

**TOWN OF EATONVILLE
PLANNING COMMISSION AGENDA
Monday, June 18th, 2012 – 7:00 P.M.
COMMUNITY CENTER
305 CENTER STREET WEST**

Call to Order

Roll Call: Lambert___ Justice _____ Murphy _____ Craig___ Treyz___ Beach ___ Eades _____

Town Staff Present: Nick Bond, Mayor Harper and Kerri Murphy

Pledge of Allegiance

Approval of the Agenda:

Approval of Minutes: June 4th, 2012

Communications and Announcements:

From Public:

From Commissioners:

Board of Adjustment

New Business: Conditional Use Permit – Foxglove Farmstead Event Center

Public Comments:

Staff Comments:

Commissioner Comments:

Next Meeting: TBD

**Town of Eatonville
PLANNING COMMISSION MEETING
Monday, June 4th, 2012
COMMUNITY CENTER
305 CENTER STREET WEST**

DRAFT

CALL TO ORDER

Chairman Lambert called the meeting of the Eatonville Planning Commission to order - 7:00 PM.

ROLL CALL

Chairman Lambert called the roll. **Present:** Chairman Lambert; Commissioners Treyz, Beach, Murphy, Eades and Justice. Commissioner Craig was excused.

STAFF PRESENT:

Mayor Harper, Town Planner Nick Bond, Public Works Secretary Kerri Murphy.

OPENING CEREMONIES

Commissioner Murphy led the pledge of allegiance.

APPROVAL OF AGENDA

Commissioner Murphy moved approval and Commissioner Beach seconded. Carried.

APPROVAL OF MINUTES

Minutes of the February 6th, 2012. Commissioner Beach moved approval and Commissioner Treyz seconded. Carried.

CITIZEN COMMENTS - NONE

COMMISSIONERS COMMENTS

Chairman Lambert introduced the newest member of the Planning Commission- Joni Eades.

Old Business: Presentation of the "Draft" Comprehensive Plan by the University of Washington students.

Nick Bond gave a brief introduction and introduced the students.

Obi Bia gave a summary of the various changes to Chapters 7, 10, 11, 12, 13, 15 & 18 of the Eatonville Comprehensive Plan.

Next meeting will be June 18th, 2012. Nick Bond reminded the Planning Commissioners that this is a Quasi Judicial hearing and that they were to have no ex parte' communications.

ADJOURNMENT

Chairman Lambert adjourned the meeting at 7:47 p.m.

Chairman Lambert

Judy Justice – Secretary

ATTEST:

Kerri Murphy, Recording Secretary

Findings and Recommendation

Conditional Use Permit Application – Foxglove Farmstead

Project Title: Foxglove Farmstead

Applicant: Beverly Coleman and Kelly Wienholz

Description: The proposal is to construct special event venue at 950 Eatonville Highway that will accommodate weddings, receptions, reunions, school events, and other types of gatherings.

Location: 950 Eatonville Highway

At Issue

Foxglove Farmstead has submitted a conditional use permit application for a special event venue to be located in a SF-2 zone. The Planning Commission acting as the Board of Adjustment is tasked with reviewing conditional use permit application to determine whether it complies with the EMC and specifically whether it complies with the conditions for granting as established in EMC 18.09.030 (D). The Planning Commission acting as the Board of Adjustment has the authority to attach conditions to the permit per EMC 18.09.030 (E) in order to make the project meet the conditions for granting as established in EMC 18.09.030 (D).

Findings

* note, code text is in *italics*, findings are in standard type

18.04.020 SF-2 Single Family Residential District, Medium Density

“Conditional Uses” as listed in accordance with 18.08.030 are permitted through the conditional use permit process found in 19.09.030 (C) (5).

18.08.030 (B) Types of uses identified:

4. Drive-in Churches and welfare facilities: Drive-in churches, retirement homes, convalescent homes, and other welfare facilities, whether privately or publicly operated, facilities for rehabilitation or correction, private clubs, fraternal lodges, etc.

The proposed use is allowed as a conditional use under the staff interpretation of EMC 18.08.030 (B) (4) under the last five words, “private clubs, fraternal lodges, etc.”

18.09.030 Conditional use permit.

A. Purpose.

1. *Conditional use permits, revocable, conditional or valid for a time period may be issued by the planning commission for any of the uses or purposes for which such permits are required or permitted by the terms of this title. The purpose of the conditional use permit is to allow the proper integration into the community of uses which may be suitable only on certain conditions in specific locations in a zoning district, or if the site is regulated in a particular manner.*

2. *Any use existing at the time of adoption of this title which is within the scope of uses permitted by a conditional use permit in the district in which the property is situated shall be deemed a conforming use without necessity of a conditional use permit.*

3. *Any expansion of any existing conditional use may be required to apply for a new conditional use permit if the planning director finds that there is a change in the nature of the use by such expansion.*

B. Application.

1. *The owner or his agent may make application for a conditional use permit, which shall be on a form prescribed by the planning director and filed with the planning director. The application shall be submitted at least 30 days prior to the next regularly scheduled public hearing date, and shall be heard by the board of adjustment within 45 days of the date of the application; provided, however, that this period may be extended in any case for which an environmental impact statement is required.*

The application is complete and is marked as Exhibit A. The SEPA Checklist which was submitted with the application is attached and marked Exhibit B

2. *Development plans shall be submitted, drawn to scale, showing the actual dimensions and shape of the lot to be built upon, the exact sizes and locations on the lot of buildings already existing, if any, and the location on the lot of the proposed building or alteration. The plans shall show proposed landscaping, off-street parking, signs, ingress and egress and adjacent land uses. The plan shall include other information as may be required by the planning director.*

Site plan drawings have been provided and are labeled Exhibit C.

