

**RESOLUTION 2026-L**

**A RESOLUTION OF THE TOWN OF EATONVILLE, WASHINGTON,  
APPROVING WITH CONDITIONS A PRELIMINARY PLAT FOR A  
SUBDIVISION KNOWN AS NELLY PLAT**

**WHEREAS**, on October 1, 2025, the Town received a complete application for Preliminary Plat and a SEPA checklist from Kraig Arndt, the property owner to subdivide Assessor's Parcel Number 0416225001 totaling 2.49 acres into 8-lots for single family residences and

**WHEREAS**, the Town of Eatonville issued a SEPA determination of non-significance (DNS) on the Nelly Plat Preliminary Subdivision on October 22, 2025; and

**WHEREAS**, the Eatonville Planning Commission reviewed the preliminary plat application following a public hearing on March 2, 2026, 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:

**Section 1.** Adopts the Findings of Fact set forth in the Staff Report – Nelly Plat 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.

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**Section 2.** Approves the preliminary plat for the Nelly Plat, subject to the conditions set forth in Section XI of Exhibit A, which are incorporated by this reference.

**Section 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 April 13, 2026.

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Emily McFadden, Mayor

ATTEST:

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Miranda Doll, Town Clerk

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## Staff Report

Nick Moore  
Town Planner

# 817 Eatonville Hwy W Nelly Plat Preliminary Subdivision

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**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.

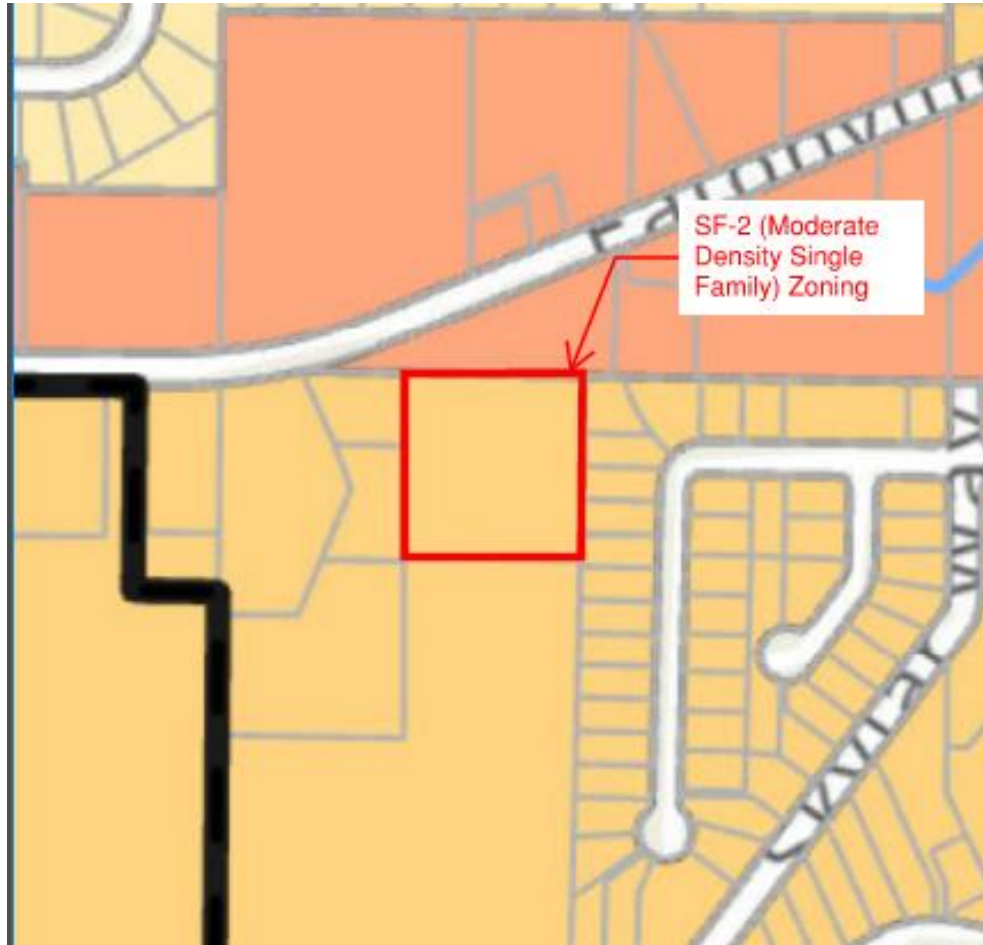
**II. GENERAL SITE LOCATION:**

The Nelly Plat property is located on the south side of Eatonville Highway West, east of the private road Lytle Lane in the Town of Eatonville.

