TOWN OF EATONVILLE
201 Center Street West PO Box 309 Eatonville Washington 98328 Phone: 360-832-3361 FAX: 360-832-3977

Staff Report

Nick Moore, Town Planner

Nelly Plat

Final Plat
October 25th, 2026

1. LOCATION: 817 Eatonville Hwy W.



2. BACKGROUND:

1. Preliminary Approved by Town Council 4/13/2026
2. Engineering for infrastructure and drainage plan was completed prior to preliminary plat and accepted upon preliminary plat approval.
3. Pre-construction meeting was held 6/15/26
4. Construction commenced 6/29/2026
5. Final plat was applied for on 9/23/2026
6. Final inspections for road, sidewalks, sewer, water, stormwater and electrical infrastructure were completed 10/5/2026.

3. STAFF REVIEW & ANALYSIS:

All lots and proposed infrastructure were built as proposed and approved by public works. There were no ROW dedications, as proposed due to being adjacent to a private road and in which proper non-exclusive access was established. The duties and obligations of the private property owners have been established in CC&Rs and the surveyed lots have been closed with accuracy. Access infrastructure is complete and utilities have been installed and are ready for connection by prospective builders for Single-Family Residences. Staff recommends approval of the Nelly Final Plat.

4. FINAL CONDITIONS AND COMMENTS

1. Proposed Lots 1 through 8 shall be connected to Town sewer service, Town water service and Town electrical power service. Proper connections were made and verified by Town staff.

2. The installation of frontage improvements (e.g. curb, gutter, sidewalks, access, lighting, stormwater, etc.) along Nelly Ct W. shall be required. Frontage Improvements installed according to Town and Standards and inspected. Infrastructure for lighting has been installed, there has been a delay for delivery and installation, but they plan on having them installed immediately upon delivery.

3. 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. Frontage Improvements also Installed along west side of Lytle Lane installed according to Town and Standards and inspected. Infrastructure for lighting has been installed, there has been a delay for delivery and installation, but they plan on having them installed immediately upon delivery.

4. 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. No ROW Permits were necessary for construction as work took place on Private Property

5. Utility easements shall be provided which are necessary to the provision of water, power, sewer, 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. Existing access and utility easements for water, sewer, power and mail were utilized with proposed easements to be recorded at filing.

6. 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. Drainage Plan for plat infrastructure was submitted and approved by the town's engineering consultant.

7. 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. The face of the plat hands all maintenance of private systems and improvements to the plat and holds the town harmless of any defects. CCR's were recorded for private maintenance.

8. Submit CC&Rs for areas and/or development requiring shared maintenance; e.g. the private road. CCR's recorded

9. The Final Subdivision plat shall be submitted in substantial conformance with the Preliminary Subdivision application materials provided for review in this approval. Improvements have been installed in substantial conformance with the preliminary plat (lighting pending).

10. 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. Final Plat was submitted prior to preliminary plat expiration.

RESOLUTION 2026-SS

A RESOLUTION OF THE TOWN OF EATONVILLE, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR A SUBDIVISION KNOWN AS NELLY PLAT

WHEREAS, on April 13, 2026, the Eatonville Town Council passed Resolution 2026-L, which granted conditional preliminary plat approval for a subdivision known as Nelly Plat, proposed by property owner Kraig Arndt to subdivide Assessor's Parcel Number 0416225001, totaling approximately 2.49 acres, into eight lots for single-family residences; and

WHEREAS, Resolution 2026-L adopted the findings of fact in the Staff Report – Nelly Plat Preliminary Subdivision and imposed the conditions set forth in Section XI of that staff report; and

WHEREAS, the Town of Eatonville issued a SEPA determination of non-significance for the Nelly Plat preliminary subdivision on October 22, 2025; and

WHEREAS, a final plat has been submitted to the Town for approval within the applicable time period established by RCW 58.17.140; and

WHEREAS, Town staff have determined that the proposed means of stormwater discharge, sewage disposal and water supply for Nelly Plat are adequate and recommend approval of the final plat; and

WHEREAS, the Town Council finds that Nelly Plat conforms to the terms and conditions of the preliminary plat approval granted by Resolution 2026-L, including the conditions incorporated from Section 4 of the staff report, with an assignment of funds posted to secure completion of the required lighting improvements and satisfy the lighting conditions for final plat approval, and meets the requirements of Chapter 58.17 RCW, other applicable state laws, and applicable local ordinances; and

WHEREAS, the Town Council finds that Nelly Plat conforms to the applicable zoning requirements and the Town of Eatonville's comprehensive plan; now, therefore,

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

THAT: the Eatonville Town Council approves the final plat for Nelly Plat, as legally described and illustrated in Exhibit A, attached hereto and incorporated by this reference, with completion of the lighting improvements required by the preliminary plat approval secured by the posted bond; and further

THAT: the Nelly Plat subdivision shall be governed by the terms of approval of the final plat and the statutes, ordinances, and regulations in effect at the time of approval under RCW 58.17.150(1) and (3), for a period of five (5) years after final plat approval, unless the Town Council finds that a change in conditions creates a serious threat to the public health or safety in the subdivision, in accordance with RCW 58.17.170(3)(a).

