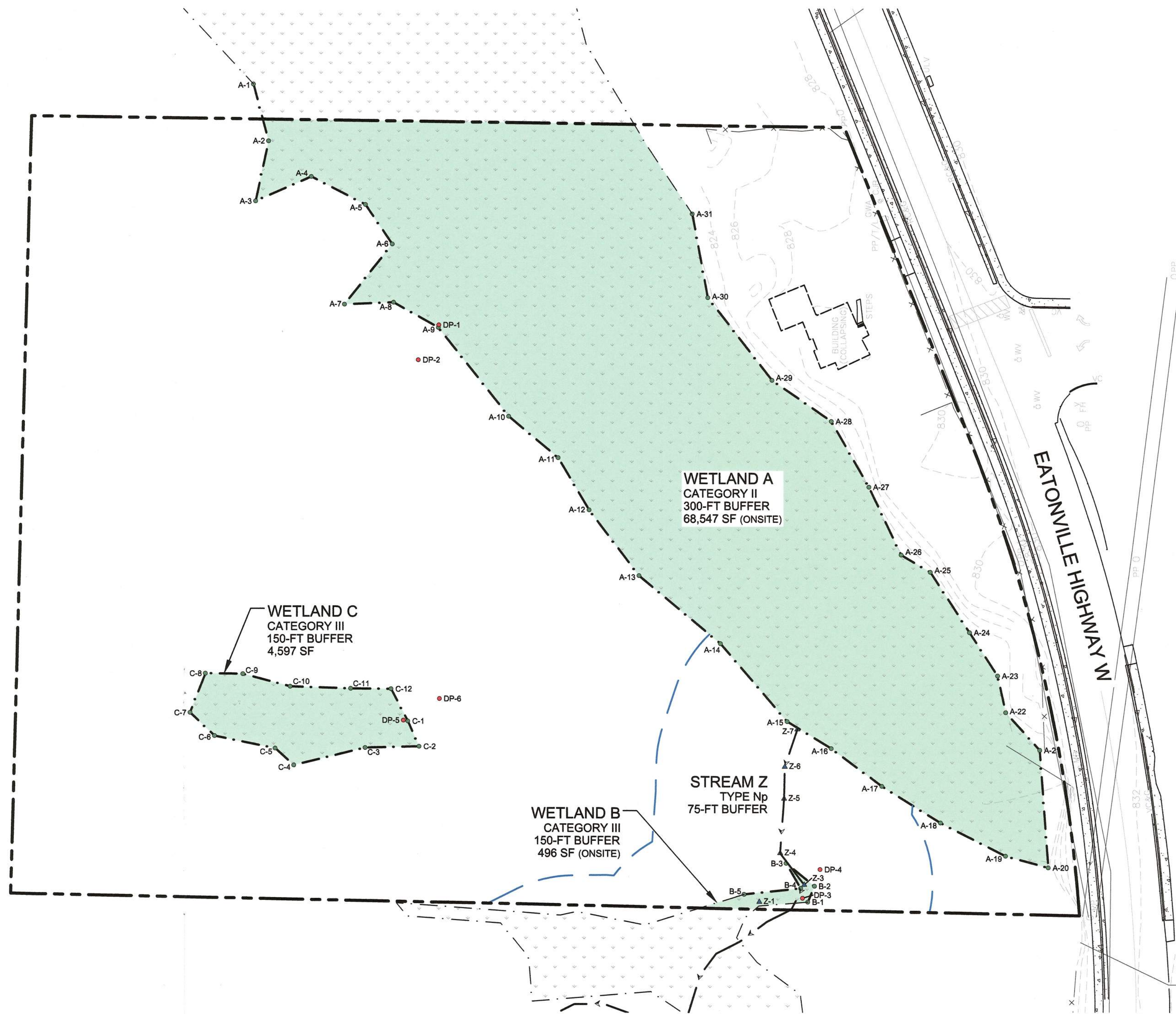
Sincerely,

Stephen Bridgeford
Senior Land Planner



SHEET	REV.
SP1	
1 OF 1	

EXISTING CONDITIONS



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- WETLAND FLAG LOCATION (W-#)
- DATA PLOT LOCATION (DP-#)
- STREAM CENTERLINE
- STANDARD STREAM BUFFER
- STREAM OHW (ORDINARY HIGH WATER) FLAG LOCATION (O-#)
- EXISTING CONTOUR