**III. BACKGROUND:**

Applicant:	Kraig Ardnt
Property Owner:	Kraig Ardnt
Application Type:	Preliminary Subdivision
Application Complete:	817 Eatonville Hwy W
Proposal:	8-Lot Preliminary Subdivision for the development of Single-Family Residences
Area:	~2.49 Acres ( <i>1 existing lot</i> )
Tax Parcel Number:	0416225001
Current Zoning:	SF2-Moderate Density Single Family

Area Zoning Map



Abutting Area Zoning: North: MF-2  
South: SF-2  
East: SF-2  
West: SF-2

Existing Conditions: The site is partially developed as part of a previously permitted cottage home project that was not completed. Curbing for a private access road as well as water and sewer connections have been completed.

Proposed Water Service: Town of Eatonville

Proposed Sewer Service: Town of Eatonville

Proposed Power Service: Town of Eatonville

Proposed Vehicle Access: Access to Nelly Ct. W. will be off of Lytle Lane

View of Site and Adjacent Area:



#### **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 non-significance (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 non-significance (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,*

*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 reviewed and 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 non-significance or mitigated determination of non-significance 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*

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*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 give 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*

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- 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*

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*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).*

District Regulations, including but not limited to:**18.04.020. SF-2 – Single-family residential district, medium density.**

*It is the purpose of the SF-2 single-family residential district to stabilize and preserve medium density residential neighborhoods.*

- A. *Lot Area. Minimum lot area is 8,400 square feet.*
- B. *Minimum Zoning. Minimum zoning area is 15,000 square feet (three lots).*
- C. *Principally Permitted Uses. Principally permitted uses are as follows:*
  - 1. *One single-family dwelling per lot;*
  - 2. *Crop and tree farming;*
  - 3. *Group homes class I-A and I-B.*
- D. *Special Permit Uses. The following uses are permitted provided they conform to the development standards listed in EMC § 18.08.020:*
  - 1. *Churches;*
  - 2. *Nursery schools and day care centers;*
  - 3. *Electric vehicle battery charging stations, Levels 1 and 2.*
- E. *Accessory Uses. Permitted accessory uses are as follows:*
  - 1. *Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and minor structures for storage of personal property;*
  - 2. *Rooming and boarding of not more than three persons;*
  - 3. *Customary incidental home occupations subject to the provisions of EMC § 18.04.040;*
  - 4. *A single accessory dwelling unit subject to the provisions of EMC § 18.08.045.*
- F. *Conditional Uses. Conditional uses are as follows:*
  - 1. *General conditional uses listed in EMC § 18.08.030;*
  - 2. *Cottage housing in accordance with Chapter 19.06 EMC;*
  - 3. *Electric vehicle battery charging stations; Level 3 subject to compliance with the development standards of EMC § 18.08.020.*
- G. *Development Standards.*
  - 1. *Minimum lot area is 8,400 square feet.*
  - 2. *Minimum lot width is 60 feet.*
  - 3. *Maximum site coverage is 40 percent.*

§ 18.04.020

§ 18.04.020

4. *Minimum yard requirements:*
  - a. *Front Yard. Minimum front yard is 25 feet.*
  - b. *Side Yard. Minimum side yard is eight feet.*
  - c. *Rear Yard. Minimum rear yard is eight feet, provided that the minimum rear yard setback for property with a rear yard abutting on an alley shall be the greater of two feet, or 12 feet from the alley center line.*
  - d. *Side Yard on Flanking Street of Corner Lot. Minimum side yard on the flanking street of a corner lot is 15 feet.*
5. *Height Limitation. The height of structures shall not exceed 28 feet.*
6. *Interior Yards. Interior yards shall not be computed as part of the site coverage.*
7. *Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply.*
8. *Additional Standards. See Chapter 18.08 EMC, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.*

H. *Signs. The sign regulations of Chapter 18.06 EMC shall apply.*

- I. *Off-Street Parking. The off-street parking regulations of Chapter 18.05 EMC shall apply.*

*(Ord. 94-06 § 2, 1994; Ord. 96-11 § 3, 1996; Ord. 98-02 § 1, 1998; Ord. 99-23 § 7, 1999; Ord. 2010-12 § 3, 2010; Ord. 2018-13 § 3 (Exh. A), 2018; Ord. 2019-10 § 2 (Exh. A), 2019)*

#### **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 October 22, 2025.

#### **VII. AGENCY, DEPARTMENT AND PUBLIC COMMENTS:**

No written comments were received from departments or the public.