C. Public Hearing. The board of adjustment shall hold a public hearing on any proposed conditional use, and shall give notice thereof in at least one publication in the local newspaper at least 10 days prior to the public hearing.

1. *Notice shall be given to all property owners within a radius of at least 300 feet. Such notice is to be sent 10 days prior to the public hearing. The failure of any property owner to receive the notice of hearing will not invalidate the proceedings.*

2. *Public notices shall be posted on one conspicuous place on or adjacent to the property which is the subject of the application at least 10 days prior to the date of the public hearing. Public notice shall be accomplished through use of a two-foot by two-foot plywood face generic notice board, to be issued by the town planning director, and as follows: the applicant shall apply to the town for issuance of the notice board, and shall*

deposit with the town planning director the amount of money as specified in the current rate and/or fee resolution. The applicant shall be responsible for placement of the notice boards in one conspicuous place on or adjacent to the property which is the subject of the application at least 14 days prior to the date of the public hearing. Planning department shall post laminated notice sheets and vinyl information packets on the board not later than 10 days prior to the hearing. Upon return of the notice board in good condition to the planning director by the applicant, an amount of dollars of the initial notice board deposit shall be refunded to the applicant as specified in the current rate and/or fee resolution.

All notices have been posted and mailed in accordance with section C above. Copies of the notices are attached as Exhibit D.

D. Standards and Criteria for Granting. A conditional use permit shall only be granted after the board of adjustment has reviewed the proposed use to determine if it complies with the standards and criteria listed in this subsection (D). A conditional use permit shall only be granted if such finding is made.

1. The proposed use in the proposed location will not be detrimental to other uses legally existing or permitted outright in the zoning district;

The proposed use in the proposed location will not be detrimental to other uses legally existing or permitted outright in the zoning district provided that the applicant adheres to and satisfies all of the conditions listed in recommendations section.

2. The size of the site is adequate for the proposed use;

The size of the site, 1.4 acres combined with the size of the parking lot to be shared with the Eatonville Baptist Church under an agreement marked Exhibit E, is adequate for the proposed use.

3. The traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity;

The traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity.

4. The other performance characteristics of the proposed use are compatible with those of other uses in the neighborhood or vicinity;

The performance characteristics of the proposed religious facility are compatible with the other uses in the vicinity.

5. Adequate buffering devices such as fencing, landscaping or topographic characteristics protect adjacent properties from adverse effects of the proposed use, including adverse visual or auditory effects;

Buffering for the site as proposed in the site plan has been found to be adequate for the proposed special events venue.

6. The other uses in the vicinity of the proposed site are such as to permit the proposed use to function effectively;

The other uses in the vicinity of the proposed site a church, a handful of large lot residential homes, and a large preserved open space. These adjacent uses are such as to permit the proposed special events venue to function effectively.

7. The proposed use complies with the performance standards, parking requirements and other applicable provisions of this title.

The proposed use meets performance standards including parking requirements through agreement with the Eatonville Baptist Church. The church currently has 65 available spaces and the agreement to use this parking for the events venue is set up in such a way that church services and special events will not overlap.

Any other similar considerations may be applied that may be appropriate to a particular case.

E. Action of the Board of Adjustment.

1. Special conditions may be imposed on the proposed development to ensure that the proposed use will meet the standards and criteria of subsection (D) of this section in granting a conditional use permit. Guarantees and evidence that such conditions are being complied with may be required.

Town staff has suggested conditions in the recommendations section.

2. If the proposal also involves the requirement to obtain exceptions to development standards, the board of adjustment may approve, modify or deny conditional exceptions to those developments standards, including height, unique structures, signage and setbacks, when considering a conditional use permit application for that same proposal.

None proposed or suggested.

F. Appeals. The decision of the board of adjustment shall be final, unless an appeal is made to the town council within 10 days after the board of adjustments decision. The appeal shall be in writing to the town council and filed with the town clerk.

The town received only 1 public comment by mail as of the date that this report was written and it is attached and labeled Exhibit F.

G. Period of Validity. Any conditional use permit granted by the board of adjustment shall remain effective only for one year unless the use is begun within that time or construction has commenced. If not in use or construction has not commenced within one year, the conditional use permit shall become invalid. (Ord. 94-06 § 2, 1994).

Conclusions

Town Staff has concluded that the proposed conditional use permit application is complete, that all notices have been issued in accordance with the EMC and that if approved with the suggested conditions for approval included in the Recommendations section below, that the applications meet all of the standards and criteria for granting.

