

RESOLUTION 2026-F

A RESOLUTION OF THE TOWN OF EATONVILLE, WASHINGTON, APPROVING A VARIANCE REQUEST TO ALLOW THE INSTALLATION OF SEPTIC SYSTEMS WITH DRAINFIELDS FOR WASTEWATER TREATMENT AT A TWO-LOT RESIDENTIAL SUBDIVISION, COMMONLY KNOWN AS THE WILD ROSE SHORT PLAT

WHEREAS, the Town of Eatonville has received an application for a variance from Jene Lindstrom to allow the installation of septic systems with drainfields for wastewater treatment at 750 Wild Rose St. W; and

WHEREAS, the applicant claims a hardship by having to connect to an existing municipal sewer line that is approximately $\frac{3}{4}$ of a mile away; and

WHEREAS, the applicant consents to signing an agreement whereby the applicant commits to connect to the municipal sewer system, once a sewer line is within 100 feet of said property and not to oppose the creation of a local improvement district for the purpose of constructing sewer lines; and

WHEREAS, the application for variance has been reviewed by the Eatonville Board of Adjustment in an open public hearing; and

WHEREAS, the public has had an opportunity to comment on the variance application; and

WHEREAS, the Board of Adjustment has considered the application for variance; has reviewed the Town Planner's report and recommendation; has received, heard and considered public testimony; has reviewed the environmental documentation; and has adopted findings of fact located in the attached staff report labeled Exhibit A and has concluded that a hardship exists; and

WHEREAS, the Board of Adjustment has recommended that the variance application be approved by the Eatonville Town Council; now, therefore,

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

Section 1. Has reviewed and hereby adopts the findings of fact and conclusions as set forth by the Eatonville Board of Adjustment.

Section 2. Concludes that a hardship exists by requiring the applicant to connect to an existing municipal sewer line that is approximately $\frac{3}{4}$ mile away.

Section 3. As a condition of approval, requires the applicant to sign an agreement whereby the applicant commits to connect to the municipal sewer system, once a sewer line is within 100 feet of said property; and not to oppose the creation of a local improvement district for the purpose of constructing sewer lines.

Section 4. Approves the variance application submitted by Jene Lindstrom to allow the installation of a septic system with drainfields for wastewater treatment at 750 Wild Rose St. W

PASSED by the Council of the Town of Eatonville at a regular meeting held this 12th day of January, 2026.

Emily McFadden, Mayor

ATTEST:

Miranda Doll, Town Clerk



Staff Report

Nick Moore, Town Planner

Lindstrom Variance

Planning Commission Hearing
December 15th, 2025

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I. PROPOSED VARIANCE:

Refer to Attachment A for application materials submitted by the Applicant, Jene Lindstrom. The applications have been consolidated for review, which propose septic systems with drainfields for a 2-lot Short Plat at 750 Wild Rose St W. EMC 17.44.130 states “*Septic tanks may be approved on short plats in lieu of sanitary sewer connections to the town sewer system on a case-by-case basis through the variance procedure and if such variance is also approved by the town council. The intent is to make any variance on the sewer relative to a short plat specific to a particular hardship and not to circumvent the intent to hook up to the town system. If such a variance is granted, one of the conditions shall be to agree on future hookup if the sewer line is installed within 100 feet of the short plat and not to oppose a LID or developer sewer extension*”

II. LOCATION:



III.

C

Site Address: 750 Wild Rose St W.

Tax Parcel Numbers: 0416151041

Existing Zoning: C2

Application Type: Variance

Application Submittal: 10/01/2025

Abutting Development: Commercial, Single Family

Existing Site Conditions: Single Family Home

IV. CRITICAL AREAS

None

V. COMMENTS:

As of the date of writing, 12/16/2025, no department, agency or public comments have been received.

