



City of Yelm

EST. 1924

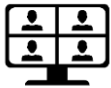
WASHINGTON

"Pride of the Prairie"

NOTICE OF PUBLIC HEARING - YELM HEARING EXAMINER

DATE: Thursday, December 17, 2020 – 9:00 AM

PLACE: Virtual Meeting Via Zoom



https://zoom.us/webinar/register/WN_IeIKC4JsQZ2ucrD9zxOx7Q

PURPOSE: Public Hearing to receive comments regarding the following:

1. Tahoma Terra Phase II Division III Preliminary Subdivision

Case Number 2020.0266.SP0002. Request to subdivide approximately 46.6 acres within the Tahoma Terra Master Planned Community into 234 single family units, and a multi-family component as part of a phased development. The proposal is to include 4 phases which will complete the build out of the Tahoma Terra Master Planned Community. Assessor's Tax Parcel Numbers 78640000018, 78640000017, 78640000016, 78640000015.

The City of Yelm Hearing Examiner will hold a public hearing to receive comments on the application listed above. The Hearing Examiner will make a decision on these matters within 10 working days after the hearing.

Testimony may be given at the hearing or through any written comments. Comments must be received by the close of the public hearing. Such written comments may be submitted to the City of Yelm at the address shown above, mailed to: City of Yelm Community Development Department, 106 2nd Street SE, Yelm WA 98597 or emailed to tamim@yelmwa.gov.

Any related documents are available for public review during normal business hours at the City of Yelm, 106 2nd Street SE, Yelm WA 98597. For additional information, please contact the Community Development Department at (360) 458-3835.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability in need of accommodations to conduct business or to participate in government processes or activities, please contact Lori Lucas at 360-458-8402 at least five working days prior to the scheduled event. For information on the Americans with Disabilities Act and the Title VI Statement visit our web page at <http://www.yelmwa.gov/human-resources/>.

Lori Lucas, City Clerk

DO NOT PUBLISH BELOW THIS LINE



City of Yelm

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WASHINGTON

"Pride of the Prairie"

Case Number: 2020.0266.SP0002 Tahoma Terra PH II DIV III

Applicant: Tahoma Terra Holdings, LLC
PO Box 73790
Puyallup, WA 98373

Agent: KPFF Consulting Engineers
612 Woodland Square Loop SE, Suite 100
Lacey, WA 98503

Request: Subdivide approximately 46.6 acres into 234 single family residential lots, and apartment complexes in a phased development as part of the Tahoma Terra Master Planned Community.

Public Hearing Date: December 17, 2020

Recommendation: Approval with conditions

PROPOSAL

The applicant proposes to subdivide approximately 46.6 acres within the Tahoma Terra Master Planned Community into 234 single family units, and a multi-family component as part of a phased development. The proposal is to include 4 phases which will complete the build out of the Tahoma Terra Master Planned Community.

PROPERTY CHARACTERISTICS

The property is located within the Tahoma Terra Master Planned Community. The 46 acres are located on the south side of Tahoma Boulevard, and west of Thompson Creek. The parcels are identified by Assessor's Tax Parcel Numbers 78640000018, 78640000017, 78640000016, 78640000015. The zoning established in the Tahoma Terra Master Planned Community conceptual and final master plan approvals include low, medium, and high density, and are subject to the development guidelines approved as part of the master planned community.

NOTICE OF APPLICATION AND PUBLIC HEARING

Notice of this application was mailed to state and local agencies and property owners within 300 feet of the site on October 6, 2020, as well as published in the Nisqually Valley News in the legal notice section on October 8, 2020.

Notice of the date and time of the public hearing before the Hearing Examiner was posted on the project site, mailed to property owners within 300 feet of the site, and mailed to the recipients of the Notice of Application on Thursday, December 3, 2020. Notice of the public hearing was published in the Nisqually Valley News in the legal notice section on Thursday, December 3, 2020.

Comments received from Joseph Rehberger, Cascadia Law Group representing JZ Knight, requesting that the City consider its available water rights and related potential impacts on aquifer, groundwater supply, and instream resources critical to the area, and to ensure consistency with the MDNS issued for the Tahoma Terra Master Planned Community.

Findings regarding water rights and the MDNS are discussed in detail below. Details for potential impacts are detailed in the findings of the MDNS, as well as the City's mitigation plan for new water rights application.

Comments received from adjoining property owner expressed concern for several multi-family apartment buildings proposed directly across the street from their home, specifically in regards to privacy, views, and degrading property values. The homeowner requests that the apartments be relocated further from Tahoma Boulevard, or to provide extensive vegetation to buffer the high density use from the residential neighborhoods.

The zoning classifications for the Master Planned Community were established as part of the conceptual and final master plan approvals in 2005 & 2007. Rearranging the zoning locations may not be a feasible option at this time. The location of high density residential on the main thoroughfare was intended to ensure residents safe and convenient access to pedestrian facilities and bus service. Providing an extensive landscaping buffer to separate the low and high density uses should be considered.

ENVIRONMENTAL REVIEW

The City of Yelm SEPA Responsible Official issued a Mitigated Determination of Non-significance based on WAC 197-11-158 on May 24, 2005. This determination is final and fulfills the City's responsibility for disclosure of potential, significant environmental impacts. The Hearing Examiner may take action to deny or condition the proposal based on impacts identified in the environmental checklist or other environmental documents.

Mitigation Measures

1. The developer shall mitigate transportation impacts through the payment of a transportation facility charge (TFC) pursuant to Chapter 15.40 YMC. The fee shall be paid at the time of building permit issuance.

Status: TFC charges due and payable at building permit issuance.

2. The applicant shall be responsible for the following transportation improvements:

- ✓ Prior to the final subdivision approval of any lots the applicant shall reconstruct Longmire Street to a modified collector standard from the project entry to Yelm Avenue West (SR 510).

Status: This required improvement has been completed.

- ✓ Prior to the approval of any development permit (including a final subdivision) which includes the 90th peak P.M. trip generated from the project, the applicant shall construct a center left-turn lane on Yelm Avenue West (SR-510) at the Longmire Street intersection with sufficient storage to serve the anticipated traffic volumes generated by the project.

Status: This required improvement has been completed.

- ✓ Prior to the approval of any development permit (including a final subdivision) which includes the 513th peak P.M. trip generated from the project, construction of the Killion Road Boulevard extension from the property to Yelm Avenue West (SR-510) along with the realignment of Killion Road, a traffic signal, and left turn lanes on all four legs of the intersection with sufficient storage to serve the anticipated traffic volumes generated by the project.

Status: This required improvement was completed through the Yelm Avenue West Local Improvement District, and properties within the Tahoma Terra Master Planned Community were assessed a proportionate amount of the cost.

- ✓ Prior to the approval of any development permit (including a final subdivision) which includes the 1,100th peak P.M. trip generated from the project, reconstruct Mosman Avenue to modified collector standards from Longmire Street to 1st Avenue (SR-507) and the Mosman Avenue/1st Avenue intersection to include realignment and a center left-turn lane on 1st Avenue (SR-507) with sufficient storage to serve the anticipated traffic volumes generated by the project.

Status: The Mosman/507 Intersection improvements were completed by the City with grant funding.

- ✓ Prior to the approval of any development permit (including a final subdivision) which includes the 1,301st peak P.M. trip generated from the project, define and construct the Mosman Avenue connector between Longmire Street and Solberg Street OR; continue the Boulevard to SR 507 through the Thurston Highlands property.

Plans for approval of all transportation improvements associated with Yelm Avenue (SR 510) and 1st Avenue (SR 507) shall be submitted to the Washington Department of Transportation and the City of Yelm for review and approval and all required improvements shall be constructed by the applicant pursuant to approved plans, and inspected and approved by the City of Yelm and Washington Department of Transportation.

Status: The Mosman Extension from the Mosman/507 intersection to Longmire Street is under construction by the City with grant funding.

3. To mitigate previous impacts from agricultural activities to surface waters, plant communities and animal communities along the Thompson Creek corridor and its associated wetlands, the applicant has prepared a mitigation and enhancement plan to improve the surface water features of the site for both habitat and recreation purposes. Each Final Master Site Plan shall include a schedule for implementing improvements tied to the number of dwelling units of each subdivision within the Master Planned Community.

Status: This required improvement has been completed.

4. The developer shall enter into an agreement with Yelm Community Schools to mitigate project impacts to the School District.

Status: The school mitigation is complete.

5. Prior to the approval of any development permit (including a final subdivision) beyond the 89th lot, the applicant shall convey water rights to the City of Yelm sufficient to serve the proposed use within that area of the final master site plan and the first 89 lots. The conveyance shall be made to the City through a water rights agreement between Tahoma Terra, LLC and the City of Yelm. This condition is not applicable if the City obtains water rights through the Department of Ecology which are sufficient to serve the projected density of the City, its urban growth area, and the subject property.

Status: Water rights that have been dedicated by Tahoma Terra to the City have been used in full with development to date. The City submitted its mitigation plan for new water rights to the Department of Ecology on September 21, 2020. The water rights package is currently under review and a Report of Examination is expected in 2021.

6. Prior to disturbance of any identified geologic hazard area, the applicant shall submit to the City of Yelm Community Development Department a geotechnical report that identifies established best management practices for all activity within the geologic hazard areas and only allows activities which:
 - ✓ will not increase the threat of the geological hazard to adjacent properties beyond pre-development conditions;
 - ✓ will not adversely impact other critical areas;
 - ✓ are designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than pre-development conditions;
 - ✓ are certified as safe as designed by a qualified engineer or geologist.

Status: This requirement is complete.

7. Prior to building permit issuance, the applicant shall enter into a mitigation agreement with the City of Yelm which includes a mitigation fee toward the

replacement of a police station required to be expanded in order to serve the proposed development. The mitigation fee shall be based on the applicant's aliquot impact on the need for replacement police station, which is \$310 per housing unit.

Status: The police mitigation is complete and paid at building permit issuance.

HEARING EXAMINER CONCEPTUAL MASTER PLAN APPROVAL 08/05/2005

1. The conditions of the Mitigated Determination of Non-significance are hereby referenced and are considered conditions of this approval.

Status: MDNS Condition status listed above.

2. The average density of the proposal be not less than four dwelling units per net developable acre within each final master plan area, consistent with Growth Management policies.

Status: The proposed density equals more than 4 dwelling units per acre.

3. Proposed neighborhood commercial areas shall be centrally located within the master plan development and shall be screened from residential neighborhoods.

Status: Neighborhood commercial area is established and centrally located.

4. A minimum of 55 acres (25% of the site) shall be set aside as permanent open space with a variety of active and passive recreational improvements. An area within the identified open space equivalent to five percent of the gross area of each final master site plan application shall be identified and improved within the community park area as part of each final master site plan approval and implementation.

Status: Minimum acreage of open space has been provided and includes community parks.

5. A minimum of 55 acres (25% of the total land area) shall accommodate medium and high density residential development. This can be accomplished through all four proposed land use designations.

Status: A portion of this proposal provides zoning for medium and high density development.

6. Prior to approval of any residential development west of Thompson Creek, the neighborhood commercial center should be improved and ready for the construction of commercial buildings. Improved means that any applicable land use or land division approvals have been issued and all required site improvements for the land use or land division approval has been completed.

Status: The commercial center received site plan review approval on January 28, 2008.

7. For every 300 single family detached, duplex, or town home dwelling units, 48 multi-family units shall be constructed. The multi-family dwelling units required to meet the prescribed ratio shall be under construction prior to issuance of building permits for the next block of single family dwelling, duplex, or town home dwelling units.

Status: 48 apartment units were constructed for the first 300 single family housing units. The next 300th single family dwelling permit issuance will occur at the build out of Tahoma Terra Phase II, Division II, Phase II which has received preliminary subdivision approval, however is not constructed at this time.

This preliminary subdivision application includes tracts for development of apartments in the high density zoning area. A separate site plan review approval will be required for the construction of the multi-family units.

8. Prior to approval of any development within a final master site plan approval area, the applicant shall prepare an infrastructure plan that includes water, sanitary sewer, reclaimed water, and streets. The plan shall be consistent with the Capital Facilities Plans for the City and shall include sufficient design detail in order to review subsequent development approvals. The plan shall be submitted to and approved by the City prior to the issuance of building permits for dwellings or commercial buildings within each approved development within a final master plan area.

Status: Preliminary infrastructure is shown on the preliminary subdivision maps, and will be specifically reviewed at the time of civil plan application and review.

9. Each final master plan shall include provisions for a full network of sidewalks and pathways throughout the master plan to encourage multimodal opportunities. The boulevard shall accommodate transit stops for school and public transit opportunities.

Status: Tahoma Boulevard is constructed up to Tahoma Terra Phase II, Division I, and the remaining portion of Tahoma Boulevard will be completed as part of Tahoma Terra Phase II Division II, Phase II. The preliminary plans show completed sidewalks and pathways.

10. Each final master plan application shall provide for the continuation of streets within the Yelm Urban Growth Area pursuant to the policies of the Comprehensive Plan.

Status: The site plan submitted shows connections throughout the subdivision. The property to the south and west have known wetlands and topography not conducive to continued streets. Tahoma Boulevard provides continuation of streets to the west.

11. A minimum of 55 acres (25% of the site) shall be identified as permanent open space with a variety of formal and informal recreational improvements. Prior to dwelling construction in any development, land equivalent to five percent of the gross area of each Final Master Plan area shall be developed within the community park area.

Status: Thompson Creek and its associated wetlands are protected as permanent open space, as well as community parks in both Tahoma Terra Phases I and II.