#### **VIII. PUBLIC WORKS STAFF ANALYSIS & RECOMMENDATION:**

The proposed Preliminary subdivision proposes to create 8 SFR building sites that comply with SF-2 zoning. Vehicular access for all lots will be via an internal private road connecting to Lytle Ln..

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 8-lot Preliminary Subdivision;
  - b. Appropriate drainageways will be provided pursuant to approved engineering plans required for Final Plat Approval;
  - c. Streets or roads, and other public ways will be provided for vehicular and access and movement;
  - d. Potable water supplies will be provided via the Town's water system pursuant to approved engineering plans required for Final Plat Approval;
  - e. Sanitary waste services will be provided via the Town's sewer system pursuant to approved engineering plans required for Final Plat Approval;
  - f. Existing Town parks and recreation areas are adequate for the project;
  - g. Since no comments were received from the School District, it is understood that existing playgrounds are adequate for the project;
  - h. 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 8 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 Nelly Preliminary Subdivision as conditioned.

**IX. FINDINGS OF FACT:**

1. The applicant has submitted an application for a 8-lot Preliminary Subdivision from 1 existing lot in the SF-2 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 March 2<sup>nd</sup>, 2026, 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;
10. The public use and interest will be served by the subdivision
11. The lots created by this Preliminary Subdivision will create legal building sites that comply with zoning and health regulations without the need for variance.
12. The lots created by this Preliminary Subdivision will establish access to a private road for each individual lot.
13. The lots created by this Preliminary Subdivision will have suitable physical characteristics for the development of single-family residential homes.

**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 3 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 Nelly Preliminary Plat, requesting a 8-lot subdivision for the development of single-family residences in the SF-2 zone:

Beverly B Wilson  
Planning Commission Chairman

4/9/2026  
Date

**XI. CONDITIONS OF APPROVAL:**

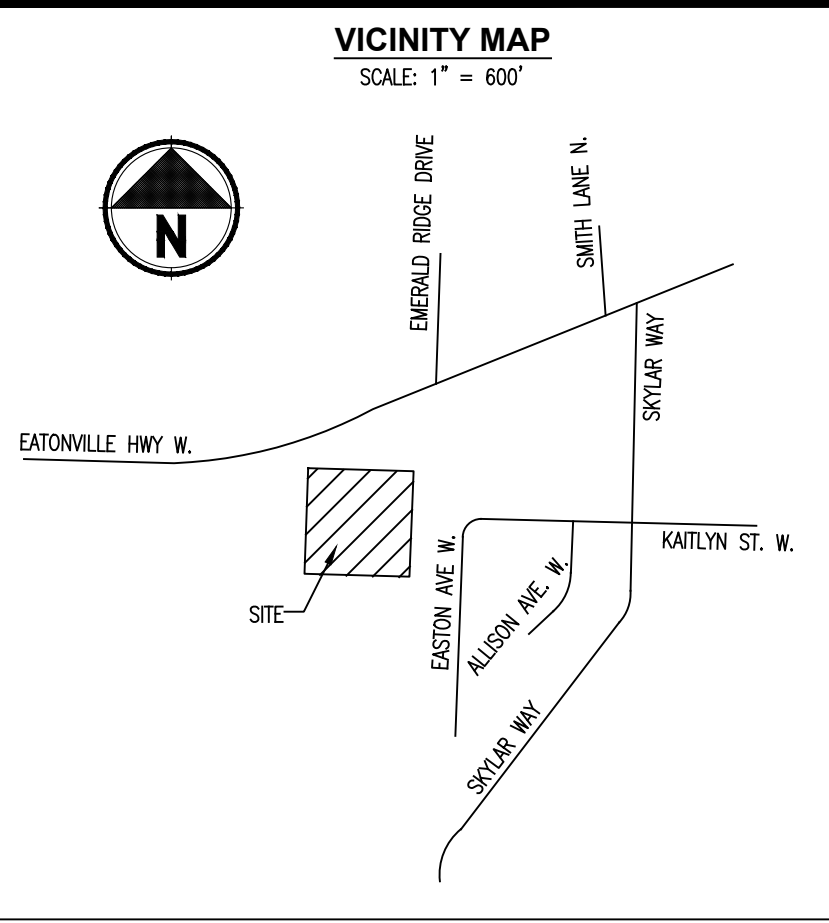
Should the Planning Commission recommend approval of the project, the following recommended conditions should be included in the decision.