VI. VARIANCE PROCESS FOR SEPTIC SYSTEMS IN LIEU OF SEWER CONNECTIONS

1. Variance Process via EMC 18.09.040
2. Approved by Board of Adjustment 12/15/2025
3. Requires council approval via 17.44.130

VII. STAFF REVIEW & ANALYSIS:

The Process for a variance regarding Septic Systems and Drain fields for wastewater management for a short plat has been followed thus far. The site is approximately $\frac{3}{4}$ of a mile from the nearest sewer main and extension would be exorbitantly expensive due to topography. The staff agrees that wastewater management on-site is the most reasonable method for a 2-lot short plat in that area and a SEPA was done with no comments back from DOE. Additionally, any septic system for the subdivision must be approved by the Tacoma/Pierce County Health Department and all requirements for a short plat must be met for short plat approval. This is not an application for a short plat, a variance for septic systems must be confirmed before proceeding with the design needed for a short plat application.

All information being considered, staff recommend approval of the variance.

VIII. FINDINGS OF FACT:

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

1. The proposed variance **will** / *will not* fulfill the goals of the Growth Management Act.
2. The proposed variance **will not be** / *will be* detrimental to health, safety and general welfare of the citizens of Eatonville and its surrounding area.
3. The proposed variance **will not be detrimental** / *will be detrimental* the quality of life of the citizens of Eatonville and its surrounding area.
4. The proposed variance **will not** / *will* violate the laws of the Town of Eatonville, Pierce County, the State of Washington or the United States of America.

5. The proposed variance will not have / *will have* a probable significant adverse impact on the environment.
6. The proposed variance will not have / *will have* a negative fiscal impact on the citizens of the Town unless the applicant agrees to mitigate the impact.
7. The proposed variance will not / *will* be detrimental to other existing uses in the neighborhood.

IX. PLANNING COMMISSION RECOMENDATION:

Having conducted an open record public hearing and carefully considering the entire record, including but not limited to the Planning Department file, the recommendations and comments of Planning Staff, the presentation and comments of the Applicant and the public, by a vote of 5 in favor and 0 opposed, the Planning Commission hereby adopts the Planning Staff Analysis, Recommendations and Findings of Fact contained herein and as noted above, and hereby recommends APPROVAL / *DENIAL* of the Lindstrom Variance.

BW Wilson

Planning Commission Chairman

1/7/2026

Date

- X.** Please proceed to next page for
Required Findings and Site Exhibit

October 7, 2025

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

RE: Septic Placement at 750 Wild Rose Street W Variance Request

Dear Nick,

I am proposing to split my 5.5 acre parcel located at 750 Wild Rose Street W. There are currently no physical structures on the portion of property where the septic variance is requested aside from a 8 x 10 foot animal shelter. The project includes future plans for constructing a three bedroom, two bath, approximate 1500 square foot home.

We are aware and appreciate Eatonville's desire to connect new buildings to the city sewer system, however, due to the physical location of the property, connecting to the Eatonville sewer system would not be feasible at this time due to distance (requiring a lifting station) and the extreme financial costs this would entail to complete the connection.

Such a variance is requested to make improvements on the land and beautify the property located at 750 Wild Rose Street W. Citing 17.44.130 General Improvements we are requesting that a septic tank be approved for a variance on the short plat located at 750 Wild Rose Street W.

Variance Request

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;

Response: The proposed septic tank installation is consistent with other systems in the area - most, if not all, currently use septic systems to dispose of their waste due to distance/location/monetary/availability of connecting to Eatonville Sewer System. The variance would not grant a special privilege that is inconsistent with other properties in the area.

2. Such variance is necessary, because of special circumstances relation 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;

Response: The variance is necessary due to the location of the subject property. The property is significantly downhill from the current location of Eatonville sewer connections. The installation of pump stations that would be required to hook up the subject property would be monetarily momentous.

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.