12. Every final master plan shall include provisions for one pocket park for every 50 residential units within a neighborhood. Larger 'community' parks of between ½ acre

and 5 acres which are centrally located may be substituted for half the required 'pocket' parks at a ratio of 1 acre for every 50 lots.

Status: The preliminary plans shows the appropriate number of pocket parks per residential units, however they are all located in one location, and not distributed centrally within each distinct neighborhood.

HEARING EXAMINER FINAL MASTER PLAN APPROVAL 06/06/2006

Status: All remaining phases of development are subject to the adopted of the Final Master Plan Development Guidelines.

CONCURRENCY

The intent of the City's concurrency management program, as required by the Growth Management Act, is based on the maintenance of specified levels of service through capacity monitoring, allocation and reservation procedures.

Concurrency describes the situation in which water, sewer and/or transportation facilities are available when the impacts of development occur. [Section 18.16.020 YMC]

Water

The level of service for water infrastructure is the ability to provide potable water to the consumer for use and fire protection in accordance with adopted health and environmental regulations. [Section 18.16.030 YMC]

Concurrency for subdivisions is met when, at the time of preliminary approval, the planned infrastructure identified in the six-year improvement program and water rights acquisition program of the water system plan are sufficient to provide for the proposed land division.

The State Subdivision Act, Chapter 58.17 RCW, requires that the City of Yelm make a written determination that appropriate provisions are made for potable water supplies as part of the preliminary land division process.

The City has been planning since 1994 for the acquisition of new water rights, which were approved by the Washington State Department of Ecology in 2010. This approval was appealed and was upheld by the Pollution Control Hearings Board and by Superior Court, but was overturned by the Washington Supreme Court on October 8, 2015.

The Washington State Legislature adopted the 2018 Streamflow Restoration Act. The act requires the Washington Department of Ecology to issue new water rights for up to 5 pilot projects in order to monitor and report the effectiveness of out of kind mitigation for new water rights.

The City of Yelm was selected as a pilot project and has submitted its mitigation plan to Ecology in September 2020. The plan is under review at this time and Report of Examination is expected in 2021.

A preliminary subdivision is valid for 5 years of the date of approval. [Section 58.17.140 RCW]. Once preliminary subdivision approval is granted, civil plans are prepared, approved, and the construction, inspection, and approval of required improvements such as streets, sidewalks, water and sewer mains, and stormwater facilities is completed. A final subdivision is then submitted for approval by the local legislative authority. Only after final subdivision approval can homes be constructed on the new lots and the water demand is seen.

Tahoma Terra is subject to the MDNS issued in 2005 which states that development is subject to the transfer of water rights to serve the community or until the City has water rights sufficient to serve the projected density of the City, its urban growth area, and the subject property.

As reflected in Tahoma Terra Phase II Division II phased development approval, Tahoma Terra has used all water rights that have been transferred for this development. Pursuant to the MDNS Mitigating Measure #5, the applicant must either supply additional water rights to serve all future development, or hold development until the City obtains water rights through the Department of Ecology which are sufficient to serve the projected density of the City, its urban growth area, and the subject property.

As stated above, the City of Yelm has submitted its mitigation plan to Ecology in September 2020. The plan is under review at this time, and the Report of Examination is expected in 2021.

It was determined in the recent subdivision amendment approval for Tahoma Terra PH II, DIV II, PH II that preliminary subdivision approval, as well as civil construction plan approval meets concurrency requirements. It was further clarified that the physical construction of the subdivision may occur at the owner's risk, however final subdivision approval may only be granted with the water rights approval.

There are existing water mains located Tahoma Boulevard. The development is required to connect to and extend these mains along all new proposed roadways within the subdivision. The improvements required to serve the project will be specifically identified during civil plan review.

This satisfies the requirement for concurrency for water infrastructure for preliminary subdivision approval.

Sewer

Concurrency with sewer infrastructure is achieved pursuant to Section 18.16.050 (B)(2) YMC when the project is within an area approved for sewer pursuant to the adopted sewer comprehensive plan for the city and, at the time of preliminary approval, the planned infrastructure identified in the six year improvement program of the sewer system plan are

sufficient to provide for the proposed land division and it is reasonable anticipated that the treatment plant has sufficient capacity to provide for the proposed land division.

The City's Sewer Comprehensive Plan identifies the property as being within the sewer service area and is not currently connected to the City's STEP sewer system. There are existing sewer mains located Tahoma Boulevard. The development is required to connect to and extend these mains along all new proposed roadways within the subdivision. The improvements required to serve the project will be specifically identified during civil plan review.

This satisfies the requirement for concurrency with sewer infrastructure.

Transportation

Concurrency with transportation infrastructure is achieved pursuant to Section 18.16.050 (B)(2) YMC when the level of service at concurrency intersections will not drop below accepted levels of service due to new trips associated with the proposed land division unless the planned improvements identified in the six-year transportation improvement program would maintain levels of service.

The proposal provides for internal streets with connection to Tahoma Boulevard. The MDNS listed specific off-site improvements which specify transportation improvements that are necessary to meet City standards for the safe movement of traffic and pedestrians. The status of these improvements has been analyzed previously in this report.

The City collects a traffic facility charge at the time of building permit issuance, including those building permits within the Tahoma Terra Master Planned Community. These conditions satisfy the requirement for concurrency with transportation.

Fire Protection

Concurrency with fire protection is achieved pursuant to Section 18.16.090(C) YMC when the developer makes a contribution to the fire protection facilities as identified in the most current version of the capital facilities plan adopted by the SE Thurston Regional Fire Authority and endorsed by resolution of the Yelm City Council.

Fire protection must be provided per the International Fire Code. The specific requirements for installation of additional fire hydrants will be determined during civil plan review. The International building code (IBC) provides occupancy ratings for different types of uses. The fire coverage system for the proposed use must meet IBC requirements.

Identified in the 2002 City of Yelm Water Comprehensive Plan is a requirement to install fire hydrant locks as part of the City's water conservation and accountability program.

The City implements a cross-connection and backflow control program pursuant to Title 43 RCW and Chapter 248-54 WAC. [Section 13.04.220 YMC] A backflow prevention assembly is required to protect Yelm's water system from cross-connections from all new development. [Section 13.04.220 (D)].

Installation of hydrants with hydrant locks, backflow prevention devices, and payment of the fire impact fee at the time of building permit issuance satisfies concurrency requirements.

School

Concurrency with school infrastructure is achieved pursuant to Section 18.16.090(B) YMC when the developer provides a letter from the local school district that the school facilities impacted by the proposed development are present, or are on an approved and funded plan, to assure that facilities will be available to meet the needs and impacts of the proposed development.

The developer has entered into a mitigation agreement with Yelm Community Schools. Payment of the school mitigation fee at the time of building permit issuance satisfies concurrency requirements.

CRITICAL AREAS

Fish and Wildlife habitat conservation areas

The Mazama Pocket Gopher has been listed as a threatened species by the Washington Department of Fish and Wildlife since at least 2008. Yelm has protected this species through the implementation of the Critical Areas Code, Chapter 18.21 YMC. When a development occurs on property suspected to be occupied by the Mazama Pocket Gopher, the Community Development Department has required the applicant prepare a critical areas report which would include mitigation measures if it was determined that pocket gophers would be impacted by the proposed development. The Washington Department of Fish and Wildlife is provided with notice of all threshold determinations issued pursuant to the State Environmental Policy Act and the City consults with the Department when a critical areas report is required.

In April, 2014, the U.S. Fish and Wildlife Service listed the Yelm subspecies of the Mazama Pocket Gopher as threatened under the Endangered Species Act. While the City of Yelm is not responsible for implementation or enforcement of the Endangered Species Act, it consults with the Service and provides notice to applicants that the pocket gopher is a federally protected species and a permit from the U.S. Fish and Wildlife Service may be required.

As part of the review process for the subject application, Community Development Department staff reviewed soil maps, which show the area of the proposed project to be of low suitability as habitat for the pocket gopher. The property has been disturbed, used for storage of fill, and portions used for stormwater treatment, visual

reconnaissance by City staff showed no evidence that the property contains any protected species. Based on these facts, the Yelm Critical Areas Code would not require the preparation of a special report prior to approval of the project.

Compliance with Yelm's requirements under the Critical Areas Code does not ensure compliance with the provisions of the Endangered Species Act. The applicant should contact the US Fish and Wildlife Service with any questions about compliance with Federal standards for threatened species.

DESIGN STANDARDS

The conceptual master site plan approval was based on several review criteria. The primary criteria for the conceptual approval was consistency with the goals and policies of the City of Yelm Comprehensive Plan. The master plan approval includes provisions for a mix of single family and multifamily residential uses, open space, parks and neighborhood commercial uses.

The conceptual approval includes findings that "Neighborhoods will have different characteristics that may encourage young families with children or older active adults. There will be opportunities for residents to own a single family home, a townhouse or condominium as well as to rent an apartment or townhouse unit. In each individual neighborhood, a variety of lot sizes are proposed that will dictate different house sizes and therefore, different house prices. The multi-family element will provide for smaller and therefore more affordable housing choices.

The multi-family element represents approximately fourteen percent of the total projected housing units. To ensure a variety of affordable housing opportunities, 48 multi-family units should be constructed for every 300 single family (detached and townhouse) units.

The final master plan approval includes a zoning map for the full development of the master planned community. The 46 acres under review includes R 4-6 low density, R 6-10 medium density, and R 10-12 high density residential zoning areas.

It is intended that each of the separate subdivisions will create unique and distinct sub-neighborhoods with features to include neighborhood entry features, i.e., monument signs, marketing names, landscaping or other identifiable markers, changes in streetscapes, and changes in street tree species.

The preliminary site plans do not show distinct sub neighborhoods, entry features or describe how it is intended to meet the requirement of various housing types and sizes such as condominium or townhomes.

Concern has been expressed by adjoining property owners about high density apartments located adjacent to low density residential neighborhoods, affecting views and neighborhood character. Changing zoning designations and areas at this time would prove burdensome to

the applicant and process. Increasing and or enhancing natural vegetation and buffers between the uses could be considered to provide a more dense visual barrier between uses.

Mailboxes

Mailboxes shall be cluster box units (CBU) spaced throughout the neighborhood on local access streets. Mailboxes shall be placed in a location that does not interfere with individual driveway access, or pedestrian pathways. [Section 18.59.080]

Subdivision Name and Addressing

A subdivision name must be reserved with the Thurston County Auditor's Office prior to submitting for final subdivision approval.

Addressing and street naming within the subdivision will be assigned or approved by the Community Development Department prior to application for final subdivision approval.

STAFF RECOMMENDATION

Section 18.14.050 YMC requires written findings prior to a decision on a preliminary subdivision.

The applicant has established that Tahoma Terra Phase II Division III adequately provides for the public health, safety and general welfare and for such open spaces, drainage ways, streets, sanitary wastes, parks and recreation, schools, sidewalks.

Preliminary subdivision approval, civil construction plan review and approval, as well as construction of required infrastructure are subject to the concurrency findings above, however similar to previous approvals within the Tahoma Terra Master Planned Community, final subdivision approval, and issuance of building permits are subject to the City of Yelm's having water rights sufficient to serve the projected density of the City, its urban growth area, and the subject property.

The subdivision, if conditioned, is in conformance with the Yelm-Thurston County Joint Comprehensive Plan, the Conceptual and Final Site Plan Approval for the Tahoma Terra Master Planned Community, the City of Yelm Unified Development Code, and the Yelm Development Guidelines.

The Community Development Department recommends the Hearing Examiner approve the phased subdivision with the following conditions:

1. The conditions of the Mitigated Determination of Non-Significance are hereby referenced and are considered conditions of this approval.

2. Final subdivision for any phase of this approval shall not be allowed until the applicant provides water rights sufficient to serve the remaining Master Plan, or the City obtains water rights through the Department of Ecology which are sufficient to serve the projected density of the City, its urban growth area, and the subject property.
3. The applicant shall provide revised preliminary site plans showing;
 - a. Enhanced landscaping around the high density zoning
 - b. Distinct sub-neighborhoods
 - c. Unique entry features
 - d. Intent for various housing types and sizes
 - e. Pocket parks centrally located within each sub neighborhood
5. Each dwelling unit within the subdivision shall connect to the City water system, pursuant to the terms of the water right conveyances, including the terms for issuance of building permits and water connection fees.
6. All conditions for cross connection control shall be met as required in Section 246-290-490 WAC.
7. Each dwelling within the subdivision shall connect the City S.T.E.P. sewer system. The connection and inspection fees will be established at the time of building permit issuance.
8. Any irrigation systems for planting strips in the Boulevard and collector streets, any large open spaces, and stormwater tracts shall be served by an irrigation system utilizing reclaimed water where available and approved through a reclaimed water user's agreement. Civil engineering plans shall identify proposed reclaimed water lines, meters, and valves pursuant to adopted City standards.
9. The final landscape plan submitted as part of the civil plan review shall include details of the active recreation component of each pocket park. The final landscape plans shall meet the standards of Chapter 18.55 YMC as amended in the final master site plan approval. All landscaping within City right-of-way, including all planter strips in the Boulevard and internal streets, shall include drought tolerant shrubs, a weed barrier, landscaping material, and drip irrigation.
10. The final stormwater plan shall be consistent with the 1992 DOE Stormwater Manual and amended pursuant to the Letter of Understanding between the Tahoma Terra Master Planned Community and the City, dated May 24, 2016. Stormwater facilities shall be located in separate recorded tracts owned and maintained by the homeowner's association. The stormwater system shall be held in common by the Homeowners Association and the homeowner's agreement shall include provisions

for the assessment of fees against individual lots for the maintenance and repair of the stormwater facilities. All roof drain runoff shall be infiltrated on each lot utilizing individual drywells, unless the need for conveyance to the stormwater system is needed.