NOTE: ENTIRE SITE ENCUMBERED BY WETLAND BUFFERS

VICINITY MAP



SOURCE: ESRI (ACCESSED XX/XX/2025)



APPLICANT/OWNER

NAME: PRESIDENTIAL HOMES
ADDRESS: 1212 39TH AVE SW
PUYALLUP, WA 98373
CONTACT: JORDAN KNOBEN
PHONE: (253) 720-1931
E-MAIL: JORDANK@PRESIDENTIALHOMESLLC.COM

LOCATION

THE SE 1/4 OF SECTION 15,
TOWNSHIP 16N, RANGE 04E, WM

ENVIRONMENTAL CONSULTANT

SOUNDVIEW CONSULTANTS LLC
2907 HARBORVIEW DRIVE
GIG HARBOR, WA 98355
(253) 514-8952

SHEET INDEX

SHEET	SHEET TITLE
M1.0	EXISTING CONDITIONS
M2.0	PROPOSED SITE PLAN, IMPACTS & MITIGATION
M2.1	PLANT SCHEDULE, NOTES & DETAILS

NOTES

- SURVEY AND SITE PLAN PROVIDED BY CONTOUR ENGINEERING LLC, 4706 97TH STREET NW, SUITE 100, GIG HARBOR, WA 98332, (253) 857-5454.
- SOURCE DRAWING WAS MODIFIED BY SOUNDVIEW CONSULTANTS FOR VISUAL ENHANCEMENT.



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EATONVILLE
HIGHWAY

850 EATONVILLE HWY W
EATONVILLE, WA 98328

PIERCE COUNTY PARCEL NUMBER(S):
0416154019

REVISIONS: BY DATE

DATE: 8/29/2025
SCALE: AS SHOWN
BY: MW
JOB #: 1499.0009
SHEET: M1.0



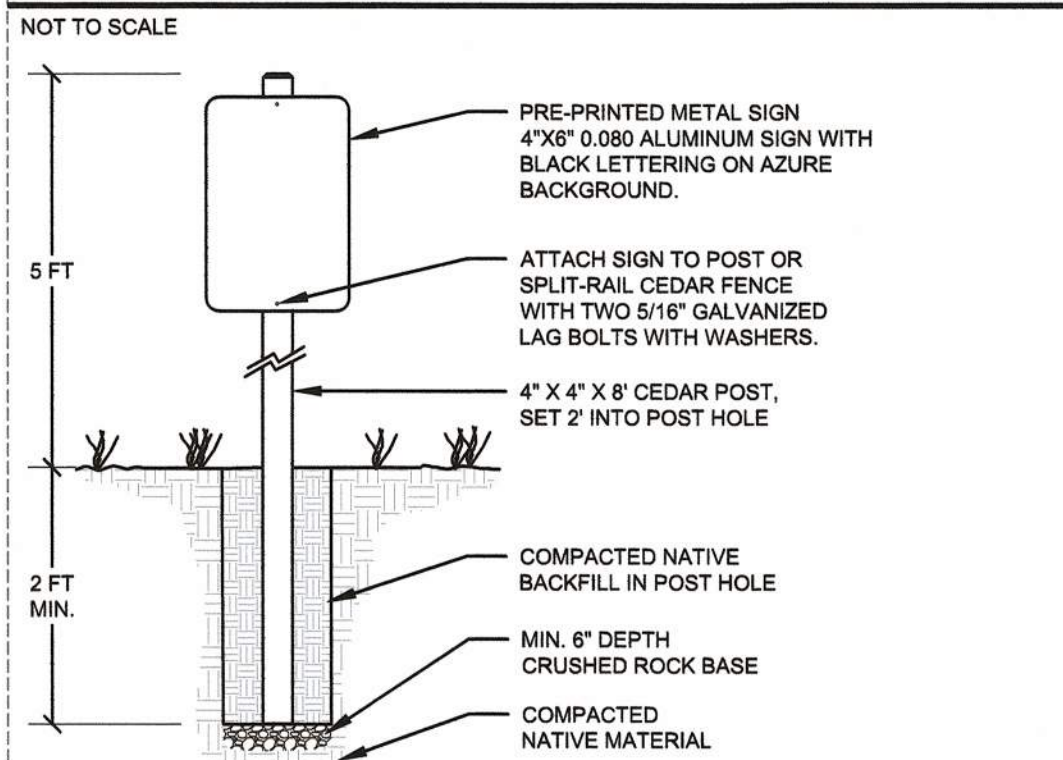
PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- REDUCED WETLAND BUFFER
- STREAM CENTERLINE
- STANDARD STREAM BUFFER