PASSED by the Town Council of the Town of Eatonville and attested by the Town Clerk in authentication of such passage this 9th day of November 2026.

_____
Emily McFadden, Mayor

ATTEST:

_____
Miranda Doll, Town Clerk

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS PLAT, AND HAVE NO RIGHT, TITLE, OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS PLAT. THIS PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

KRAIG ARNDT _____ _____

GALE ARNDT _____ _____

DATED THIS _____ DAY OF _____, 2026

STATE OF WASHINGTON)) SS
COUNTY OF PIERCE

ON THIS DAY PERSONALLY APPEARED TO ME KRAIG AND GALE ARNDT TO ME KNOW TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026

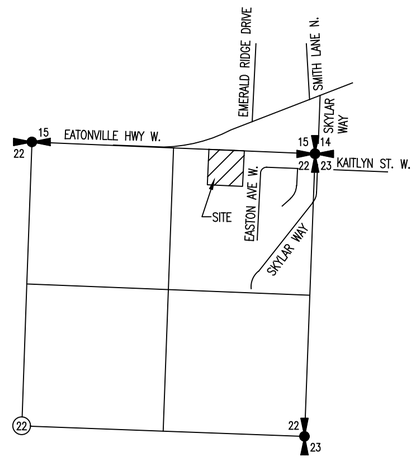
_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING

AT _____

MY COMMISSION EXPIRES _____

VICINITY MAP

NOT TO SCALE



PLAT OF NELLY

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, T16N, R4E, W.M.

ORIGINAL TRACT:
ASSESSOR'S PARCEL NO.: 0416225001

PLAT NOTES:

1. THE COST OF CONSTRUCTION AND MAINTAINING ALL STREETS NOT HEREIN DEDICATED AS PUBLIC STREETS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE STREETS MAY BE HELD. A MAINTENANCE AGREEMENT SHALL BE AGREED TO BY THE TOWN AND SHALL BE RECORDED WITH AND BECOME A COVENANT ON EACH LOT OF THE DIVISION SERVED BY THE PRIVATE STREET, ALL MAINTENANCE AGREEMENTS SHALL BE IN ACCORDANCE WITH CHAPTER 17.32 EMC.

2. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER AND HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO TOWN ROAD PURPOSES.

TOWN ADMINISTRATOR APPROVAL
(NELLY COURT WEST)

I HEREBY CERTIFY THAT THE LAYOUT OF STREETS, ALLEYS, AND OTHER RIGHTS-OF-WAY, SEWAGE AND WATER SYSTEMS, AND OTHER STRUCTURES IN THIS PLAT HAVE BEEN COMPLETED IN CONFORMANCE WITH THE TOWN OF EATONVILLE'S STANDARDS AND REQUIREMENTS. I FURTHER CERTIFY THAT THE TOWN OF EATONVILLE HAS SUFFICIENT SEWAGE DISPOSAL AND WATER SUPPLY CAPACITY TO SERVE THE SUBDIVISION.

THE TOWN OF EATONVILLE HAS NO OBLIGATION FOR THE MAINTENANCE OR REPAIR OF THE PRIVATE ROAD (NELLY COURT WEST) OR STORM SEWER SYSTEM LOCATED IN THE PLAT. EACH AND EVERY LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF NELLY COURT WEST AND STORM DRAINAGE SYSTEM ASSOCIATED WITH THE PLAT. THEY WILL ALSO BE COLLECTIVELY RESPONSIBLE FOR CONTROLLING ALL STORM WATER RUNOFF THAT WILL BE CREATED BY THE DEVELOPMENT OF THIS PLAT.

THE TOWN OF EATONVILLE HAS NO OBLIGATION TO ACCEPT NELLY COURT WEST IN THIS PLAT FOR DEDICATION OR MAINTENANCE AT ANY TIME. IF THE TOWN OF EATONVILLE DISIRES TO ACCEPT THE ROAD FOR DEDICATION, THE ROAD AND ASSOCIATED STORM SEWER SYSTEM SHALL MEET ALL CURRENT DESIGN AND CONSTRUCTION STANDARDS.