11. The civil engineering plans shall include the location of fire hydrants consistent with the Yelm Development Guidelines and applicable fire codes. The plan shall include fire flow calculations for all existing and proposed hydrants and the installation of hydrant locks on all fire hydrants required and installed as part of development.
12. The civil engineering plans shall include street lighting consistent with the final master site plan approval.
13. The civil engineering plans shall include an addressing map for approval by the Building Official.
14. The civil engineering plans shall include the proposed location and details for mailbox placement.
15. The applicant shall provide a performance assurance device in order to provide for maintenance of the required landscape for this subdivision, until the homeowner's association becomes responsible for the landscaping maintenance. The performance assurance drive shall be 150 percent of the anticipated cost to maintain the landscaping for three years.

Conclusion:

Based on the Analysis and Conditions of Approval above, staff recommends the subdivision be as conditioned above.

Attachments:

- A. Application
- B. Preliminary site plans
- C. Notice of Application
- D. Letter from Joseph Rehberger, Cascadia Law Group
- E. Letter from Dan & Kelley Koidahl
- F. Notice of Public Hearing

Application

Permit Type

Ministerial Permits

- ☐ Ministerial Site Plan Review
- ☐ Boundary Line Adjustment
- ☐ Home Occupation
- ☐ Other

Administrative Permits

- ☐ Administrative Site Plan Review
- ☐ Administrative Subdivision
- ☐ Administrative Variance
- ☐ Short Subdivision

Quasi-Judicial Permits

- ☐ Binding Site Plan
- ☐ Planned Residential Dev.
- ☐ Mixed Use Development
- ☐ Variance
- ☐ Critical Area Exception
- ☒ Subdivision
- ☐ Special Use Permit

Plans Upload

RPT SWPPP Tahoma Terra 09-01-2020.pdf	10.62MB
RPT Tahoma Terra Drainage Report 09-01-2020.pdf	13.73MB
Tahoma Terra PhII-DivIII Preliminary Plat Plans 09-01-2020.pdf	19.82MB

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Business or Development Name: *

Tahoma Terra Phase II, Division III

Description of proposed development: *

The proposed project involves development of Phase II, Division III of the Tahoma Terra Master Plan Development within City of Yelm. The project site is 46.6 acres which will include 234 single-family units and four apartment buildings with associate site improvements.

Applicant Name & Contact Information

First Name *

Ben

Last Name *

Enfield

Phone *

360-292-7230

Email *

Ben.Enfield@kpff.com

Applicant Address *

Street Address

612 Woodland Square Loop SE

Address Line 2

none

City

Lacey

Postal / Zip Code

98503

State / Province / Region

Washington

Country

USA

Owner Name & Contact Information

First Name	Last Name	Phone	Email
Evan	Mann	253-820-7835	evan@soundbuilt homes.com

Owner Address

Street Address

PO Box 73790

Address Line 2

none

City

Puyallup

Postal / Zip Code

98373

State / Province / Region

Washington

Country

USA

Representative Name & Contact Information

First Name	Last Name	Phone	Email
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Representative Address

Street Address

Address Line 2

none

City

Postal / Zip Code

State / Province / Region

Country

USA

Property Information

Property Address *

Street Address

Unassigned

City

Yelm

Postal / Zip Code

98597

State / Province / Region

Washington

Legal Description

Parcel # * (?)

<http://www.geodata.org/parcelinfo/>

78640000015, 78640000016, 78640000017, 78640000018

Size of Site

46.6 acres

Number of Lots

236

Gross Floor Area

N/A

Signature

By submitting this application to the City of Yelm, you affirm that all answers, statements, and information contained in and submitted with this application are complete and accurate to the best of your knowledge and that you are the owner of the property or duly authorized by the owner to act on their behalf. Permission is granted to representatives of the City to enter upon and inspect the property as reasonably necessary to process the application



For Internal Use Only

Receipt #:

14618

Deposit Amount:

\$ 2,000.00

Project/Permit #: *

2020.0266.SP0002

Comments / Edits



City of Yelm

EST. 1924

WASHINGTON

“Proudly Serving Our Community”

NOTICE OF APPLICATION

Mailed on: October 6, 2020

PROJECT NAME: Tahoma Terra Phase II, Division III
PROJECT LOCATION: West end of Tahoma Boulevard
PROJECT PARCEL NUMBERS: 78640000015, 78640000016, 78640000017, 78640000018
LAND USE CASE NUMBER: 2020.0266.SP0002

An application submitted by Ben Enfield, 612 Woodland Square Loop SE, Lacey, WA 98503, for the above referenced project was received by the City of Yelm on September 10, 2020. The City has determined the application to be complete on October 5, 2020. The application and any related documents are available for public review during normal business hours at the City of Yelm, 106 2nd Street SE, Yelm WA. For additional information, please contact the Community Development Department at (360) 458-3835.

PROJECT DESCRIPTION: Subdivide 46.6 acres into 234 single- family residential units and four apartment buildings as part of the Tahoma Terra Master Planned Community.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary Site Plan, Stormwater Pollution Prevention Plan, Preliminary Drainage Report, and preliminary subdivision Plans.

Additional Information or Project Studies Requested by the City: N/A

No preliminary determination of consistency with City development regulations has been made. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

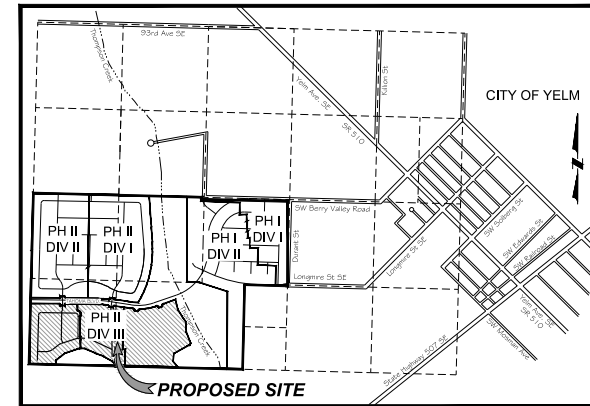
The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Tami Merriman, Community Development Department, 106 2nd Street SE, Yelm WA 98597, (360) 458-8496, or via email at tamim@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON OCTOBER 21, 2020

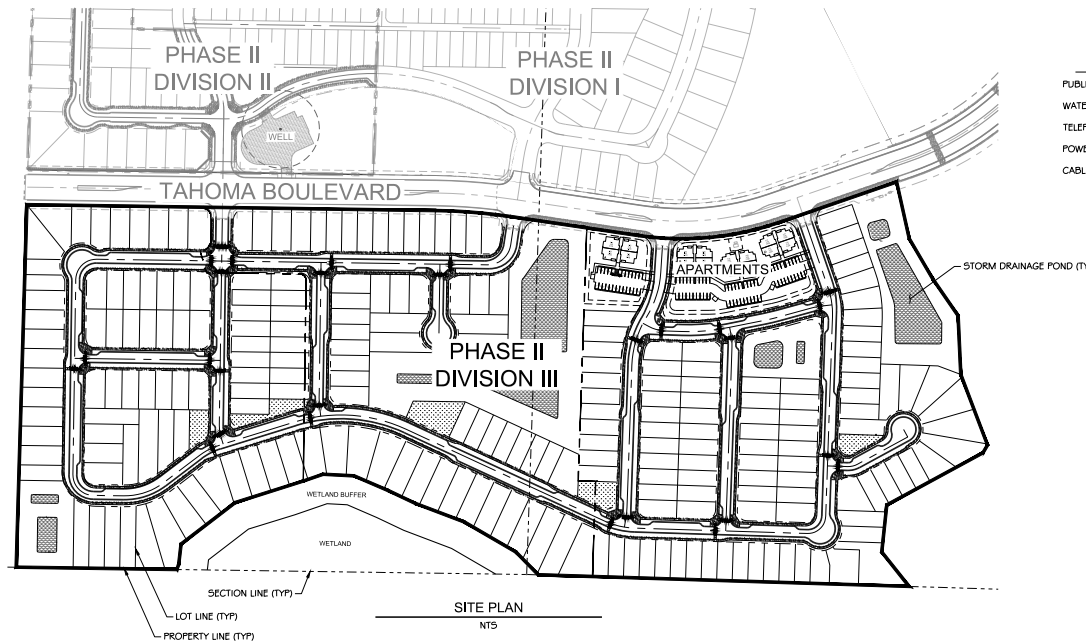
This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision. If the proposed project requires a City Council decision, it will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Additionally, there will be a 14-day public comment period if an environmental determination is issued. Opportunities for appeal occur within twenty-one (21) days after the date the notice of decision is issued. City Council decision can be appealed through Superior Court.

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON

TAHOMA TERRA PHASE II, DIVISION III (PHASED DEVELOPMENT) A MASTER PLANNED COMMUNITY BY TAHOMA TERRA HOLDING, LLC

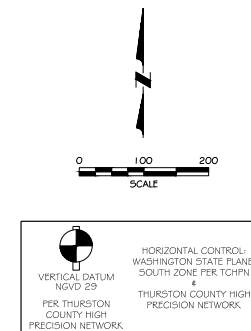


VICINITY MAP
NTS



UTILITY CONTACT LIST

PUBLIC WORKS	CITY OF YELM	1-(360)-458-8406
WATER & SEWER	CITY OF YELM	1-(360)-458-3244
TELEPHONE	FAIRPOINT COMMUNICATIONS	1-(800)-400-5568
POWER & GAS	PUGET SOUND ENERGY	1-(888)-225-5773
CABLE TELEVISION	COMCAST	1-(877)-824-2286



HORIZONTAL CONTROL:
WASHINGTON STATE PLANE,
SOUTH ZONE PER TCHPN
VERTICAL DATUM
NOVD 29
PER THURSTON
COUNTY HIGH
PRECISION NETWORK

FILE: I:\2020\1018200024 - Tahoma Terra Div. 7&8 Prelim Plat (see also 100414004, 100412016, 1018180040)\CADD\DWG\CL1.0 - COVER SHEET PLOTTED: Sep 01, 2020 - 15:25:59.9 PLOTTED BY: Notet-A

SHEET INDEX		
SHEET	DWG.	TITLE
1	C1.0	COVER SHEET
2	C1.1	EXISTING CONDITIONS MAP
3	C1.2	EXISTING CONDITIONS MAP
4	C2.0	PRELIMINARY PLAT MAP
5	C2.1	PRELIMINARY PLAT MAP
6	C2.2	ROADWAY DETAILS & NOTES
7	C2.3	TYPICAL ROADWAY SECTIONS
8	C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
9	C3.1	PRELIMINARY GRADING & DRAINAGE PLAN
10	C4.0	PRELIMINARY WATER & SEWER PLAN
11	C4.1	PRELIMINARY WATER & SEWER PLAN
12	C4.2	UTILITY DETAILS
13	C4.3	UTILITY DETAILS
14	C4.4	UTILITY DETAILS
15	C5.0	PRELIMINARY STREET LIGHTING PLAN
16	C6.0	PRELIMINARY STREET TREE PLAN
17	C7.0	PHASING PLAN

SITE DATA:

ADDRESS: UNASSIGNED

PARCEL #: 78640000018, 78640000017,
78640000016, 78640000015

JURISDICTION: CITY OF YELM

PROPERTY DESCRIPTION:

SINGLE-FAMILY & MULTIFAMILY RESIDENTIAL DEVELOPMENT

OWNER / DEVELOPER:

TAHOMA TERRA HOLDINGS, LLC
PO BOX 73790
PUYALLUP, WA 98573
TEL: (253) 820-7835
FAX: (253) 535-0977
CONTACT: EVAN MANN

CIVIL ENGINEER:

KPFF CONSULTING ENGINEERS
612 WOODLAND SQUARE LOOP SE, SUITE 100
LACEY, WA 98503
TEL: (360) 292-7230
FAX: (360) 292-7231
CONTACT: BEN ENFIELD, P.E.

SURVEYOR:

KPFF CONSULTING ENGINEERS
612 WOODLAND SQUARE LOOP SE, SUITE 100
LACEY, WA 98503
TEL: (360) 292-7230
FAX: (360) 292-7231
CONTACT: JEROME CHAPMAN

BASIS OF MERIDIAN:

WASHINGTON STATE PLANE COORDINATE SYSTEM NAD 83/91, SOUTH ZONE
4602, PER TCHPN, SCALED TO GROUND SCALE COORDINATES USING A
COMBINED SCALD FACTOR OF 1.00007995952.

VERTICAL DATUM:

NGVD 29 PER TCHPN

UTILITY NOTE:

PER CLIENT REQUEST NO UNDERGROUND UTILITY LOCATES WERE NOT
PERFORMED WITHIN TAHOMA BLVD. NO UNDERGROUND UTILITIES ARE SHOWN
HEREON.

BOUNDARY NOTE:

BOUNDARY AND RIGHT OF WAY INFORMATION SHOWN HERE ON IS PER PLAT OF
TAHOMA TERRA RECORDED UNDER AUDITOR'S FILE NUMBER 3830707,
RECORDS OF THURSTON COUNTY, WASHINGTON.

LEGAL DESCRIPTION:

TRACTS 12, 13, AND 15 OF THE PLAT OF TAHOMA TERRA PHASE I, DIVISION I,
RECORDED UNDER AUDITOR'S FILE NUMBER 3830707 RECORDS OF THURSTON
COUNTY, WASHINGTON.