Recommendation

Town Staff recommends that the Board of Adjustment move to approve the Conditional Use Permit application from Foxglove Farms subject to the following conditions:

1. This approval is contingent on the town council granting authorization to cross town property for access in the event that the Van Eaton open space is obtained by the town as has been discussed with the Nisqually Land Trust, or, that the applicant obtain permission from the Land Trust prior to applying for a building permit.
2. This permit shall take effect only upon approval of the pending annexation of the portion of the applicants property which is not in the town limits, but which is located in the town's UGA.

As recommended by,



Nicholas M. Bond, Town Planner

6/5/12

Date

Suggested Motion

“I move to adopt the town staff report titled Findings and Recommendation, Conditional Use Permit – Foxglove Farmstead dated May 9th, 2012 as the official findings of the Board of Adjustment and approve the Conditional Use Permit subject to the conditions contained herein.”

Approved by the Planning Commission this ____ day of June, 2012 and signed in witness thereof;

Chris Lambert, Chairman

Exhibit A

Date Recv'd. 5-7-12.

Deposit \$ _____

Receipt # _____

TOWN OF EATONVILLE
PLANNING DEPARTMENT
201 Center St W / PO Box 309
360-832-3361 / Fax 360-832-2573

RECEIVED
MAY 07 2012

MASTER APPLICATION FOR LAND USE ACTIONS
Check all applications for which you are applying.

BY: [Signature]

<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Non-Conforming Use Permit	<input type="checkbox"/> Boundary Line Adjustment
<input type="checkbox"/> SEPA Review	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Binding Site Plan
<input type="checkbox"/> Variance	<input type="checkbox"/> Short Plat / Long Plat	<input type="checkbox"/> Other : _____
<input type="checkbox"/> Rezone	<input type="checkbox"/> Final Plat	_____

***** APPLICATION DATA *****

Project Name: Foxglove Farmstead
 Owner: Beverly Coleman Address: P.O. Box 394, Eatonville
Kelly Wienholz
 Phone: _____ Cell: 253/344-9222 (B/W) Business: _____
 Contact Person: Kelly Wienholz Cell: 253/370-3357

***** PARCEL DATE *****

Site Address: 950 Eatonville Hwy W Parcel # 0416221700 & 701
 Legal Description : QTR SEC. 12 Section 22 Township 16 Range 04
 Related Parcels: _____
 Utility Sources: Water: TOE ; Sewer TOE ; Power: TOE
 **Include Development Plans (Drawn to scale)

Exhibit B

WAC 197-11-960 Environmental Checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: **Foxglove Farmstead - Special Event Venue - Eatonville**
2. Name of applicant: **Kelly Wienholz and Beverly Coleman**
3. Address and phone number of applicant and contact person:
Kelly Wienholz – 201 Penn Ave N (P.O. Box 394) Eatonville – Phone (253) 370-3357
Beverly Coleman - 42311 Berggren Rd N (P.O. Box 1011) Eatonville – Phone (360) 832-2455
4. Date checklist prepared: **05/03/2012**
5. Agency requesting checklist: **Town of Eatonville – Planning Department**
6. Proposed timing or schedule (including phasing, if applicable):

Begin construction in the fall 2012, with project completion in 2013

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future plans at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

There is no known environmental information directly related to this proposal

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes, a petition for annexation into the City Limits of Eatonville for Tax Parcel # 0416221701 has been submitted for approval.

10. List any government approvals or permits that will be needed for your proposal, if known.

The property is currently zoned SF2 and we need to obtain a Conditional Use Permit to use for our intended purpose.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Construct a special event venue that will accommodate celebrations – weddings, receptions, reunions, school events, and many other types of gatherings. The footprint of the structure is anticipated to be 6,200sf. On-site parking will accommodate 14 vehicles including 2 ADA accessible spaces with 8,000sf of the on-site surface in impervious materials and an additional 5,600 sf in pervious surfaces for service and parking. (Note: additional parking needs for about 30 to 40 vehicles will be accommodated at the adjacent Baptist church parking lot through a special use agreement that includes non-public vehicle access to the proposed property. The church parking lot can accommodate a total of 65 vehicles in designated parking spaces.)

The balance of the site is planned as pervious pedestrian pavers (approximately 11,000 sf) or open space (approximately 30,000). To summarize, of the 1.40 acre (70,000 sf) site, 14,200 or 20% of the site is anticipated to be covered with impervious material (building and parking); 16,600 sf or 24% in pervious paving materials; and 39,200sf or 56% in open space, including meadow, and native bio swale and rain gardens at full build-out.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 950 Eatonville Hwy W

Parcel #: 0416221700 & 701

Range/Township/Section: 04E-16N-22-NE-NW

Legal Description 0416221700: SECTION 22 TOWNSHIP 16 RANGE 04 QUARTER 12 : N 300 FT OF E 152 FT OF NW OF NE CURRENT USE RCW 84.34 1971 AGRI 1.05 ACS AFN 2417754 CONT'D 1990