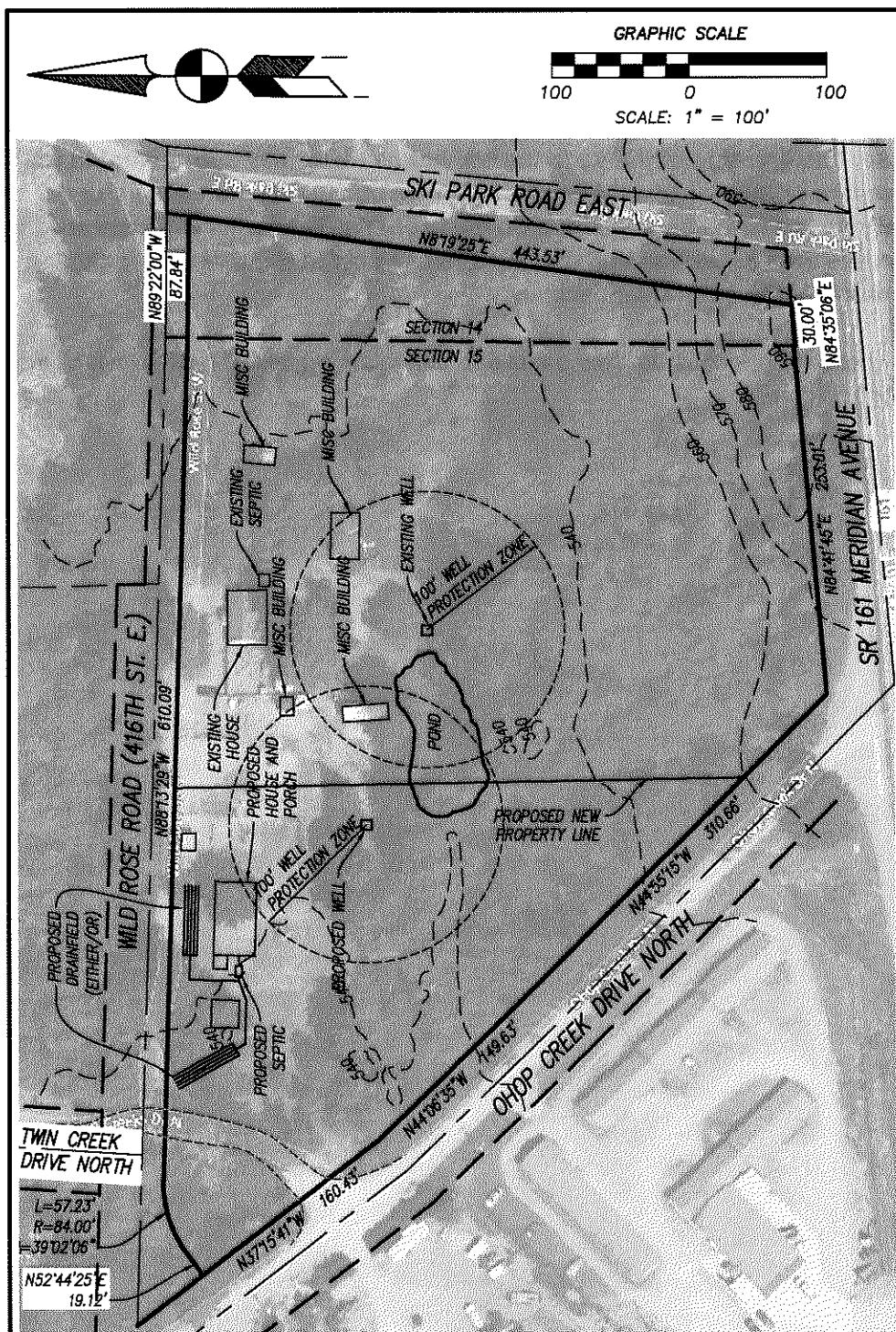
Response: The granting of the variance will not be materially detrimental to the public welfare or injurious to the property. The septic installation will naturally be necessary for a new home to be built on the property. The home will increase the beauty of the area as well as creating a seamless flow to the property including leaving much of the natural landscape.

If you have any questions or concerns please feel free to contact me at (602) 571-2104 or email at jenesemail@yahoo.com.

Respectfully,

A handwritten signature in black ink, appearing to read "Jene Lindstrom". The signature is fluid and cursive, with a large, stylized "J" at the beginning.

Jene Lindstrom



**SITE EXHIBIT FOR
JENE LINDSTROM AND BETH MCCONN**

IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, AND THE NW 1/4 OF THE
NW 1/4 OF SECTION 14, BOTH OF T.16N., R.4E., W.M.
CITY OF EATONVILLE, PIERCE COUNTY, WASHINGTON



SKR Land Surveying, LLC

484 LEONARD ROAD ONALASKA, WA 98570
509-721-1905 jswanson@skrls.com

JOB NO. 2025070

DATE: 10/13/2025

DWG BY: JMS

SHEET 1 of 1