1. Compliance with all Development Regulations is required for approval of the Final Plat.
2. Proposed Lots 1 through 8 shall be connected to Town sewer service, Town water service and Town electrical power service.
3. The installation of frontage improvements (e.g. curb, gutter, sidewalks, access, lighting, stormwater, etc.) along Nelly Ct W. shall be required.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. Submit CC&Rs for areas and/or development requiring shared maintenance; e.g. the private road.
10. 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.
11. The Final Subdivision plat shall be submitted in substantial conformance with the Preliminary Subdivision application materials provided for review in this approval.
12. 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.
13. The Town will not issue single family permits 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.
14. The developer/applicant shall request and complete a preconstruction meeting prior to beginning site development.

**XII. ATTACHMENTS:**

Preliminary Subdivision Application Materials



**LEGEND**

- MON1 FOUND MONUMENT
- RB1 FOUND 1/2" REBAR W/CAP, ILLEGIBLE
- RB2 FOUND REBAR W/STEEL CAP "PLS 46311"
- MG1 FOUND MAG NAIL W/ DISK, ILLEGIBLE
- RB3 FOUND 1/2" REBAR, NO CAP
- FOUND BROKEN CONC. MONUMENT W/ NO DISK
- FOUND 3 1/2" ALUM. DISK W/ "X"
- DEVIATION FROM CALCULATED POSITION
- PER REFERENCE
- GATE POST
- WOOD POST
- SIGN AS NOTED
- TRAFFIC RIGHT OR LEFT TURN ONLY
- SEE EXISTING STRUCTURE NOTES
- CATCH BASIN
- SEWER MANHOLE OFFSET LID
- GUY ANCHOR
- POWER JUNCTION BOX
- POWER POLE
- POWER TRANSFORMER
- TELEPHONE RISER
- FIRE HYDRANT
- WATER SPIGOT
- WATER VALVE
- WATER METER (PROPOSED)
- CATCH BASIN (PROPOSED)
- STORM MANHOLE (PROPOSED)
- PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE
- CENTERLINE
- RIGHT OF WAY
- OVERHEAD POWER
- SEWER LINE (SEE CIVIL PLANS FOR DETAILS)
- STORM LINE (SEE CIVIL PLANS FOR DETAILS)
- WATER LINE (SEE CIVIL PLANS FOR DETAILS)
- BOARD FENCE (BRD)
- EDGE OF PAVEMENT
- EDGE OF VEGETATION
- EXISTING 5-FOOT CONTOUR
- PROPOSED 5-FOOT CONTOUR