**Q745754 TRNSFD TO OPEN SPACE PBRs 2010 201103210828 SEGREGATED FOR TAX PURPOSE ONLY
DUE TO ANNEXATION OF TOWN OF EATONVILLE ORD #83-2 & BRB CASE #82-4 OUT OF 1-007 SEG U-
0456CHES CONT'D 1994 Q880087 (D1479CAAT5-15-90)**

**Legal Description 0416221701: Section 22 Township 16 Range 04 Quarter 12 : S 100 Ft Of N 400 Ft Of
E 152 Ft Of NW Of NE Current U Se RCW 84.34 1971 AGRI .35 ACS AFN 2417754 Cont'd 1990
Q745756 TRNSFD To Open Space PBRs 2010 201103210828 SEG'D For Tax Purposes Only Due To
Annexation To Town Of Eatonville ORD #83-2 BRB Case #82-4 Out Of 1-007 Cont'd 1994 Q880084
SEG U-0456ch ES Dc1955 Ca3/2/90at**

See attached site plan, vicinity map, and topographic map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

The property is flat with no apparent slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Clay and Sand

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known history of unstable soils

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Of the 1.40 acre (70,000 sf) site, 14,200 or 20% of the site is anticipated to be covered with impervious material (building and parking); 16,600 sf or 24% in pervious paving materials; and 39,200sf or 56% in open space, including meadow, and native bio swale and rain gardens at full build-out.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The development of the site will include creating bio-swales and rain gardens of native vegetation to slow surface water and absorb it into the ground. All site drainage including roof runoff will be directed to these infiltration areas.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Construction dust and equipment odors originating from construction
Automobile emissions when venue is in use**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No known off-site sources of emissions or odor

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Utilize off-site parking at the Eatonville Baptist Church for the majority of the

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a year-a-round pond on the adjacent property. The water in the pond is from natural springs, existing wetlands, surface flow, and storm water run-off.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, it is not anticipated that ground water will be withdrawn from the site. It is proposed that all surface water generated by this proposal be handled on site using natural means such as bio-swales and rain gardens techniques to slow the water and infiltrate it back into the ground without piping into the city storm water system.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan

No, it does not lie within a 100 year floodplain

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

4. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No, it is not anticipated that ground water will be withdrawn from the site. It is proposed that all surface water generated by this proposal be handled on site using natural means such as bio-swales and rain gardens techniques to slow the water and infiltrate it back into the ground without piping into the city storm water system.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. Obtain info from John Swanson

No septic system is planned. All effluents will be piped into the City main sewer line along Eatonville Highway.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The development of the site will include creating bio-swales and rain gardens of native vegetation to slow surface water and absorb it into the ground. All site drainage including roof runoff will be directed to these infiltration areas.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No septic system is planned. All effluents will be piped into the City main sewer line along Eatonville Highway.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The development of the site will include creating bio-swales and rain gardens of native vegetation to slow surface water and absorb it into the ground. All site drainage including roof runoff will be directed to these infiltration areas. In addition, a rain barrel collection system for roof runoff will be explored to provide supplemental site watering.

4. Plants

a. Check or circle types of vegetation found on the site:

- _____ deciduous tree: alder, maple, aspen, other
- _____ evergreen tree: fir, cedar, pine, other
- _____ shrubs
- grass
- _____ pasture
- _____ crop or grain
- _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Grass and Pasture (TBD)

c. List threatened or endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The development of the site will include creating bio-swales and rain gardens of native vegetation to slow surface water and absorb it into the ground. All site drainage including roof runoff will be directed to these infiltration areas. Extensive use of low maintenance native plant materials will form the plant palette of the landscape approach.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

None

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The primary source of energy will be electric, along with the intent of exploring the use of a heat pump with an in-floor radiant heating system utilizing circulated water for both heating and cooling. There is also an interest in exploring supplemental heating of water through the use of solar panels.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The development of the plan focuses on sustainability in the following ways: 1) Siting the building with its primary length facing the southern exposure and incorporating window and doorway trellis and roof overhangs to reduce direct summer heat build up, while and encouraging maximum exposure to winter sun opportunities; 2) Roof pitches with operable skylights and / or clerestory windows that take advantage of drawing outside air through the building to add natural cooling and heating comfort; 3) Minimal openings on the north and east wall faces and the utilization of low e-

glazing throughout; 4) Consideration for supplemental heating of water through the use of solar panels; 5) Exploration of super insulated walls to reduce the amount of mechanical energy required; and 6) Incorporating low flow faucets, toilets and urinals.

Construction techniques are also being explored that encourage the use of local product, distributors and contractors to both limit the distance of travel for products and the number of trips required to the site.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- 1) Describe special emergency services that might be required.

Standard Fire and Police Protection

- 2) Proposed measures to reduce or control environmental health hazards, if any:

No known environmental health hazards. Construction techniques that encourage natural ventilation, products will be selected to reduce the harmful affects caused by off-gassing.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

No known noise – light traffic

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term – Noise originating from construction activity (3 – 6 months)

Long term – Sound originating from a social gathering of people, and sounds originating from property as a result of temporary projects for the construction, maintenance, or repair of facility, grounds, and appurtenances.