BASED ON THE FOREGOING, I RECOMMEND APPROVAL OF THE FINAL PLAT.

_____ _____
TOWN OF EATONVILLE, ADMINISTRATOR DATE

LEGAL DESCRIPTION

LOT 1, AS SHOWN ON SHORT PLAT NO. 200502225001, FILED WITH PIERCE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

HORIZONTAL DATUM

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(11), WASHINGTON STATE PLANE SOUTH ZONE COORDINATE SYSTEM, U.S. SURVEY FEET. THE HORIZONTAL DATUM IS BASED ON PUBLISHED INFORMATION FROM THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, POINT DESIGNATION MASHEL.

MASHEL
NORTHING: 562,061.330'
EASTING: 1,198,568.207'

BASIS OF BEARINGS

S88°22'27"E ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 22, T16N, R4E W.M.

REFERENCES

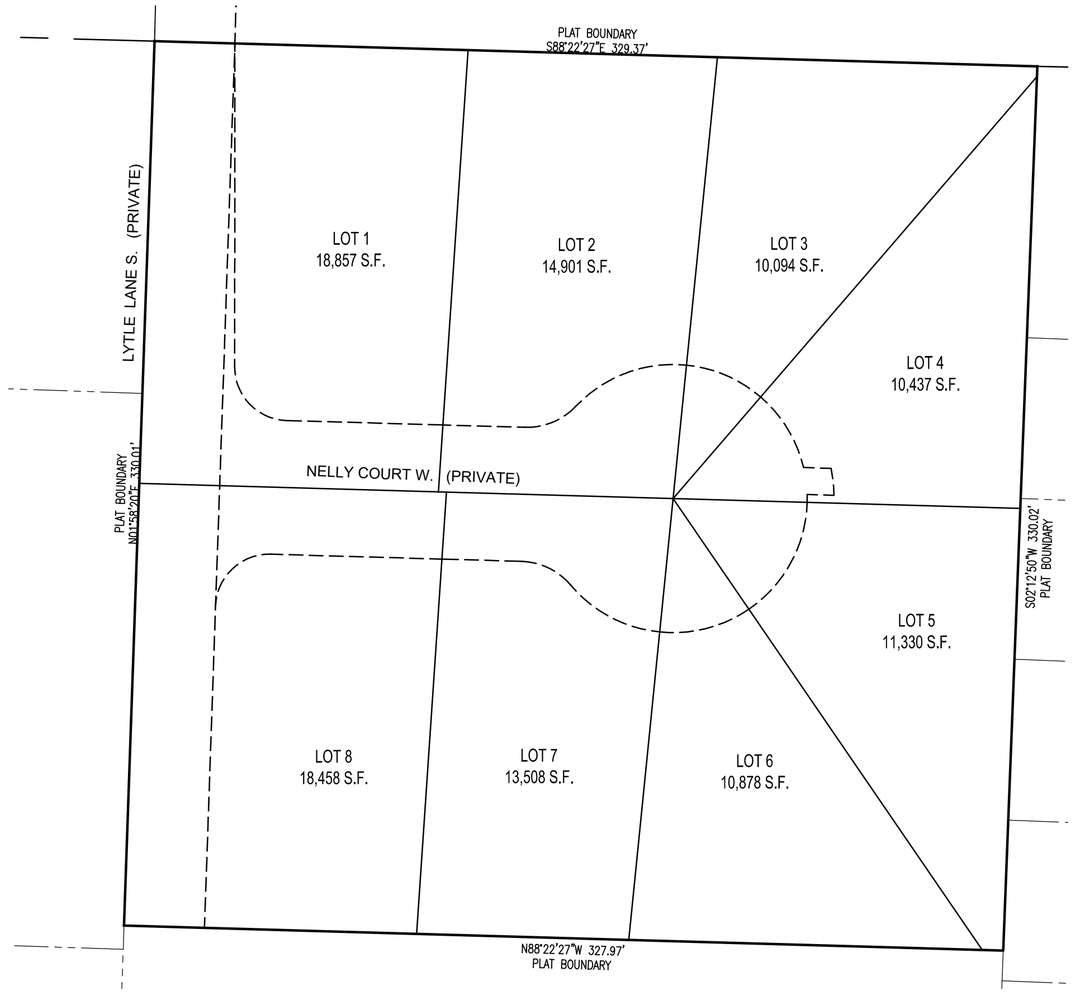
R1 – SHORT PLAT SURVEY BY DELTA SURVEY, RECORDED IN FEB. 2005, AFN 200502225001

R2 – SHORT PLAT SURVEY BY CRABTREE SURVEYING, RECORDED IN DEC. 2022, AFN 202212155004

R3 – PLAT OF HAMNER SPRINGS BY RIIPINEN SURVEYING, RECORDED IN APRIL 2004, AFN 200404205002

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 AND SEPTEMBER OF 2026.