IMPACTS & MITIGATION LEGEND

IMPACTS	
INDIRECT WETLAND IMPACTS	66,781 SF
PERMANENT WETLAND BUFFER IMPACTS	17,974 SF
TEMPORARY BUFFER GRADING IMPACTS	1,974 SF
MITIGATION	
BUFFER ENHANCEMENT	9,761 SF
BUFFER RESTORATION (FOR TEMPORARY CONSTRUCTION RELATED IMPACTS)	1,974 SF
FENCES & SIGNS	
POST-CONSTRUCTION BUFFER/ CRITICAL AREA FENCE	625 LF
CRITICAL AREA SIGN	13 SIGNS

CRITICAL AREA SIGN DETAIL

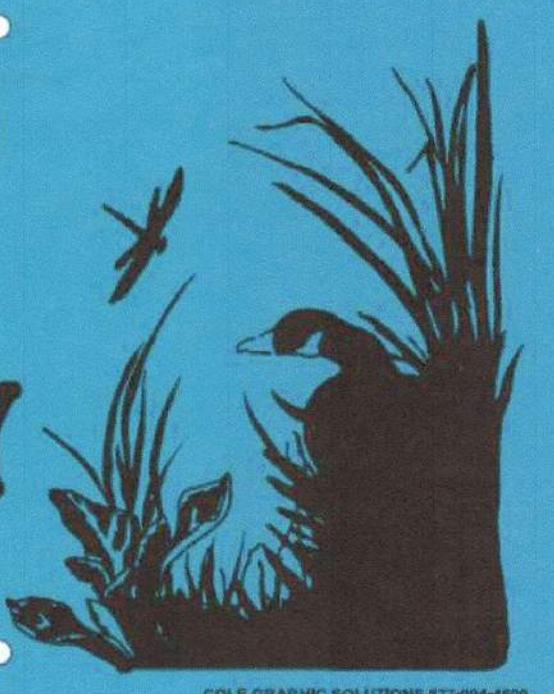


- CRITICAL AREA BOUNDARY SIGN NOTES:**
- THE CRITICAL AREA SIGNS SHALL BE POSTED AT THE BOUNDARY BETWEEN THE LOT AND THE CRITICAL AREA.
 - ONE SIGN SHALL BE POSTED FOR EVERY RESIDENTIAL LOT AND ONE PER EVERY THIRTY TO FIFTY FEET FOR ALL PUBLIC RIGHTS OF WAY, TRAILS, PARKING AREAS, PLAYGROUNDS AND ALL OTHER USES LOCATED ADJACENT TO CRITICAL AREAS AND ASSOCIATED BUFFERS AND SHALL BE STATIONED PER LOCATION, ON THE APPROVED PLANS TO THE PROPOSED DEVELOPMENT.
 - PRE-PRINTED METAL SIGN AVAILABLE THROUGH:
COLE GRAPHIC SOLUTIONS
PHONE: (253) 564-4600
ADDRESS: 4901 CENTER STREET, TACOMA, WA 98409
WEBSITE: [HTTPS://WWW.COLEGRAPHICSOLUTIONS.COM/BOUNDARY-MARKER-SIGNAGE](https://www.colegraphicsolutions.com/boundary-marker-signage)