Between the hours of 8 a.m. and 10 p.m. Monday through Thursday/Sunday, and between 10 a.m. and 12 a.m. on Friday and Saturday

- 3) Proposed measures to reduce or control noise impacts, if any:

Abide by the Town Noise Ordinance

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Open Space, Residential, Church

- b. Has the site been used for agriculture? If so, describe.

No long term agricultural use, however there has been seasonal hay harvest

- c. Describe any structures on the site.
None
 - d. Will any structures be demolished? If so, what?
None
 - e. What is the current zoning classification of the site?
Current zoning MSF (0416221701) & SF2 (0416221700)
 - f. What is the current comprehensive plan designation of the site?
The current comprehensive plan designation is for Single Family with opportunity for conditional uses.
 - g. If applicable, what is the current shoreline master program designation of the site?
N/A
 - h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
None known
 - i. Approximately how many people would reside or work in the completed project?
Two full-time people will work at the site, and depending on the event/need could be 5 – 7 part-time.
 - j. Approximately how many people would the completed project displace?
None
 - k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
 - l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Applying for a Conditional Use Permit to ensure compliance for intended use
9. **Housing**
- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
N/A
 - b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
N/A
 - c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The building is anticipated to be one story with a mezzanine area for office and changing rooms in a small portion of the structure. The total height is anticipated to not exceed 35 feet in height. The exterior is planned to be wood with the possibility that the wood could be from the deconstruction of a nearby barn.

- b. What views in the immediate vicinity would be altered or obstructed?

No known views will be obstructed

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Our objective is to preserve the natural beauty of the property, and only make improvements that will enhance the landscape. One measure is to utilize the adjacent Church parking lot for our venue guests, so we don't have to put a large permeable surface on the proposed property.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

On the east, north and west, the site is visually contained within a tall stand of coniferous trees. Exposure to the south east opens to the Nisqually Land Trust. The site plan identifies additional buffers to be added along the east and west property lines.

Regarding artificial light, most will be contained indoors with low level event and pedestrian light incorporated for the courtyards and along the pathways. The parking lot and service area will incorporate the standards set by the Town of Eatonville for safety and security.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

Buffers will be added along the east and west property lines. Low level event and pedestrian light incorporated for the courtyards and along the pathways. The parking lot and service area will incorporate the standards set by the Town of Eatonville for safety and security.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Historic Barn on adjacent property

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

- c. Proposed measures to reduce or control impacts, if any:

Designated footpaths, signage, and fencing will be added to protect privacy of to the adjacent properties.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Eatonville Hwy - The existing access road to the site will be upgraded to provide guest access and meet the requirements of the city for fire truck access to the entry drop-off area.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No public transit in area

- c. How many parking spaces would the completed project have? How many would the project eliminate?

On-site parking will accommodate 14 vehicles including 2 ADA accessible spaces with 8,000sf of the on-site surface in impervious materials and an additional 5,600 sf in pervious surfaces for service and parking. (Note: additional parking needs for about 30 to 40 vehicles will be accommodated at the adjacent Baptist church parking lot through a special use agreement that includes non-public vehicle access to the proposed property. The church parking lot can accommodate a total of 65 vehicles in designated parking spaces.)

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

This project will not require any new roads or streets, just a driveway to access the venue.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Traffic will be generated based on the scale of the events the largest of which would not exceed 200 people. As only 14 spaces are available on-site, most of the traffic will be directed to the church parking lot where valets will shuttle guests to the event along the remote pathway, unless the guest chooses to walk. There is a drop-off for those wishing to gain more direct access that is ADA compliant.

g. Proposed measures to reduce or control transportation impacts, if any:

Parking lot sharing agreement with the Eatonville Baptist Church to utilize developed space for our venue

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The venue will require the possible need for fire and police protection when it is being occupied by guests. No increase to health care or schools.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Adapt policies and procedures that abide by the law as well as take the appropriate safety measures to ensure our facility is in compliance with Town of Eatonville and Pierce County regulations

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Utilities are available and near the site, but none are connected

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity, Water, Refuse, Sanitary Sewer – Town of Eatonville

Telephone, Internet – Rainier Connect

Run the utilities from the street in an underground ditch to our project site for required connection

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: **05/07/2012**

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Water: Normal site drainage including building runoff

Emissions to Air: Automobile emissions when venue is in use. Construction dust and equipment odors originating from construction

Production: None

Storage: None

Release of Toxic or Hazardous substances: There are no known toxic or hazardous substances as a result of this project

Production of Noise: No significant production of noise

Proposed measures to avoid or reduce such increases are:

The development of the site will include creating bio-swales and rain gardens of native vegetation to slow surface water and absorb it into the ground. All site drainage including roof runoff will be directed to these infiltration areas. We plan to use off-site parking at the Baptist Church to reduce the volume of impervious surfaces. Our venue will abide by the Town Noise Ordinance.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No direct impacts or disturbances to affect plants, animals, fish, or marine life

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Take precautions during construction to protect the natural habitat of plant, animals, fish and marine life. Products will be selected to reduce the harmful effects caused by off-gassing.