METHOD OF SURVEY:

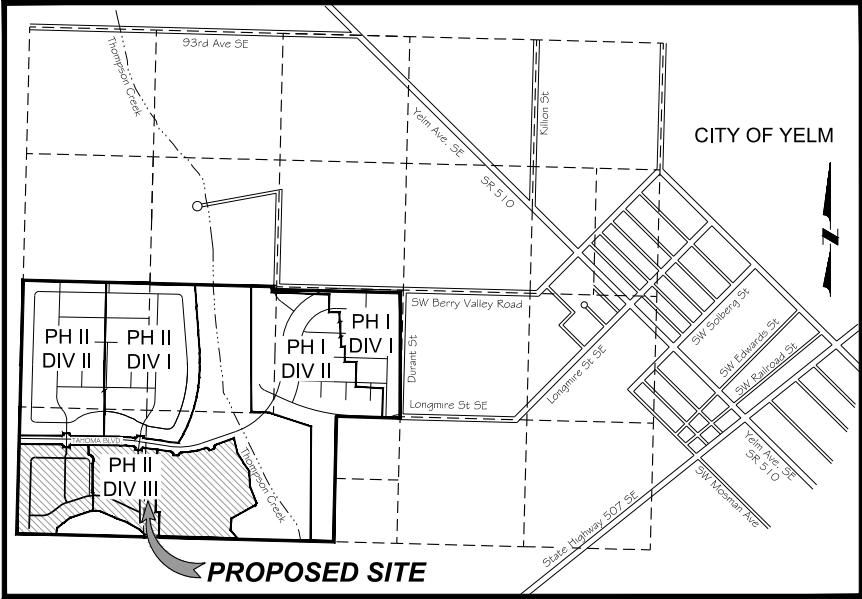
CONTROL SURVEY PERFORMED USING GPS/RTK METHODS WITH THE USE OF
TOPCON GR5 RECEIVERS, SUPPLEMENTAL CONTROL SURVEY AND TOPOGRAPHIC
SURVEY PERFORMED USING A TOPCON PS 1" TOTAL STATION.

THE SURVEY WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS
OR EXCEEDS THE STANDARDS AS SET FORTH IN WAC 332-130-090.

SURVEY WORK PERFORMED IN APRIL OF 2020.

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON

TAHOMA TERRA
PHASE II, DIVISION III
(PHASED DEVELOPMENT)
A MASTER PLANNED COMMUNITY BY
TAHOMA TERRA HOLDING, LLC

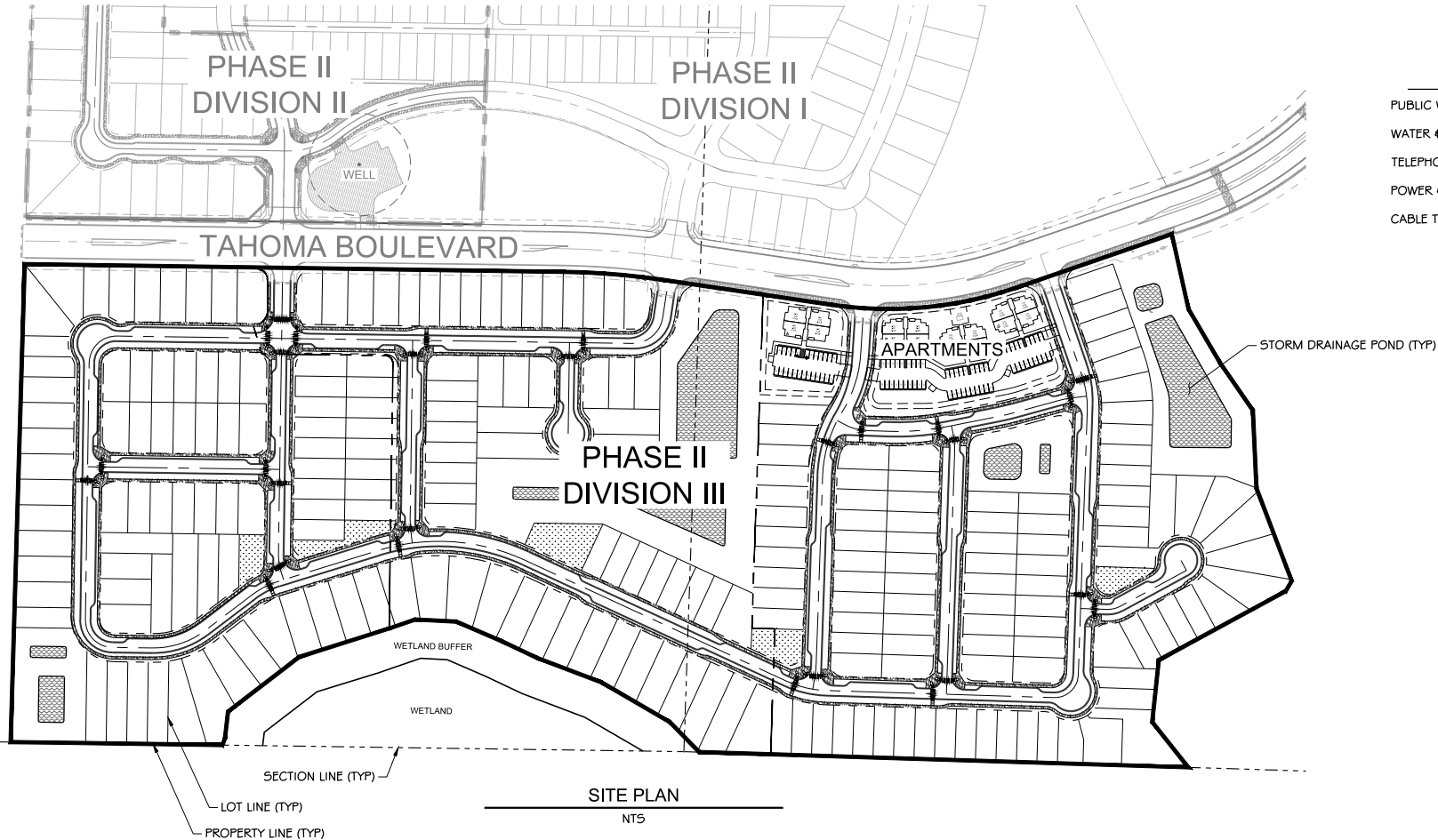


VICINITY MAP

NTS

UTILITY CONTACT LIST

PUBLIC WORKS	CITY OF YELM	1-(360)-458-8406
WATER & SEWER:	CITY OF YELM	1-(360)-458-3244
TELEPHONE:	FAIRPOINT COMMUNICATIONS	1-(800)-400-5568
POWER & GAS:	PUGET SOUND ENERGY	1-(888)-225-5773
CABLE TELEVISION:	COMCAST	1-(877)-824-2288



SITE PLAN

NTS

HORIZONTAL CONTROL:
WASHINGTON STATE PLANE,
SOUTH ZONE PER TCHPN
&
THURSTON COUNTY HIGH
PRECISION NETWORK.

VERTICAL DATUM
NGVD 29
PER THURSTON
COUNTY HIGH
PRECISION NETWORK.

TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

COVER SHEET

PRELIMINARY PLAT
DRAWING

C1.0

SHEET 1 OF 17



CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DESIGNED BY: BEE
CHECKED BY: BEE
DATE: 9-1-2020
JOB #: 10182000024

TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

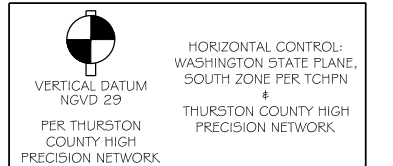
COVER SHEET

PRELIMINARY PLAT
DRAWING

C1.0

SHEET 1 OF 17

PHASE II
DIVISION I



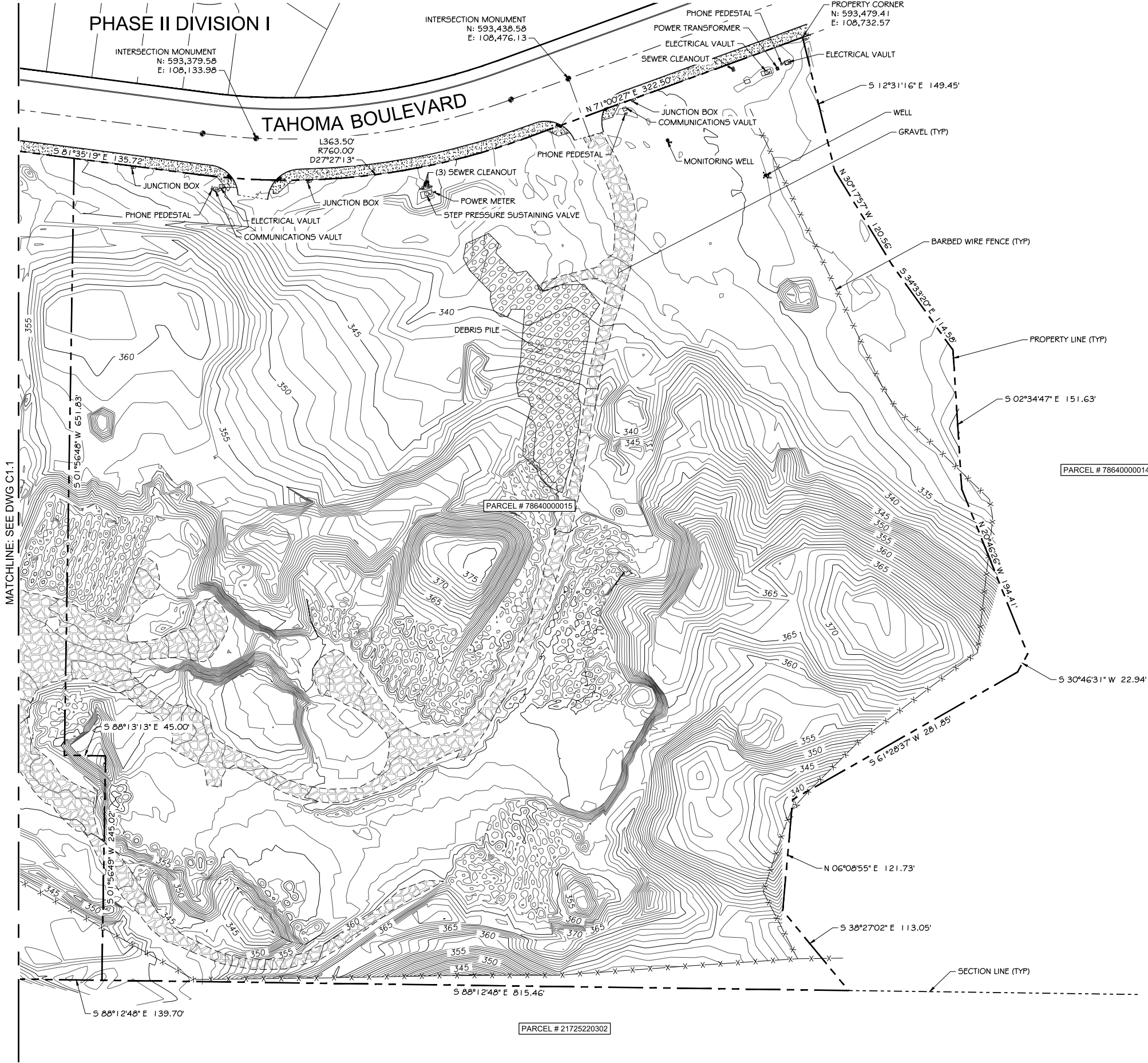
PRELIMINARY PLAT
DRAWING

C1.1

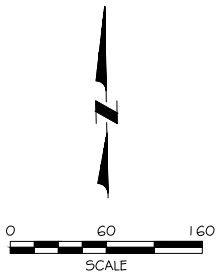
SHEET 2 OF 17


FILE: I:\2020\10182000024 - Tahoma Terra Div. 7&8 Prelin Plat (see also 100414004, 100412016, 1018180040)\CADD\DWG\C1.1 & C1.2 - EXISTING CONDITIONS MAP PLOTTED: Sep 01, 2020 - 14:06:59 PLOTTED BY: Netea

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON



- LEGEND**
(NOT TO SCALE)
- _T COMMUNICATION MANHOLE
 - ⌘_P POWER POLE
 - ⌘_T PHONE PEDESTAL
 - ⌘_S SERVICE POLE
 - ⌘_R ROAD SIGN AS NOTED
 - ⌘_M MAILBOX
 - _C CLEANOUT
 - ⌘_J JUNCTION BOX
 - ⌘_V COMMUNICATIONS VAULT
 - ⌘_E ELECTRICAL VAULT
 - X—X— BARBED WIRE FENCE LINE
 - ⌘_{MW} MONITORING WELL
 - ⌘_{SV} STEP PRESSURE SUSTAINING VALVE
 - ⌘_{PT} POWER TRANSFORMER
 - ⌘_{PM} POWER METER
 - Gravel pattern GRAVEL




VERTICAL DATUM
NGVD 29
PER THURSTON
COUNTY HIGH
PRECISION NETWORK

HORIZONTAL CONTROL:
WASHINGTON STATE PLANE,
SOUTH ZONE PER TCHPN
&
THURSTON COUNTY HIGH
PRECISION NETWORK.