ALSO INCLUDE PDF SIGN DETAIL

**WETLAND
BUFFER
BOUNDARY**

Pierce County
Planning and Public Works



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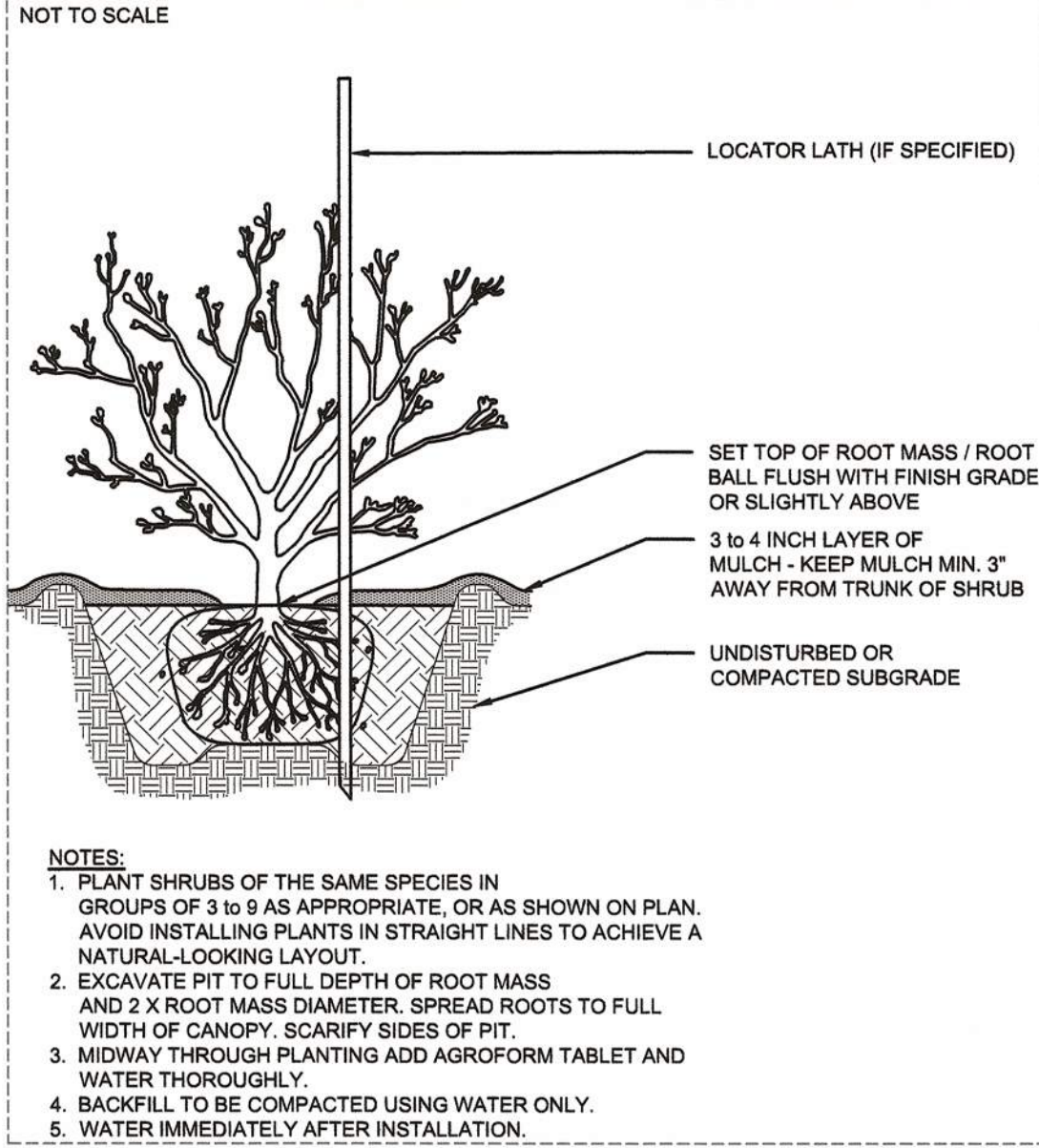
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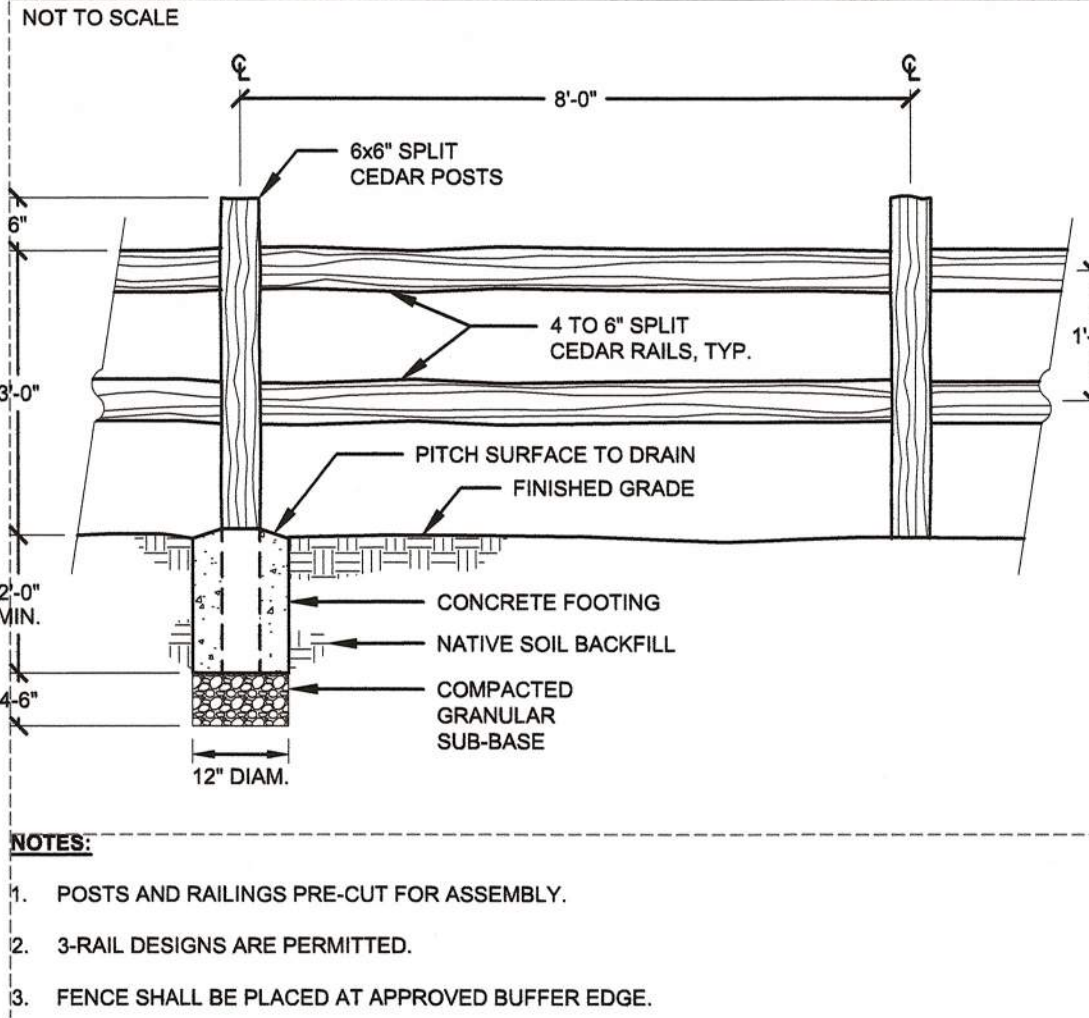
PLANT SCHEDULE