3. How would the proposal be likely to deplete energy or natural resources?

No direct impact to deplete energy or natural resources

Proposed measures to protect or conserve energy and natural resources are:

Consideration for supplemental heating of water through the use of solar panels; Exploration of super insulated walls to reduce the amount of mechanical energy required; and incorporating low flow faucets, toilets and urinals.

Construction techniques are also being explored that encourage the use of local product, distributors and contractors to both limit the distance of travel for products and the number of trips required to the site.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This project has no intentions to use or affect environmentally sensitive areas

Proposed measures to protect such resources or to avoid or reduce impacts are:

Designated footpaths, signage, and fencing to protect privacy of the adjacent properties

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

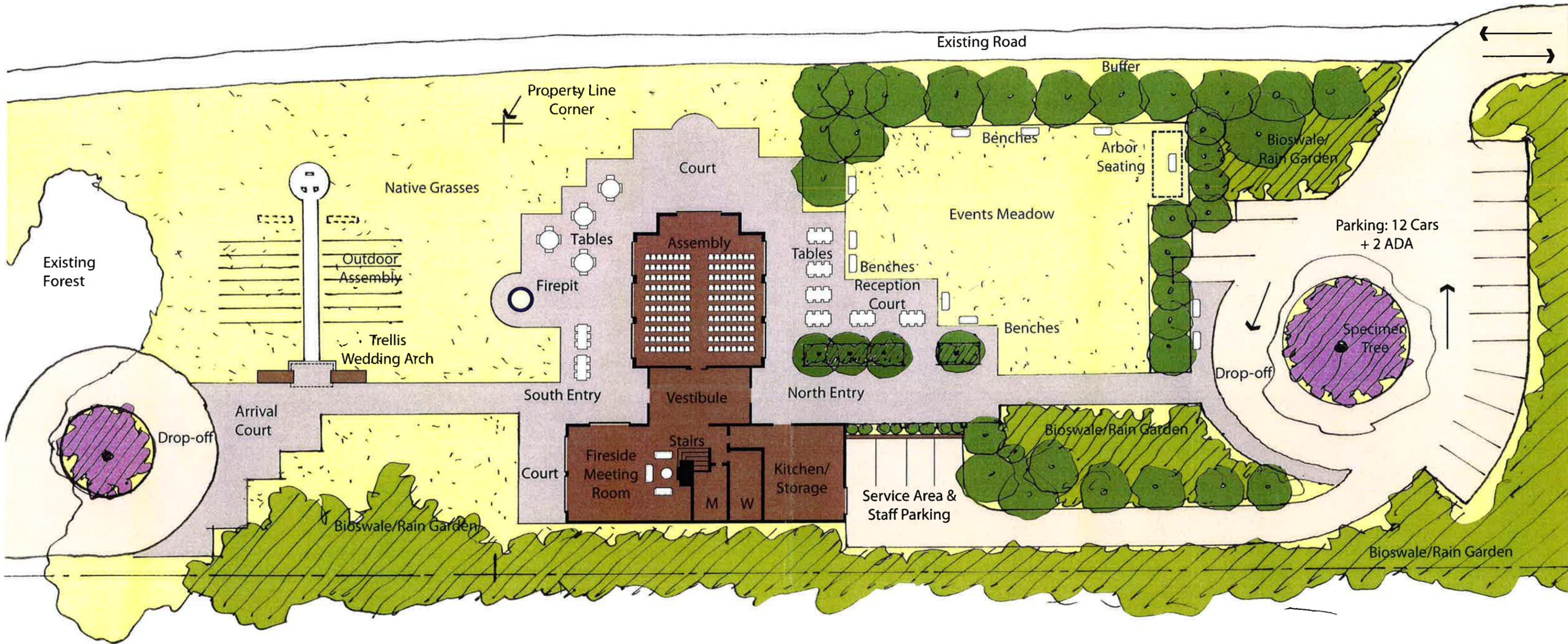
Traffic will be generated based on the scale of the events the largest of which would not exceed 200 people. The venue will require the need for utilities and the possible need for fire and police protection when it is being occupied by guests. No increase to health care or schools.

Proposed measures to reduce or respond to such demand(s) are:

Adapt policies and procedures that abide by the law as well as take the appropriate safety measures to ensure our facility is in compliance with Town of Eatonville and Pierce County regulations

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No known conflicts with local, state or federal laws pertaining to the protection of the environment