PRELIMINARY PLAT (NOT FOR CONSTRUCTION)			
NO	DATE	BY	REVISION
		CHD/APPR	



kpf
615 Woodland Square Loop,
Suite 100, WA 98503
360.292.7230
www.kpf.com

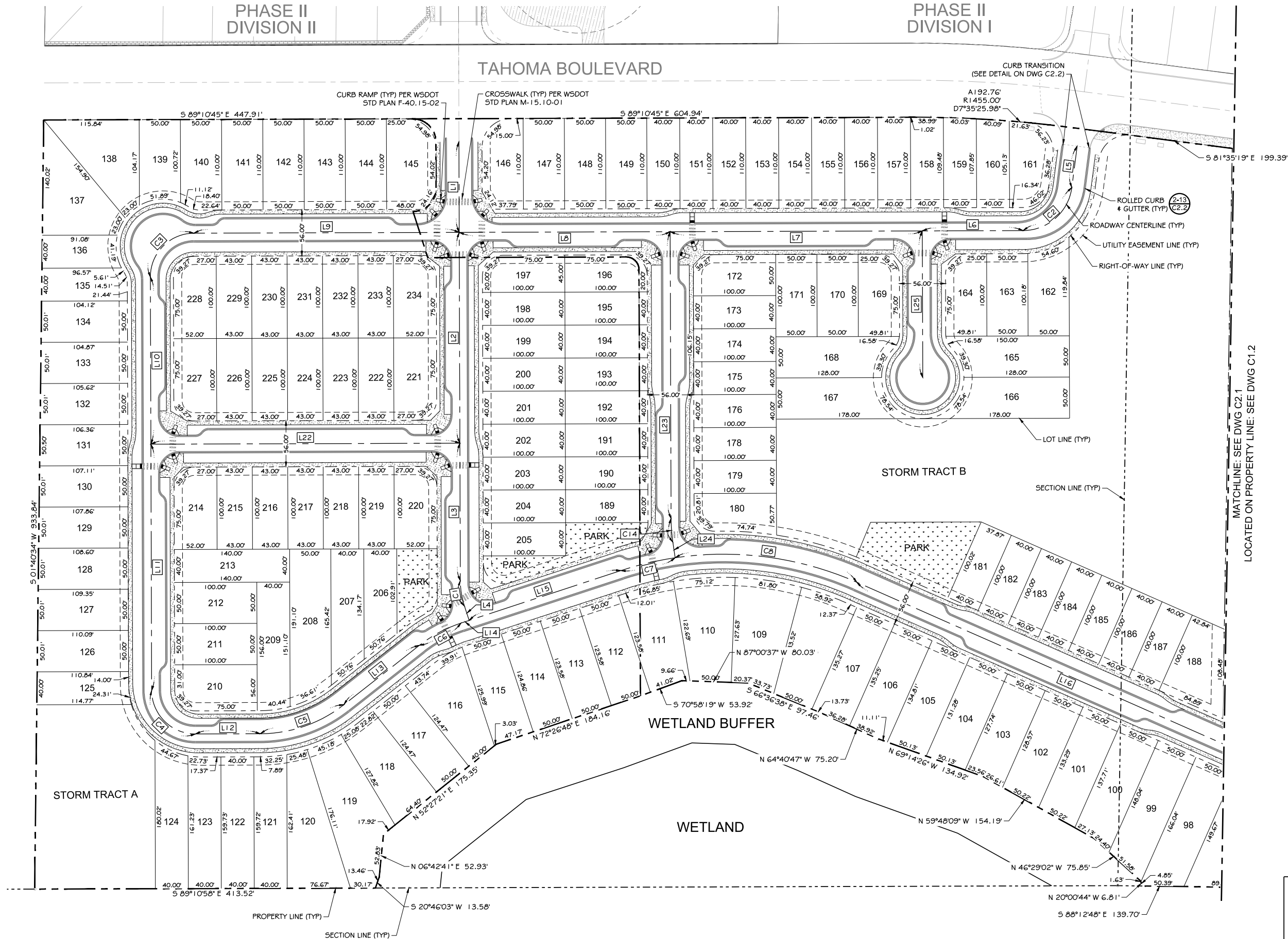
CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DESIGNED BY BEE	DATE 9-1-2020
DRAWN BY NA, FC	JOB # 10182000024
CHECKED BY CDP	
APPROVED BY BEE	

TAHOMA TERRA PHASE II, DIVISION III YELM, WASHINGTON	
EXISTING CONDITIONS MAP	
PRELIMINARY PLAT DRAWING	
C1.2	
SHEET 3 OF 17	

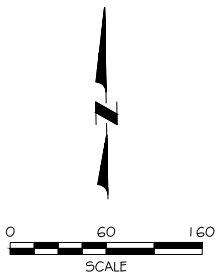
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PLOTTED: Sep 01, 2020 - 15:26:59 PLOTTED BY: NeteA

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON



LINE TABLE		
LINE #	LENGTH	BEARING
L1	109.92'	S00°49'15"W
L2	256.00'	S00°49'15"W
L3	166.90'	S00°49'15"W
L4	18.26'	S17°10'45"E
L5	50.68'	S08°24'41"W
L6	122.14'	N89°10'45"W
L7	306.00'	N89°10'45"W
L8	256.00'	N89°10'45"W
L9	322.00'	N89°10'45"W
L10	203.00'	S00°49'15"W
L11	299.00'	S00°49'15"W
L12	78.68'	S89°10'45"E
L13	116.55'	N52°49'15"E
L14	10.34'	N72°49'15"E
L15	193.77'	N72°49'15"E
L16	562.37'	S65°10'45"E
L22	375.00'	S89°10'45"E
L23	348.20'	S00°49'15"W
L25	178.00'	S00°49'15"W

CURVE TABLE			
CURVE #	RADIUS	LENGTH	Δ DELTA
C1	100.00'	31.42'	018°00'00"
C2	60.00'	86.30'	082°24'34"
C3	53.00'	83.25'	090°00'00"
C4	53.00'	83.25'	090°00'00"
C5	165.00'	109.43'	038°00'00"
C6	165.00'	57.60'	020°00'00"
C7	400.00'	67.87'	009°43'16"
C8	400.00'	225.35'	032°16'44"
C14	200.00'	28.90'	008°16'44"



VERTICAL DATUM
NGVD 29
PER THURSTON
COUNTY HIGH
PRECISION NETWORK

HORIZONTAL CONTROL:
WASHINGTON STATE PLANE,
SOUTH ZONE PER TCHPN
&
THURSTON COUNTY HIGH
PRECISION NETWORK

MATCHLINE: SEE DWG C2.1
LOCATED ON PROPERTY LINE: SEE DWG C1.2

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

DESIGNED BY: BEE
DRAWN BY: NA, FC
CHECKED BY: BEE
DATE: 9-1-2020
JOB #: 1018200024

CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
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TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

PRELIMINARY PLAT MAP

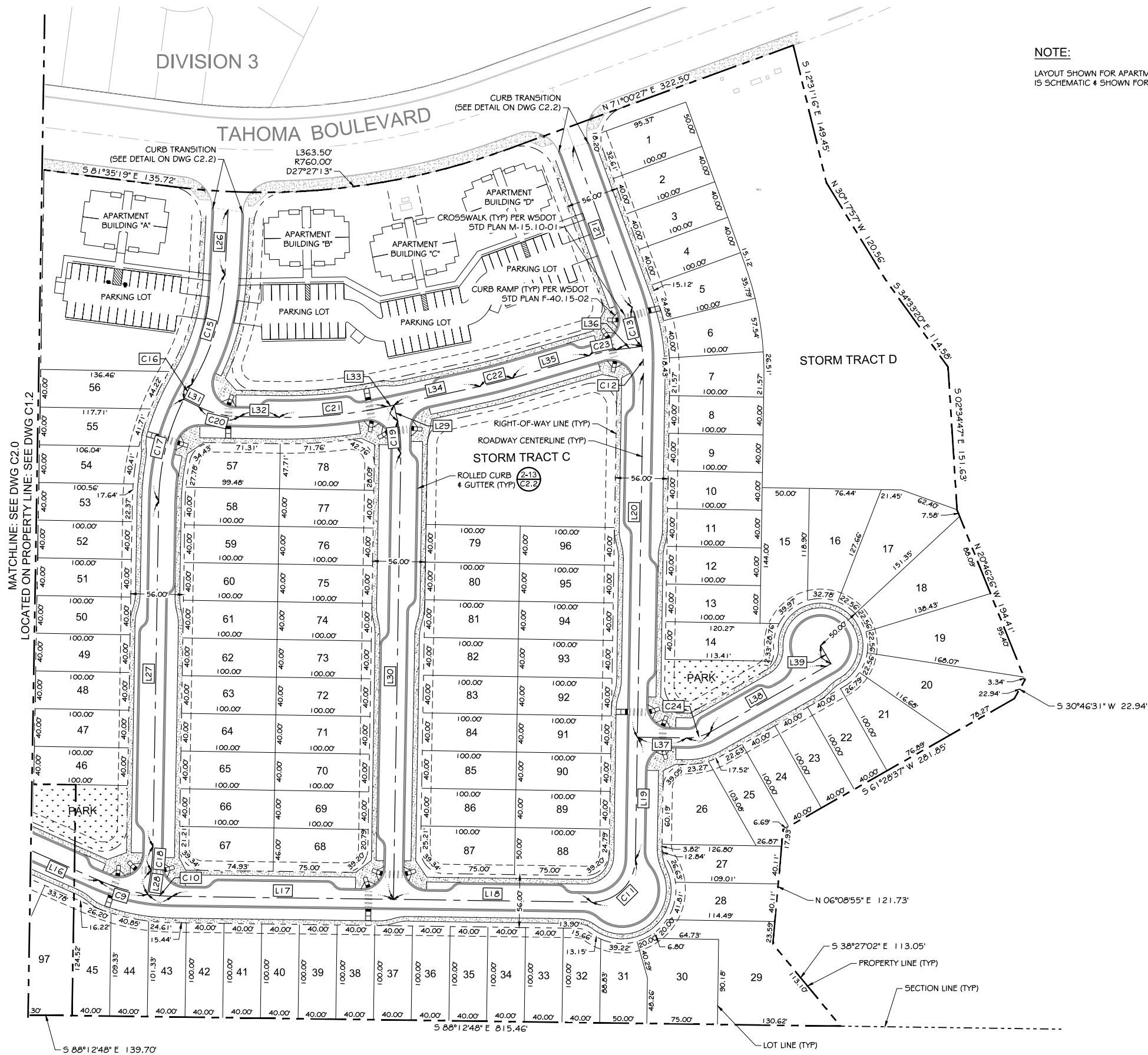
PRELIMINARY PLAT
DRAWING
C2.0
SHEET 4 OF 17

REVISION
NO
DATE
BY: CHD/APR

kpf
613 Woodland Square Loop,
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360.292.7730
www.kpf.com

FILE: I:\2020\10182000024 - Tahoma Terra, Div. 7&8 Prelim. Plat (see also 100414004, 100412016, 1018180040)\CADD\DWG\C2.0 & C2.1 - PRELIMINARY PLAT MAP
PLOTTED: Sep 01, 2020 - 15:26:59 PLOTTED BY: Noted


SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON




NOTE:
LAYOUT SHOWN FOR APARTMENT DEVELOPMENT
IS SCHEMATIC & SHOWN FOR REFERENCE ONLY.

LINE TABLE		
LINE #	LENGTH	BEARING
L16	562.37'	S65°10'45"E
L17	234.80'	S88°12'48"E
L18	210.13'	S88°12'48"E
L19	129.75'	N01°57'00"E
L20	384.55'	N01°57'00"E
L21	181.13'	N18°59'08"W
L26	68.80'	S03°42'50"W
L27	366.40'	S01°57'00"W
L28	25.70'	S09°17'19"W
L29	17.27'	S11°15'31"E
L30	473.32'	S01°57'00"W
L31	17.66'	S62°19'36"E
L32	41.92'	S88°03'00"E
L33	8.04'	N78°44'29"E
L34	93.17'	N78°44'29"E
L35	84.87'	N74°39'51"E
L36	26.57'	N83°17'15"E
L37	52.07'	S88°03'49"E
L38	146.84'	N61°28'49"E
L39	22.00'	N28°31'11"W

CURVE TABLE			
CURVE #	RADIUS	LENGTH	Δ DELTA
C15	250.00'	122.62'	028°06'12"
C16	250.00'	18.08'	004°08'38"
C17	250.00'	112.24'	025°43'24"
C18	200.00'	25.62'	007°20'19"
C20	100.00'	44.90'	025°43'24"
C21	500.00'	115.27'	013°12'32"
C22	500.00'	35.58'	004°04'38"
C23	200.00'	30.10'	008°37'25"
C19	150.00'	34.58'	013°12'32"
C24	50.00'	26.58'	030°27'22"
C9	200.00'	54.22'	015°31'55"
C10	200.00'	26.19'	007°30'07"
C11	46.00'	72.13'	089°50'12"
C13	200.00'	42.84'	012°16'23"



VERTICAL DATUM
NGVD 29
PER THURSTON
COUNTY HIGH
PRECISION NETWORK



HORIZONTAL CONTROL:
WASHINGTON STATE PLANE,
SOUTH ZONE PER TCHPN
&
THURSTON COUNTY HIGH
PRECISION NETWORK


TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

PRELIMINARY PLAT
DRAWING

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

REVISION

NO	DATE	BY	CRD/APPR
----	------	----	----------



CALL
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WORKING DAYS
BEFORE YOU
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811