TOWN CLERK

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE TOWN OF EATONVILLE ALL DELINQUENT ASSESSMENTS OR OTHER LIENS FOR WHICH THE PROPERTY MAY BE LIABLE AS OF THE DATE OF THIS CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

_____ _____
TOWN OF EATONVILLE, CLERK DATE

TOWN COUNCIL

I HEREBY CERTIFY THAT THE TOWN COUNCIL FOR THE TOWN OF EATONVILLE FOUND THAT THE PLAT OF NELLY CONFORMS TO ALL TERMS OF THE PRELIMINARY PLAT APPROVAL, MEETS THE REQUIREMENTS OF STATE AND LOCAL LAW, AND THEREFORE SAID FINAL PLAT AND AUTHORIZED ME TO EXECUTE COUNCIL'S APPROVAL UPON THE FACE OF THE PLAT.

_____ _____
TOWN OF EATONVILLE, MAYOR DATE

COUNTY ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PLATTED PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

_____ _____
ASSESSOR-TREASURER, PIERCE COUNTY DATE

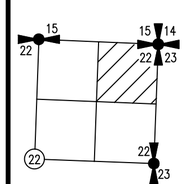
SURVEYOR'S CERTIFICATE

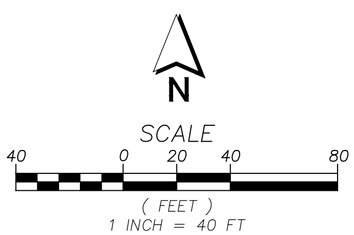
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KRAIG & GALE ARNDT IN AUGUST OF 2026.

_____
JARED M. KEMNITZ, PLS
CERTIFICATE NO. 46889



SECTION INDEX
SEC. 22 T16N, R4E, W.M.





	By	Date
Surveyed	JM/JK	5/2025
Drawn	JM	8/2026
Checked	RP	8/2026
Approved	JK	8/2026
Accepted	JK	8/2026

Scale: SHOWN
Date: AUG-2026
Drawing Number
TLS-1046-007
Sheet 1 of 2

SECTION INDEX			
QUARTER	SECTION	TOWNSHIP	RANGE
NE,NE	22	16 N	4 E

TRULAND SURVEY, LLC 425-516-3919
P.O. BOX 268, GIG HARBOR, WA 98335

TRULAND SURVEY LLC

PLAT OF NELLY

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

PLAT OF NELLY

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

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	10.02'	S88°09'32"E
L2	10.30'	N88°09'32"W
L3	22.65'	N88°08'32"W
L4	15.86'	S20°23'09"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	31.29'	20.00'	89°39'13"
C2	21.03'	25.00'	48°11'23"
C3	38.47'	50.00'	44°04'50"
C4	35.03'	50.00'	40°08'14"
C5	47.10'	50.00'	53°58'18"
C6	2.95'	50.00'	3°22'31"
C7	10.11'	60.00'	9°39'01"
C8	31.29'	50.00'	35°51'02"
C9	30.57'	50.00'	35°01'47"
C10	45.64'	50.00'	52°17'56"
C11	21.03'	25.00'	48°11'23"
C12	30.86'	20.00'	88°25'15"

LEGEND

MON1	FOUND CONCRETE MONUMENT W/ BRASS CAP
RB1	FOUND 1/2" REBAR W/CAP, ILLEGIBLE
RB2	FOUND REBAR W/STEEL CAP "PLS 46311"
RB3	FOUND 1/2" REBAR, NO CAP
MAG1	FOUND MAG NAIL W/ DISK, ILLEGIBLE
○	SET 5/8" REBAR W/ CAP "LS 46889" UNLESS OTHERWISE NOTED
	FOUND BROKEN CONC. MONUMENT W/ NO DISK
	FOUND 3 1/2" ALUM. DISK W/ "X"
[ ]	DEVIATION FROM CALCULATED POSITION
(R)	PER REFERENCE
	PLAT BOUNDARY
	LOT LINE
	EASEMENT LINE