**LEGAL DESCRIPTION**

LOT 1, AS SHOWN ON SHORT PLAT NO. 20050225001, FILED WITH PIERCE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

**SITE INFORMATION**

TAX PARCEL NO.: 0416225001  
 SITE ADDRESS: 817 EASTONVILLE HWY W, EATONVILLE, WA 98328

**PROPERTY OWNER**

NAME: KRAC AND GALE ARNOT  
 ADDRESS: 1433 VALENTINE AVE. SE SUITE 200, PACIFIC, WA 98047  
 TELEPHONE: 253-606-7893

**DEVELOPER**

NAME: JMJ TEAM  
 ADDRESS: 905 MAIN ST., SUITE 200, SUMNER, WA 98390  
 TELEPHONE: 206-596-2020

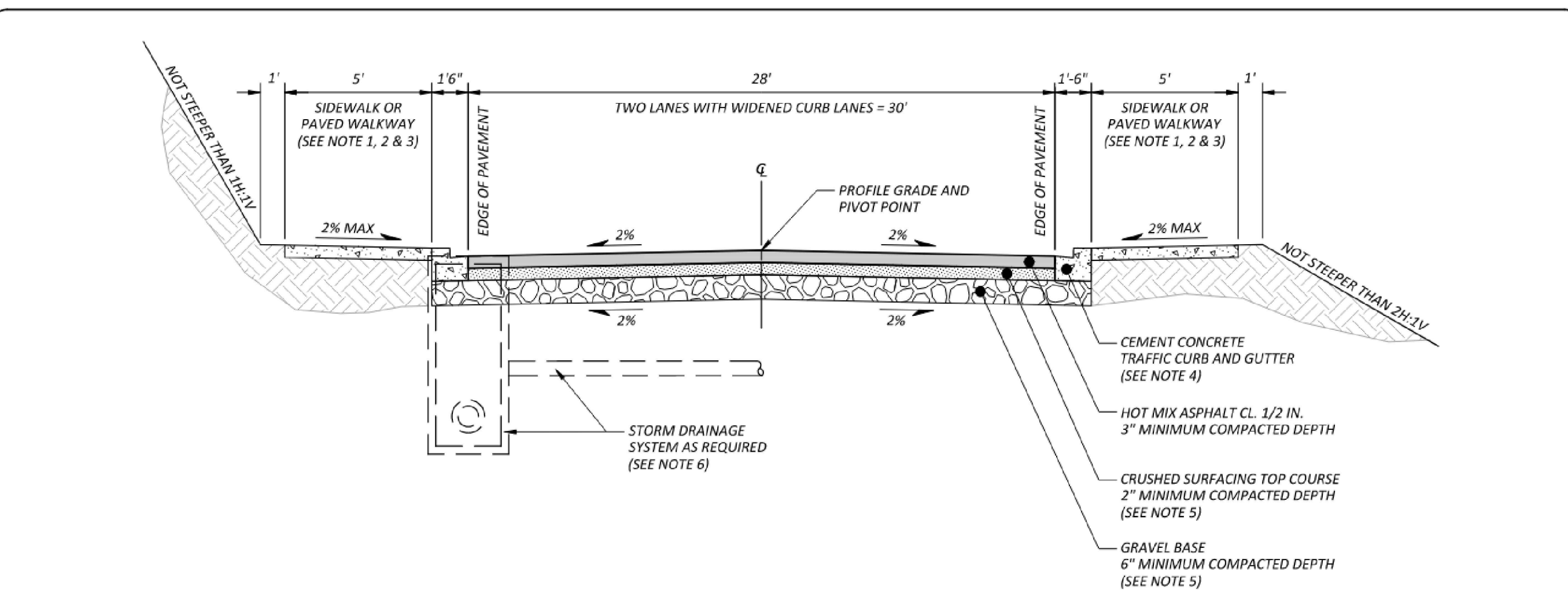
**SURVEYOR**

NAME: TRULAND SURVEYING LLC  
 ADDRESS: P.O. BOX 268, GIG HARBOR, WA 98335  
 TELEPHONE: 425-516-3919

**STATISTICS**

EQUIPMENT: HEMISPHERE S321 GPS AND LEICA TS12 ROBOTIC TOTAL STATION.  
 METHODOLOGY: FIELD TRAVERSE AND GPS MEETS OR EXCEEDS SURVEY STANDARD AS PER: WAC 332-130-050, WAC 332-130-090, WAC 332-130-100.  
 ALL SURVEY WORK OCCURRED IN MAY OF 2025.

**TYPICAL ROADWAY SECTION:**



**NOTES:**

- 1) FOR SIDEWALK, SEE STANDARD DRAWING PC.F7.1 AND PC.F7.2. SIDEWALKS SHALL MEET AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 2) FOR PAVED WALKWAY, SEE STANDARD DRAWING PC.F7.1.
- 3) SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE NEWLY CONSTRUCTED OR RECONSTRUCTED ROADS. HOWEVER, WHEN IT CAN BE SHOWN THAT THERE ARE NO PRESENT OR FUTURE PEDESTRIAN NEEDS TO BE SERVED, THE COUNTY ENGINEER OR HIS/HER DESIGNEE MAY WAIVE THE REQUIREMENT TO BUILD SIDEWALK ON ONE SIDE OF THE ROAD.
- 4) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 5) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 6) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)

**NELLY PLAT**  
 A PORTION OF THE NE 1/4 OF THE NE 1/4 SECTION 22, T16N, R4E, W.M. PIERCE COUNTY, WASHINGTON

**EXISTING STRUCTURE NOTES:**

- SSMH RIM = 828.51' CENTER OF CHANNEL = 824.01' 10", CP (N.S)
- IE = 824.41', 6" PVC (NE)
- IE = 824.41', 6" PVC (SE)
- IE = 824.36', 8" PVC (W)
- CB RIM = 828.15' IE = 826.40', 12" CPP (NE) BOTTOM = 825.2'