DESIGNED BY
BEE

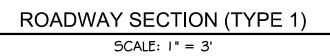
DRAWN BY
NA/FC

CHECKED BY
CDP

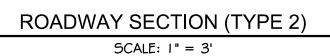
DATE
9-1-2020

JOB # 10182000024

615 Woodland Square Loop,
Suite 100, WA 98503
360.292.7730
www.kpff.com

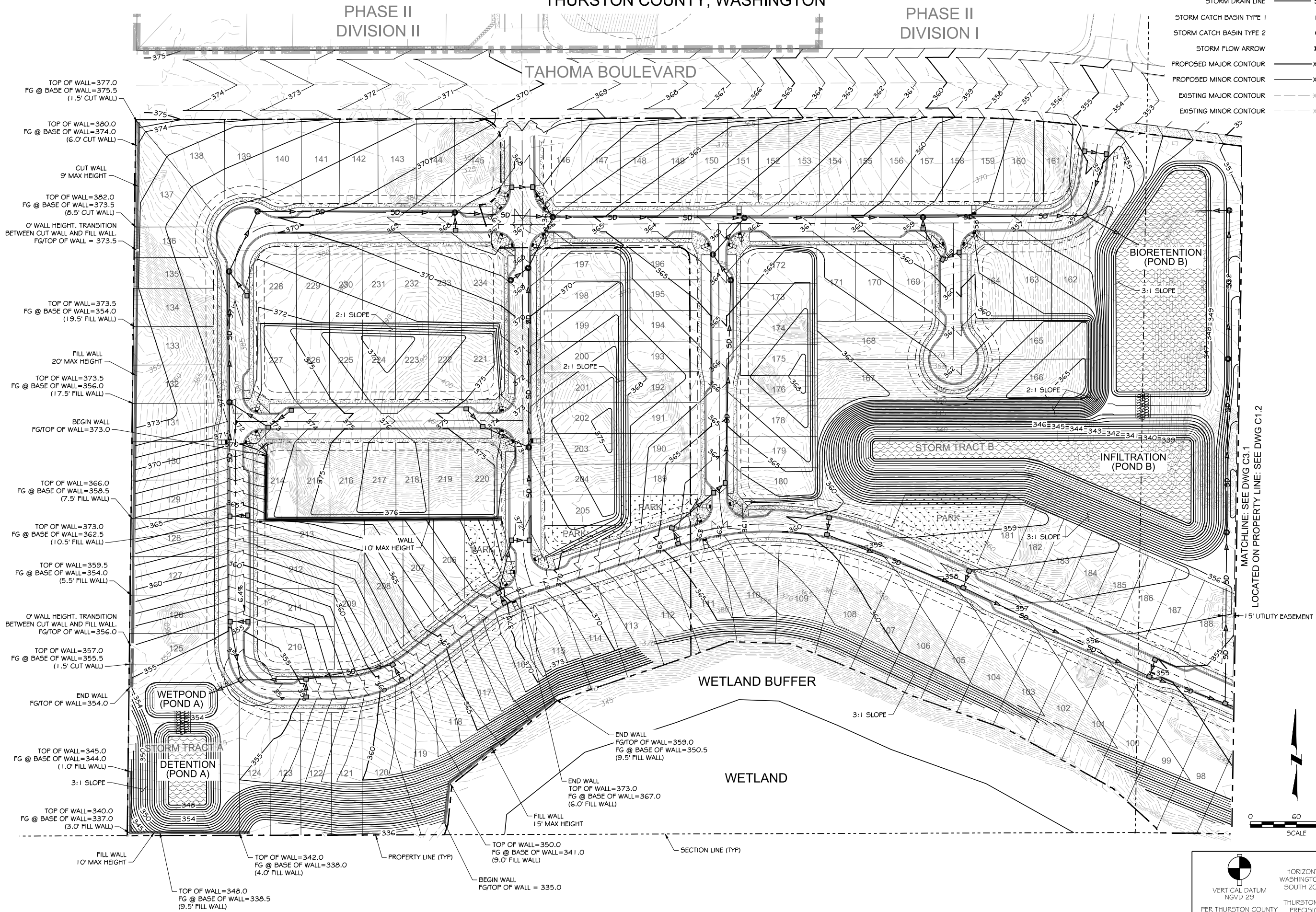


- THE ASPHALT CONCRETE PAVEMENT, SHALL BE COMPACTED TO A MINIMUM OF 92% OF THE MAXIMUM DENSITY. THE CRUSHED SURFACING TOP COURSE AND BALLAST SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY.



FILE: I:\2020\1018200024 - Tahoma Terra, Div. 7A8 Prelim. Plat (see also 100414004, 100412016, 1018180040)\CADD\DWG\C3.0 & C3.1 - PRELIMINARY GRADING & DRAINAGE PLAN
PLOTTED: Sep 01, 2020 - 15:40:59 PLOTTED BY: Nete

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON



- LEGEND
- STORM DRAIN LINE — SD —
 - STORM CATCH BASIN TYPE 1 □
 - STORM CATCH BASIN TYPE 2 ●
 - STORM FLOW ARROW →
 - PROPOSED MAJOR CONTOUR —XXX—
 - PROPOSED MINOR CONTOUR —xxx—
 - EXISTING MAJOR CONTOUR —XXX—
 - EXISTING MINOR CONTOUR —xxx—



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360.292.7730
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811

DESIGNED BY	BEE
DRAWN BY	NA, FC
CHECKED BY	CDP
DATE	9-1-2020
APPROVED BY	BEE
JOB #	10182000024

TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

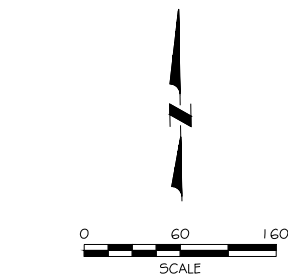
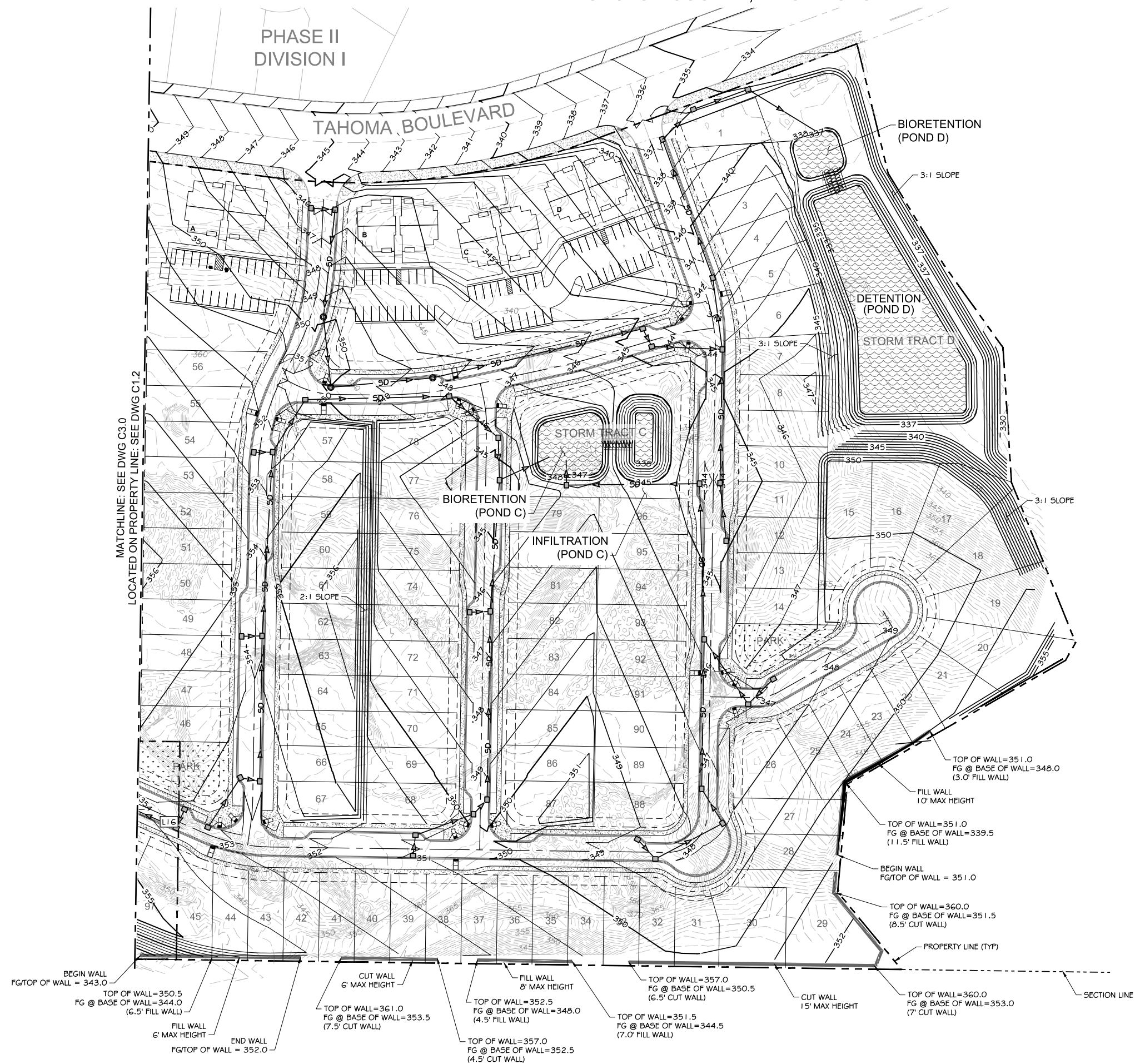
**PRELIMINARY GRADING
& DRAINAGE PLAN**

PRELIMINARY PLAT
DRAWING

C3.0

SHEET 8 OF 17

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON











VERTICAL DATUM
NGVD 29

PER THURSTON
COUNTY HIGH
PRECISION NETWORK

HORIZONTAL CONTROL:
WASHINGTON STATE PLANE
SOUTH ZONE PER TCHPN
±
THURSTON COUNTY HIGH
PRECISION NETWORK

LEGEND

STORM DRAIN LINE		SD
STORM CATCH BASIN TYPE 1		
STORM CATCH BASIN TYPE 2		
STORM FLOW ARROW		
PROPOSED MAJOR CONTOUR		XXX
PROPOSED MINOR CONTOUR		XXX
EXISTING MAJOR CONTOUR		XXX
EXISTING MINOR CONTOUR		XXX



kpff
6512 Woodland Square Loop,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

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BEFORE YOU
DIG
811

DRAWN BY	DESIGNED BY
NA,FC	BEE
CHECKED BY	APPROVED BY
CDP	BEE
DATE	
9-1-2020	
JOB #: 10182000024	

TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

**PRELIMINARY GRADING
& DRAINAGE PLAN**

PRELIMINARY PLAT
DRAWING

C3.1

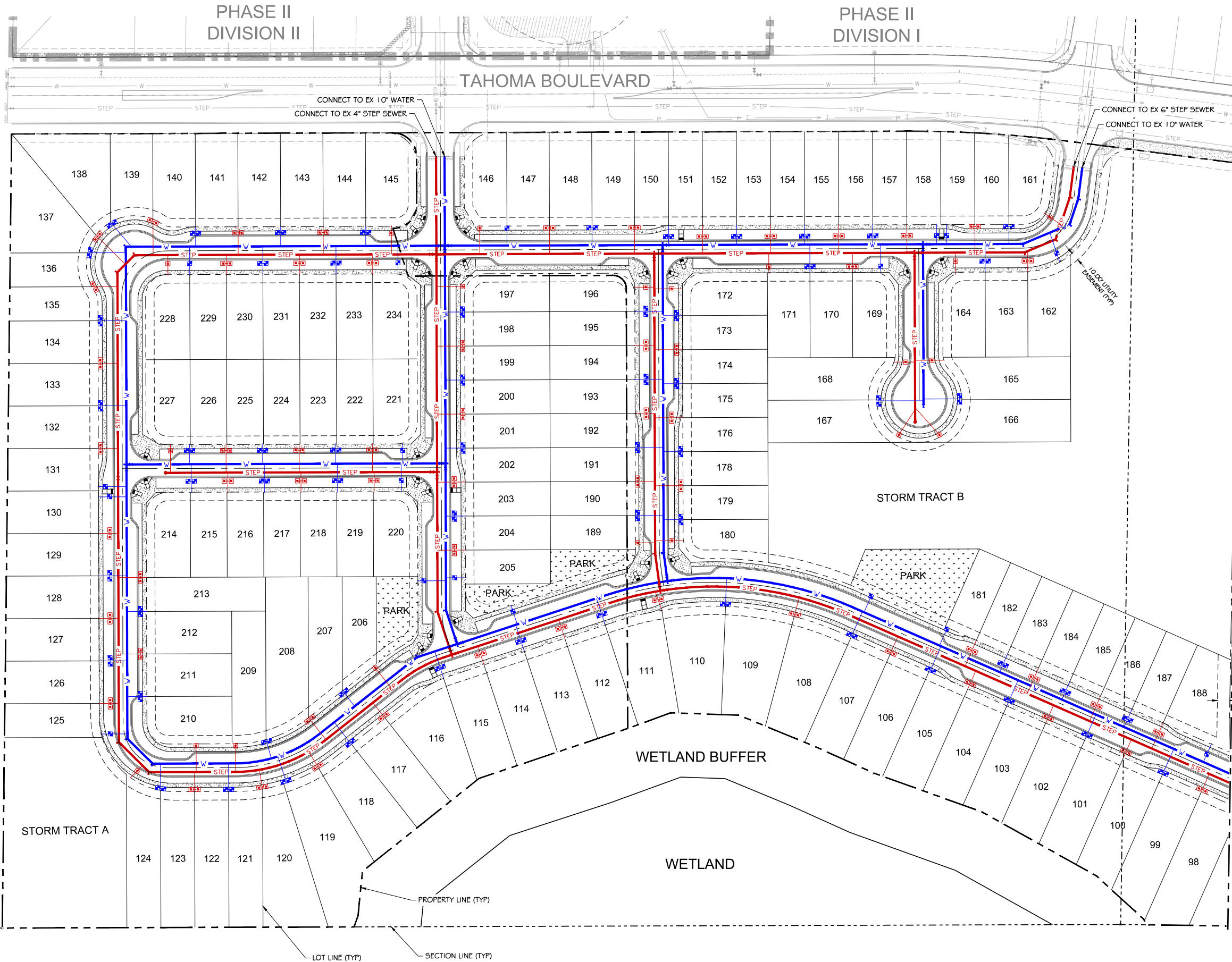
SHEET 9 OF 17

NO	DATE	BY	CHD APPR	REVISION

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

FILE: I:\2020\10182000024 - Tahoma Terra Phase II, Division III PRELIM PLAT (see also 100414004, 100412016, 10181800040)\CADD\DWG\C4.0 & C4.1 - PRELIMINARY WATER & SEWER PLAN PLOTTED: Sep 01, 2020 - 15:44:59 PLOTTED BY: BenE

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON



MATCHLINE: SEE DWG C4.1
LOCATED ON PROPERTY LINE: SEE DWG C1.2

LEGEND	
WATER LINE	W
WATER GATE VALVE	W
WATER PIPE BEND W/ THRUST BLOCKING (ANGLES VARY)	W
WATER TEE W/ THRUST BLOCKING	W
WATER CROSS	W
WATER CAP W/ THRUST BLOCKING	W
FIRE HYDRANT ASSEMBLY	W
WATER METER (SINGLE)	W
WATER METER (DOUBLE)	W
STEP LINE	STEP
SEWER CLEAN-OUT	S
SEWER PIPE BEND W/ THRUST BLOCKING (ANGLES VARY)	S
SEWER TEE W/ THRUST BLOCKING	S
SEWER SERVICE CONNECTION (SINGLE)	S
SEWER SERVICE CONNECTION (DOUBLE)	S
SEWER GATE VALVE	S

VERTICAL DATUM
NGVD 29
PER THURSTON
COUNTY HIGH
PRECISION NETWORK

SCALE

HORIZONTAL CONTROL:
WASHINGTON STATE PLANE,
SOUTH ZONE PER TCHPN
&
THURSTON COUNTY HIGH
PRECISION NETWORK.

TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

PRELIMINARY WATER
& SEWER PLAN

PRELIMINARY PLAT
DRAWING

C4.0

SHEET 10 OF 17

DESIGNED BY: BEE
DRAWN BY: NA, FC
CHECKED BY: CDP
DATE: 9-1-2020
JOB #: 10182000024

APPROVED BY: [Signature]
DATE: 9-1-2020
JOB #: 10182000024

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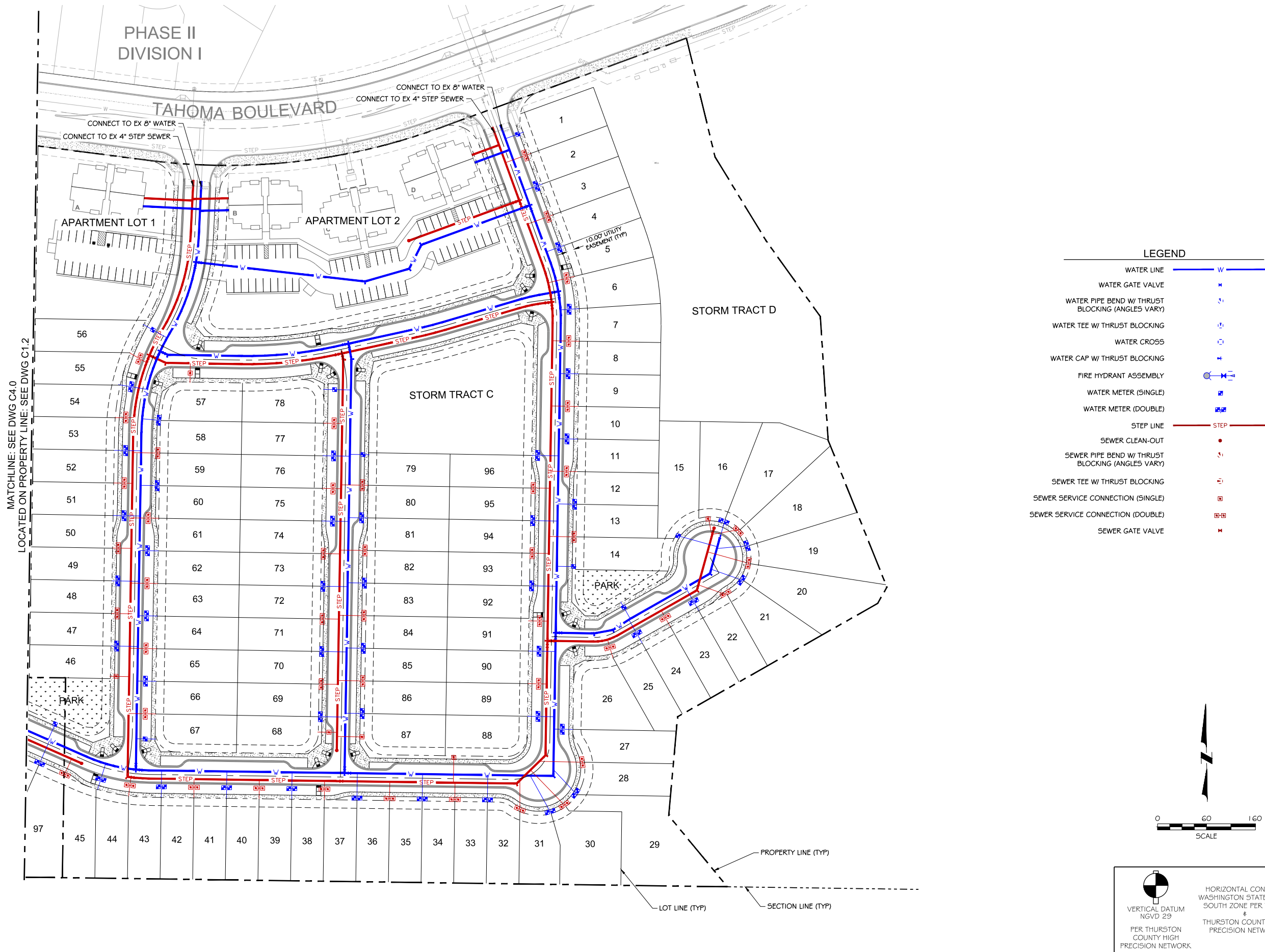
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Lacey, WA 98503
360.292.7730
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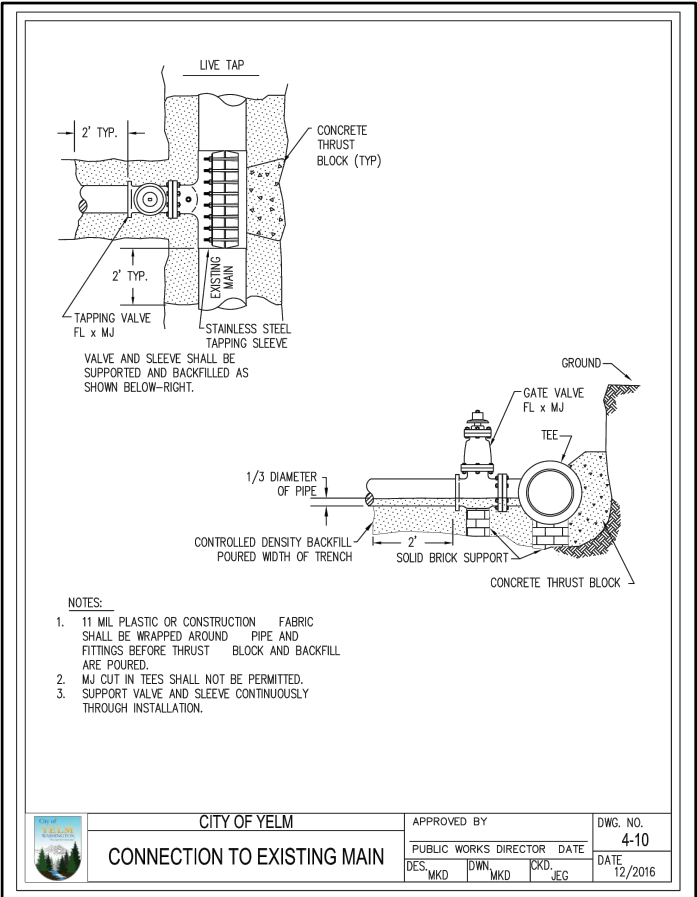
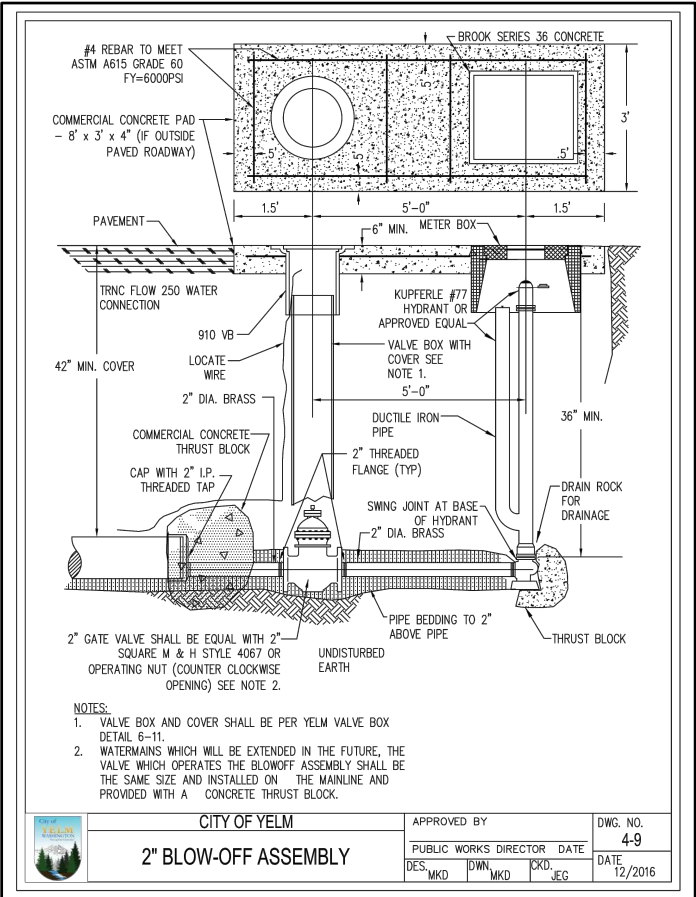
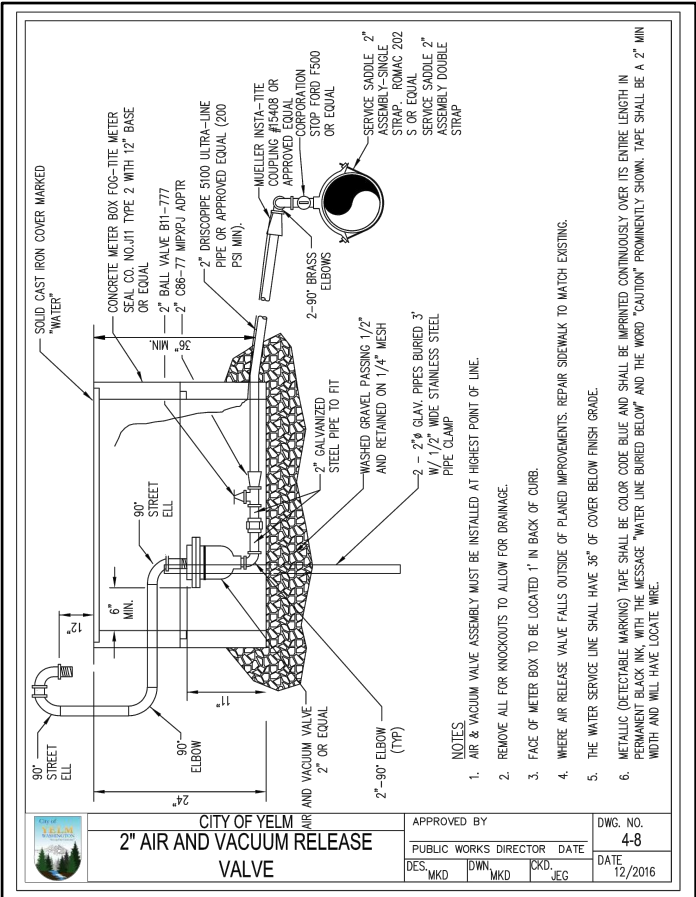
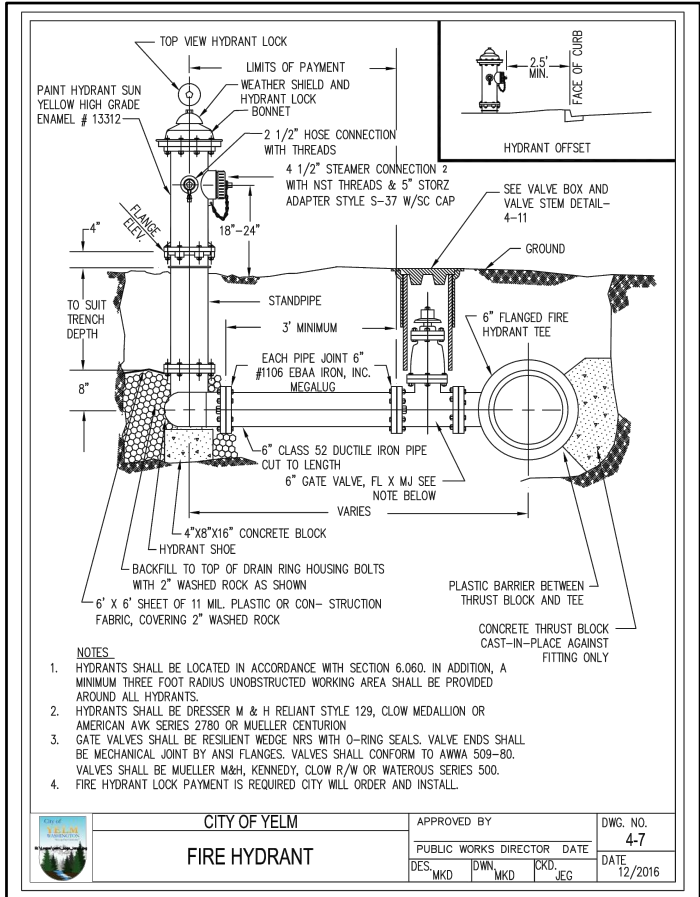
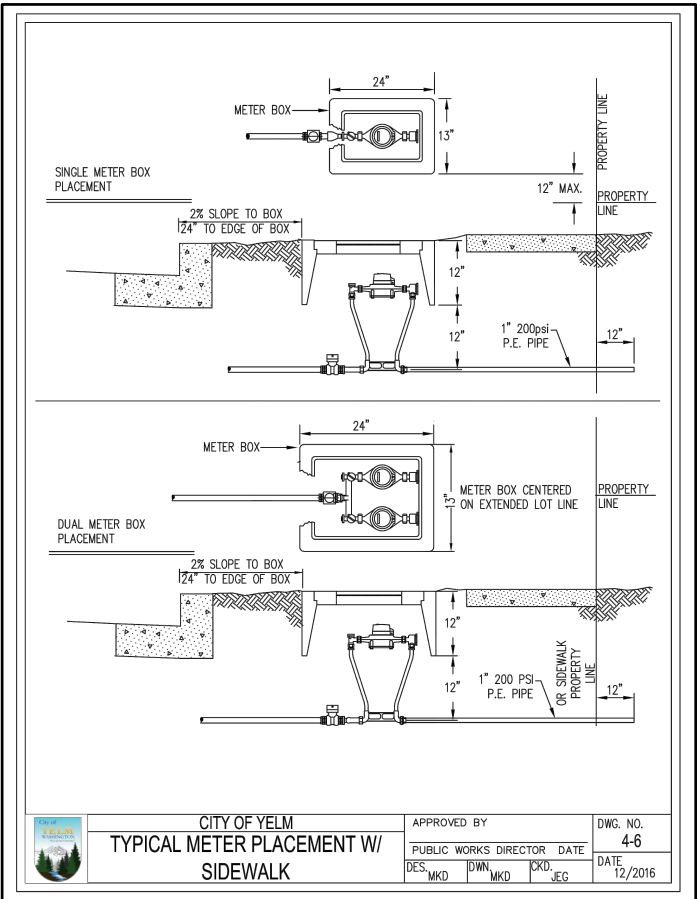
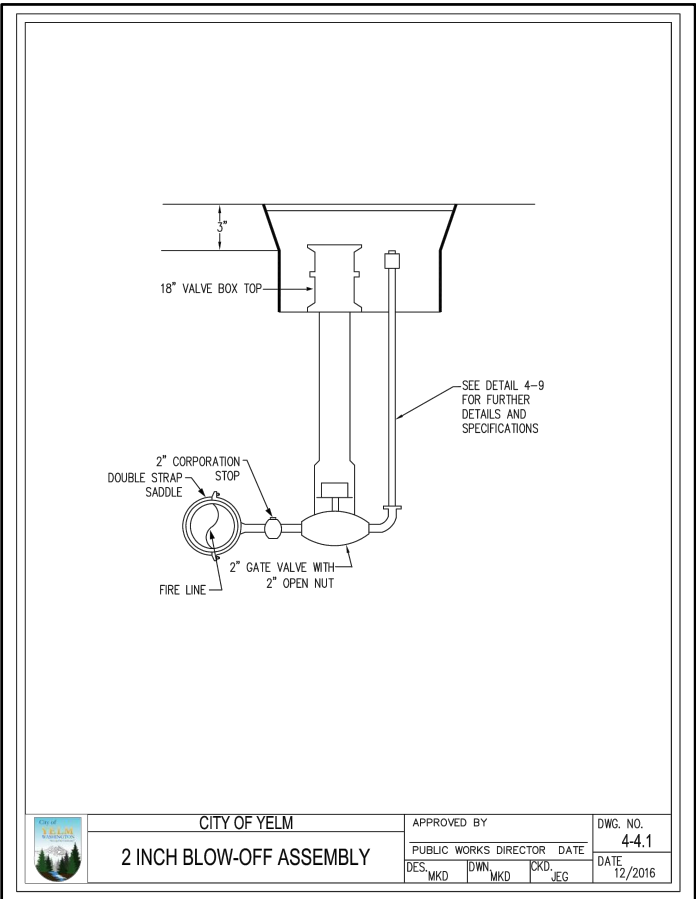
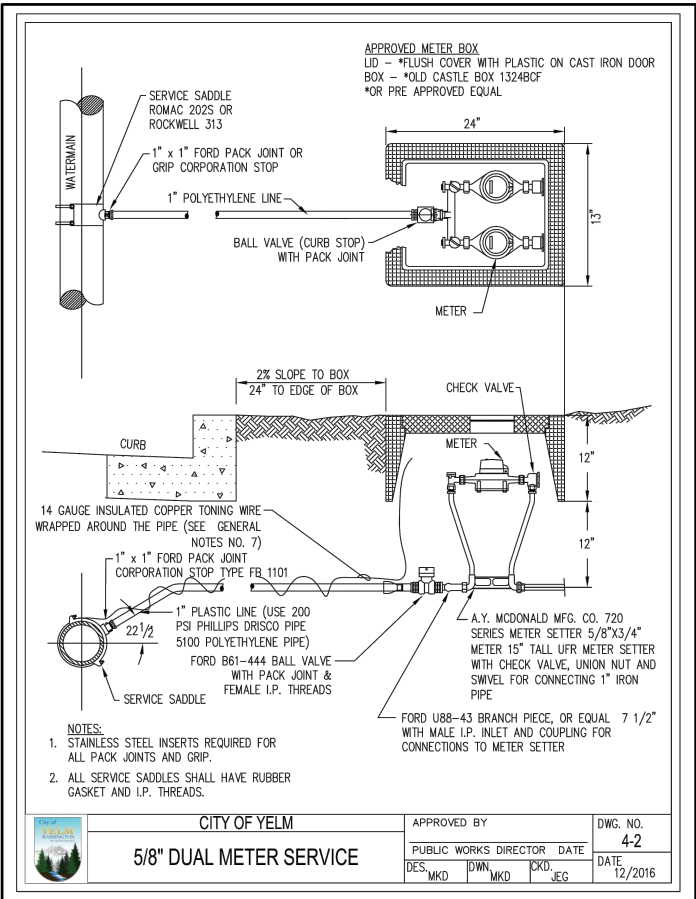
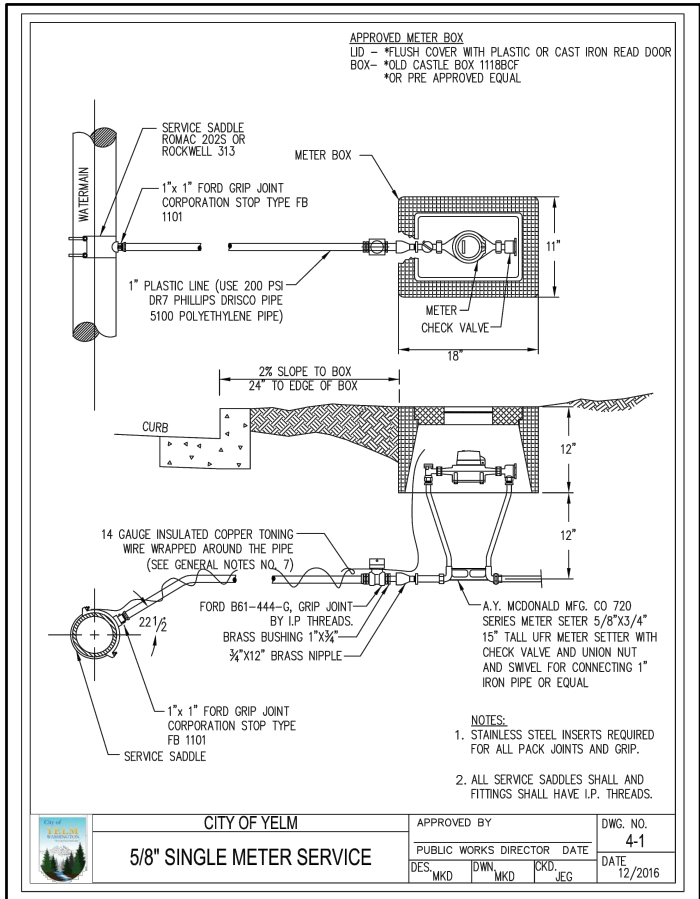
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(NOT FOR CONSTRUCTION)