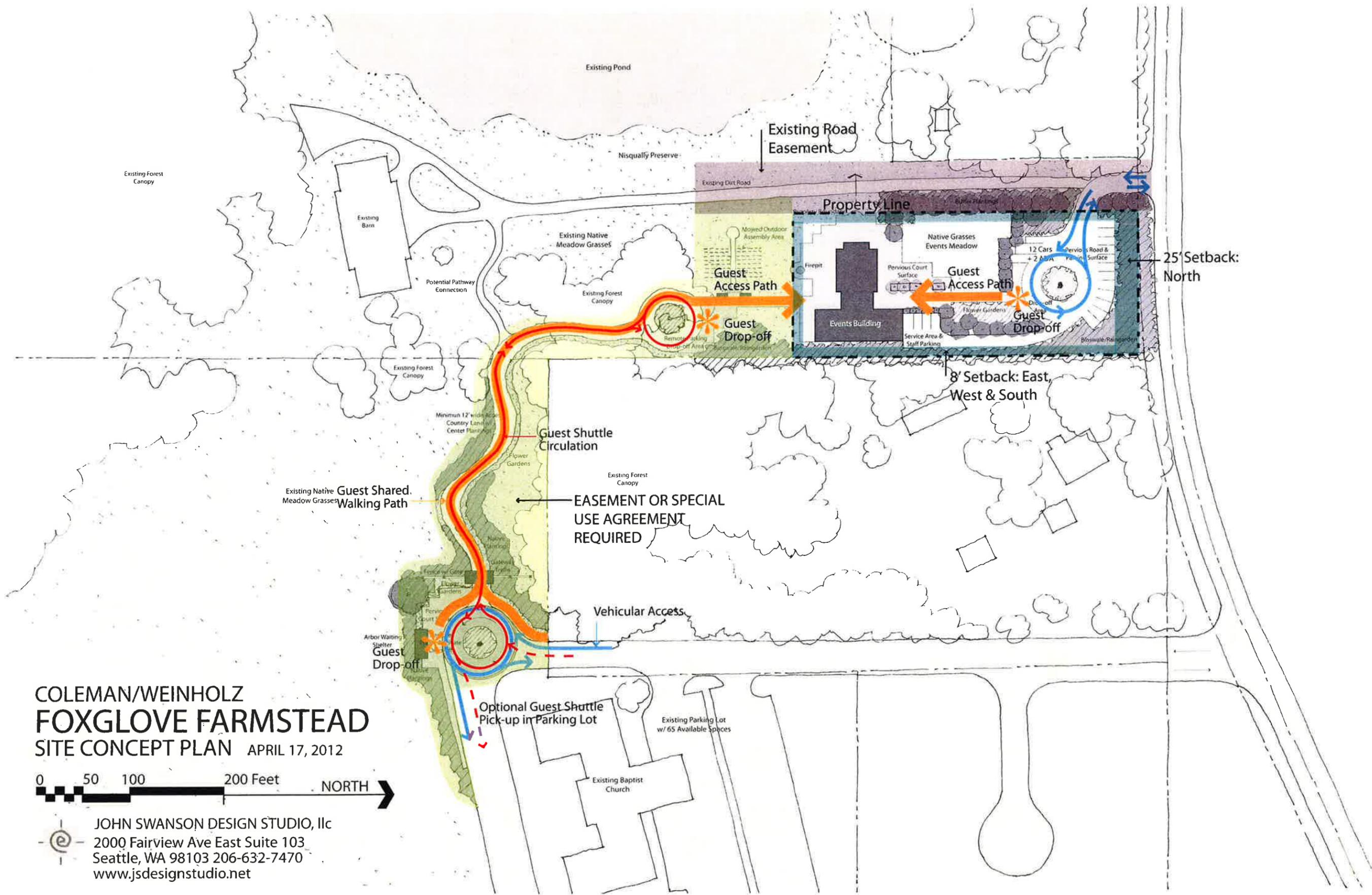
COLEMAN/WEINHOLZ
FOXGLOVE FARMSTEAD

ENLARGED SITE CONCEPT PLAN APRIL 17, 2012

0 8 16 32 64 FEET



 JOHN SWANSON DESIGN STUDIO, Ilc
 2000 Fairview Ave East Suite 103
 Seattle, WA 98103 206-632-7470
 www.jsdesignstudio.net



COLEMAN/WEINHOLZ
FOXGLOVE FARMSTEAD
 SITE CONCEPT PLAN APRIL 17, 2012



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NOTICE OF APPLICATION
Foxglove Farmstead Conditional Use Permit Application
950 Eatonville Highway
May 9, 2012

NOTICE IS GIVEN in accordance with EMC 18.09A.070, that the town has received an application from Beverly Coleman and Kelly Wienholz dated May 8, 2012 for a Conditional Use Permit to construct special event venue that will accommodate weddings, receptions, reunions, school events, and other types of gatherings. A copy of the application, site plan, and SEPA checklist are available at Eatonville Town Hall, 201 Center Street West, Monday through Friday between the hours of 8:30 AM and 5:00 PM.

PROJECT DESCRIPTION: The proposal is to construct special event venue at 950 Eatonville Highway that will accommodate weddings, receptions, reunions, school events, and other types of gatherings.

WRITTEN COMMENT: Public comments on the initial application must be received via mail, P.O. Box 309, Eatonville, WA 98328 or submitted to the Town Clerk, 201 Center St. W., no later than 5:00 p.m. May, 21, 2012.

Any questions regarding this proposal may be directed to:

Nick Bond
Town Planner
201 Center Street W
PO Box 309
Eatonville, WA 98328
(360) 832-3361 x115

Decision: A decision on this application will be made within 60 days of May 8, 2012.