**FLOOD PLAIN ZONE**

FEMA FLOOD PLAN MAP DATED 3-7-2017 PANEL 5305301107E AREA OF MINIMAL FLOOD HAZARD

**UTILITY NOTES**

**STORMWATER:**  
 STORMWATER RUNOFF FROM DRIVEWAYS, SIDEWALKS, AND PROPOSED COURT TO BE CONVEYED THROUGH THE EXISTING CATCH BASIN IN THE CUL-DE-SAC, THEN TREATED FOR WATER QUALITY THROUGH THE PROPOSED BIORETENTION CELL, THEN CONVEYED TO THE CITY'S EXISTING STORMWATER SYSTEM ALONG THE EAST SIDE OF NELLY PLAT.

STORMWATER FROM EAST SIDE OF LYLE LANE TO BE ROUTED AND COLLECTED BY AN EXISTING CATCH BASIN, THEN CONVEYED TO THE CITY'S EXISTING STORMWATER SYSTEM ALONG THE EAST SIDE OF NELLY PLAT.

STORMWATER FROM BUILDINGS TO BE COLLECTED AND CONVEYED TO DOWNSPOUT INFILTRATION TRENCHES.

PROPOSED STORM CONVEYANCE PIPES TO BE 8" MIN CPP SLOPED NO LESS THAN 0.5%.

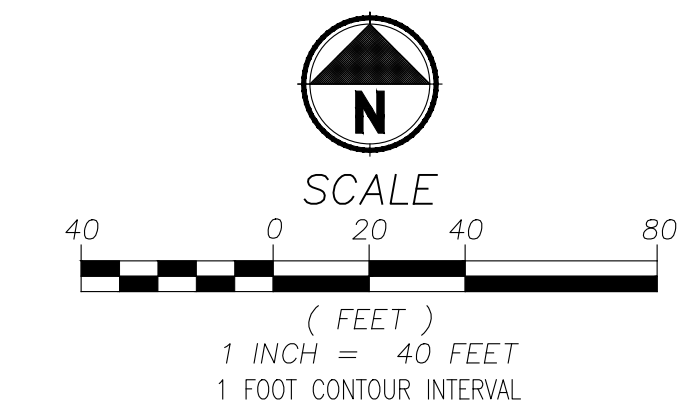
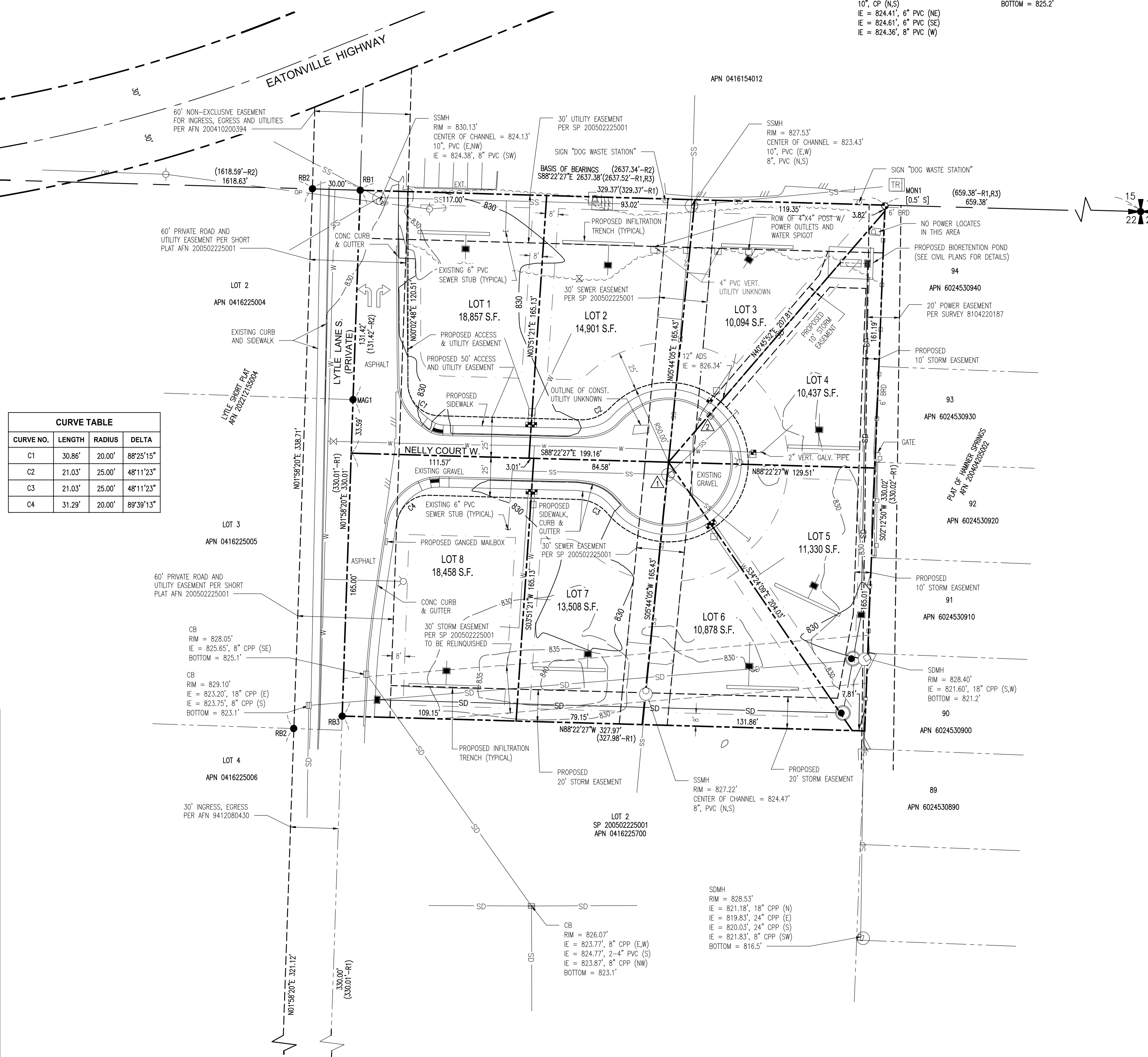
**WATER:**