		Area (sf):	9,761	1,974	11,735				
		Cov'g (%):	50	100					
		Trees (%):	25	25					
		Shrubs (%):	75	75					
Scientific Name	Common Name	WL Status	BUFFER ENHANCEMENT	BUFFER RESTORATION	TOTAL	Spacing (min.)	Height (min.)	Size (min.)	Planting Area
TREES			(Qty)	(Qty)	(Qty)				
<i>Acer macrophyllum</i>	bigleaf maple	FACU	4	1	5	10 ft	3 ft	2 gal	Dry
<i>Frangula purshiana (Rhamnus p.)</i>	cascara	FAC	0	1	1	10 ft	3 ft	1 gal	Dry
<i>Pseudotsuga menziesii</i>	Douglas fir	FACU	12	4	16	10 ft	3 ft	2 gal	Dry
<i>Thuja plicata</i>	western redcedar	FAC	0	2	2	10 ft	3 ft	2 gal	Moist
		Total:	16	8	24				
SHRUBS			(Qty)	(Qty)	(Qty)				
<i>Acer circinatum</i>	vine maple	FAC	3	1	4	10 ft	4 ft	2 gal	Dry/Moist
<i>Corylus cornuta var. californica</i>	western hazlenut	FACU	6	2	8	10 ft	2 ft	2 gal	Moist
<i>Gaultheria shallon</i>	salal	FACU	6	2	8	4 ft	1 ft	1 gal	Dry
<i>Holodiscus discolor</i>	oceanspray	FACU	42	14	56	5 ft	2 ft	1 gal	Dry
<i>Oemleria cerasiformis</i>	Indian plum	FACU	11	4	15	5 ft	2 ft	2 gal	Dry
<i>Polystichum munitum</i>	western swordfern	FACU	65	22	87	4 ft	1 ft	1 gal	Dry/Moist
<i>Rosa gymnocarpa</i>	bald hip rose	FACU	12	4	16	4 ft	2 ft	1 gal	Dry/Moist
<i>Rubus spectabilis var. spectabilis</i>	salmonberry	FAC	0	13	13	4 ft	2 ft	1 gal	Moist
<i>Sambucus racemosa var. racemosa</i>	red elderberry	FACU	2	1	3	5 ft	2 ft	2 gal	Dry
<i>Symphoricarpos albus var. laevigatus</i>	common snowberry	FACU	26	9	35	4 ft	2 ft	1 gal	Dry
		Total:	173	72	245				
SEED MIXES (www.riverrefugeseed.com)		WL Status	BUFFER ENHANCEMENT	BUFFER RESTORATION	TOTAL				
Native Upland Grass Mix #9		20 lbs/acre	(Qty)	(Qty)	(Qty)				
<i>Elymus glaucus</i>	Blue wildrye	30%							
<i>Bromus carinatus</i>	California brome	25%							
<i>Hordeum brachyantherum</i>	Meadow barley	10%							
<i>Festuca roemerii</i>	Roemer's fescue	10%							
<i>Deschampsia elongata</i>	Slender hairgrass	10%							
<i>Agrostis exarata</i>	Spike bentgrass	5%							
<i>Deschampsia cespitosa</i>	Tufted hairgrass	5%							
<i>Festuca rubra var. rubra</i>	Red fescue	5%							
		Total (lbs):	0	1	1				
1 - Scientific names and species identification taken from <i>Flora of the Pacific Northwest, 2nd Edition</i> (Hitchcock and Cronquist, Ed. by Giblin, Ledger, Zika, and Olmstead, 2018).									
2 - Over-sized container plants are suitable for replacement pending Project Biologist approval.									
3 - Alternate native plant species may be substituted or added with Project Biologist approval.									
4 - All disturbed and bare soil areas in the buffer to be seeded with a native grass seed mix.									
5 - Shrub calculations based upon 5-ft average spacing.									
6 - Tree calculations based upon 10-ft average spacing.									
7 - <i>Gaultheria shallon</i> & <i>Polystichum munitum</i> to be planted in groups of 3 to 5 around the base of new trees and in areas of sparse vegetation									

TREE AND SHRUB PLANTING DETAIL, TYP.



SPLIT RAIL FENCE DETAIL



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