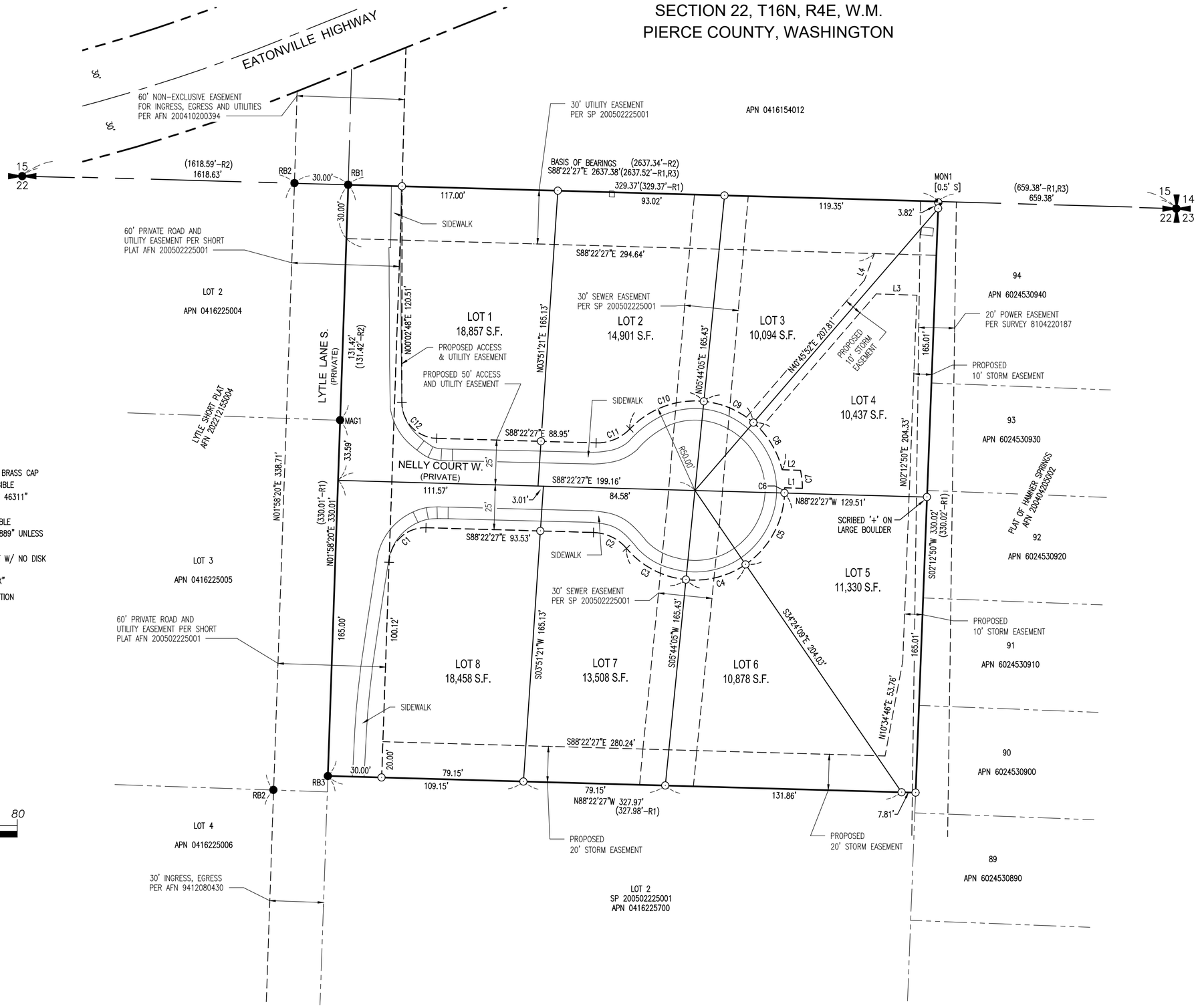
N

SCALE

40 0 20 40 80

(FEET)

1 INCH = 40 FT





	By	Date
Surveyed	JM/JK	5/2025
Drawn	JM	8/2026
Checked	RP	8/2026
Approved	JK	8/2026
Accepted	JK	8/2026

Scale: 1"=40'

Date: AUG-2026

Drawing Number TLS-1046-007

Sheet 2 of 2

SECTION INDEX			
QUARTER	SECTION	TOWNSHIP	RANGE
NE,NE	22	16 N	4 E

TRULAND SURVEY, LLC 425-516-3919
P.O. BOX 268, GIG HARBOR, WA 98335

TRULAND SURVEY LLC

PLAT OF NELLY

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

SHEET 2 OF 2