EXISTING 8" WATER MAIN AND SERVICE LINE STUB-OUTS ALONG NELLY CT W. TO BE UTILIZED FOR PROPOSED CONNECTIONS TO BUILDINGS. INDIVIDUAL WATER METERS ARE TO BE INSTALLED ON EXISTING STUB-OUTS WITHIN THE PROPOSED 50' ACCESS AND UTILITY EASEMENT.

**SANITARY SEWER:**

EXISTING 8" AND 10" SEWER MAIN AND 6" SIDE SEWER STUB-OUTS WITHIN THE EXISTING SEWER EASEMENT ARE TO BE UTILIZED FOR BUILDING CONNECTIONS. SIDE SEWER LATERALS WITH CLEANOUTS ARE TO BE EXTENDED FROM EXISTING STUB-OUTS TO PROPOSED BUILDINGS. SIDE SEWERS ARE TO BE NO LESS THAN 6" PVC SLOPED NO LESS THAN 0.5%.

CURVE NO.	LENGTH	RADIUS	DELTA
C1	30.86'	20.00'	86°25'15"
C2	21.03'	25.00'	48°11'23"
C3	21.03'	25.00'	48°11'23"
C4	31.29'	20.00'	89°39'13"



**Pierce County**  
 Office of the County Engineer

APPROVED BY:  
  
 COUNTY ENGINEER  
 3/14/2025  
 DATE

**LOCAL ROAD MINOR AND CUL-DE-SAC WITH CEMENT CONCRETE TRAFFIC CURB AND GUTTER AND SIDEWALK, CLOSED DRAINAGE**  
 STANDARD DRAWING PC.A3.1

**TRULAND SURVEY LLC**

P.O. BOX 268  
 GIG HARBOR WA, 98335  
 www.trulandsurvey.com  
 360.536.1204 | 425.516.3919

SURVEYED	JM/JK
DRAWN	JM
CHECKED	JK
APPROVED	JK

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY  
 FILE NAME: 1046-007-BM.dwg  
 TFS JOB No.: 1046-007  
 DATE: 11/28/2025

**PRELIMINARY PLAT**  
 APN 0416225001  
 PIERCE COUNTY, WASHINGTON