**NOTICE OF PUBLIC HEARING
EATONVILLE PLANNING COMMISSION
BOARD OF ADJUSTMENT
Eatonville Community Center
305 Center Street W, Eatonville, WA 98328
Monday, June 18, 2012
7:00 P.M.**

NOTICE IS GIVEN that the Eatonville Planning Commission acting as the Board of Adjustment will hold a Public Hearing on a proposed conditional use permit for Foxglove Farmstead. A description of the project is as follows:

The proposal to construct special event venue at 950 Eatonville Highway that will accommodate weddings, receptions, reunions, school events, and other types of gatherings.

A copy of the application, site plan, and SEPA checklist and threshold determination are available at Eatonville Town Hall, 201 Center Street West, Monday through Friday between the hours of 8:30 AM and 5:00 PM.

The meeting will be held at the Eatonville Community Center, 305 Center Street W, Eatonville, WA. Monday, June 18, 2012, at 7:00 PM. Written testimony must be received via mail, P.O. Box 309, Eatonville, WA 98328 or submitted to the Town Clerk, 201 Center Street W., no later than 5:00 PM, Friday, June 15, 2012.

TOWN OF EATONVILLE
DETERMINATION OF NONSIGNIFICANCE
Foxglove Farmstead Conditional Use Permit Application
950 Eatonville Highway
May 9, 2012

DESCRIPTION OF PROPOSAL: The proposal is to construct special event venue at 950 Eatonville Highway that will accommodate weddings, receptions, reunions, school events, and other types of gatherings.

PROPONENTS: Beverly Coleman and Kelly Wienholz

LEAD AGENCY: 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.0030(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 197-11-340-(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by 5:00 P.M., Thursday, May 24, 2012.

RESPONSIBLE OFFICIAL: Nicholas Bond

POSITION/TITLE: Planner, Town of Eatonville

ADDRESS: 201 Center Street West, P O BOX 309,
Eatonville, WA. 98328-0309
360-832-3361

DATE: May 9, 2012

SIGNATURE: /s/Nicholas Bond

Publish: May 16, 2012
EATONVILLE DISPATCH



Exhibit F

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

May 24, 2012

Nicholas Bond, Planner
Town of Eatonville
201 Center Street West
Eatonville, WA 98328-0309



Your address
is in the
Nisqually
watershed

Dear Mr. Bond:

Thank you for the opportunity to comment on the determination of nonsignificance for the Foxglove Farmstead-Special Event Venue project located at 950 Eatonville Highway as proposed by Beverly Coleman and Kelly Wienholz. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Cris Matthews (360) 407-6388

Environmental contamination caused or encountered during development and/or construction of the proposed SEPA action must be reported to Ecology. Contact the Environmental Report Tracking System Coordinator in the Southwest Regional Office at (360) 407-6300.

SEPA REVIEWER: Sonia Mendoza

WATER QUALITY CONTACT: Stephanie Jackson (360) 407-6294

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.

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 storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Proper disposal of construction debris must be on land in such a manner that debris cannot enter water of the state (e.g., wetlands and their buffers) and stormdrains draining to waters of the state or cause water quality degradation of state waters.

Clearing limits and/or any easements or required buffers should be identified and marked in the field, prior to the start of any clearing, grading, or construction. Some suggested methods are staking and flagging or high visibility fencing.

A permanent vegetative cover should be established on denuded areas at final grade if they are not otherwise permanently stabilized.

Properties adjacent to the site of a land disturbance should be protected from sediment deposition through the use of buffers or other perimeter controls, such as filter fence or sediment basins.

All temporary erosion control systems should be designed to contain the runoff from the developed two year, 24-hour design storm without eroding.

Provision should be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it should be cleaned every day by shoveling or sweeping. Water cleaning should only be done after the area has been shoveled out or swept.

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.

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

(SM:12-2213)

cc: Stephanie Jackson, WQ
Cris Matthews, TCP
Beverly Coleman & Kelly Wienholz (Proponents)

Exhibit E

June 11th, 2012

Foxglove Farmstead
P.O. Box 394
Eatonville, WA 98328

Subject: **Letter of Agreement between Eatonville Baptist Church and
Foxglove Farmstead**

Dear Beverly Coleman and Kelly Wienholz,

This letter serves as intent of the Eatonville Baptist Church and Foxglove Farmstead to enter into a parking lot and designated pathway agreement.

The Eatonville Baptist Church will grant the Foxglove Farmstead:

- (a) A lot sharing agreement for joint use of the parking lot on church property;
- (b) An ingress and egress easement/agreement to allow access via a designated pathway from the church parking lot to the Foxglove Farmstead entrance

As we discussed, the mutual terms and conditions of the access agreement are in good faith and with the intent of being a long-term arrangement. A formalized and detailed written agreement is forthcoming upon the Town of Eatonville granting the Foxglove Farmstead a Conditional Use Permit.

Sincerely,



Kurt Anderson, Associate Pastor
Eatonville Baptist Church
825 Eatonville Hwy W
Eatonville, WA 98328