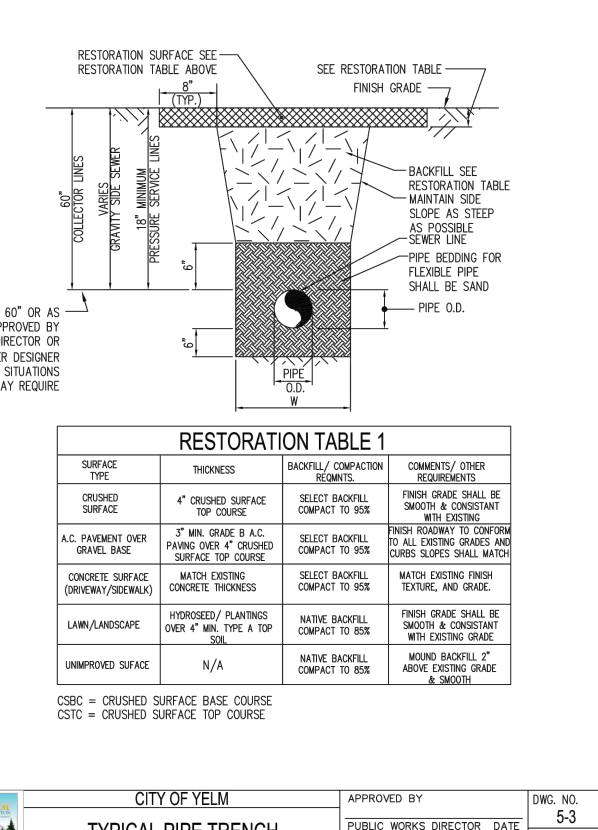
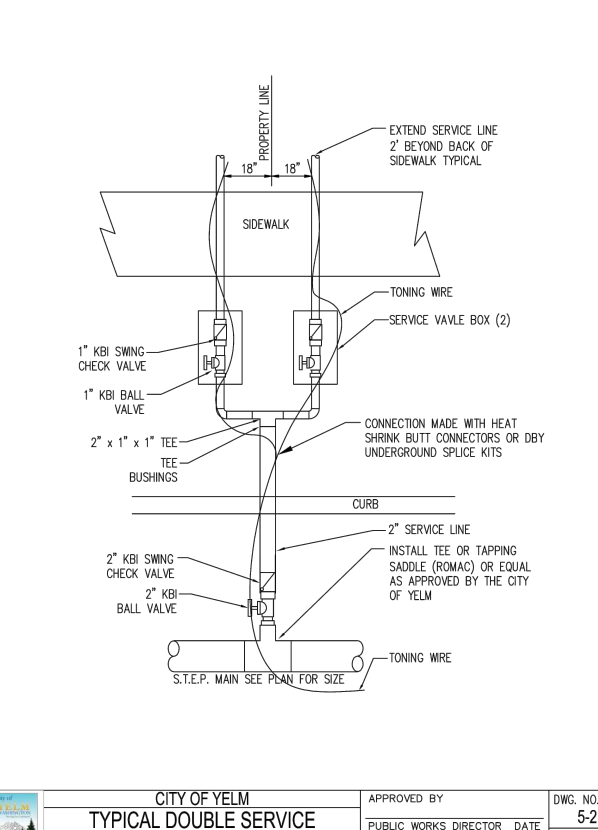
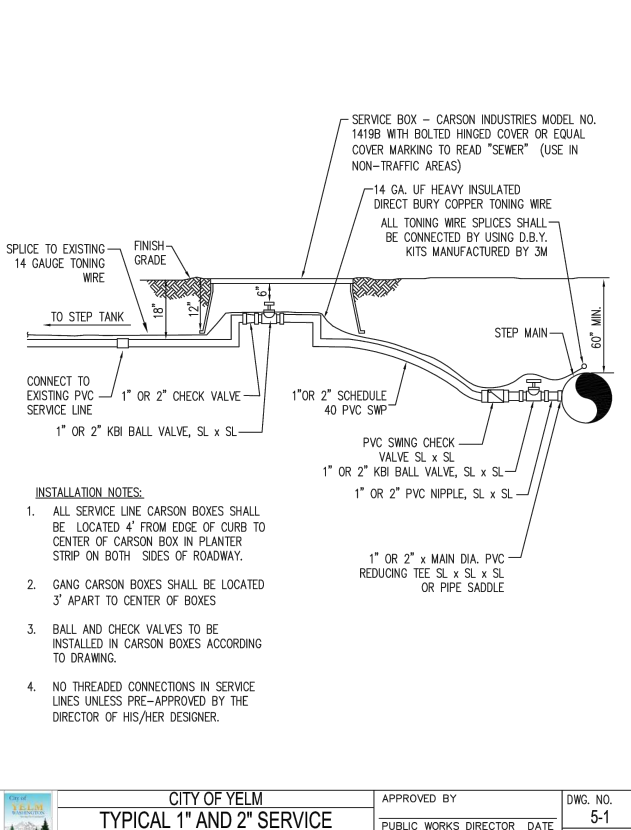
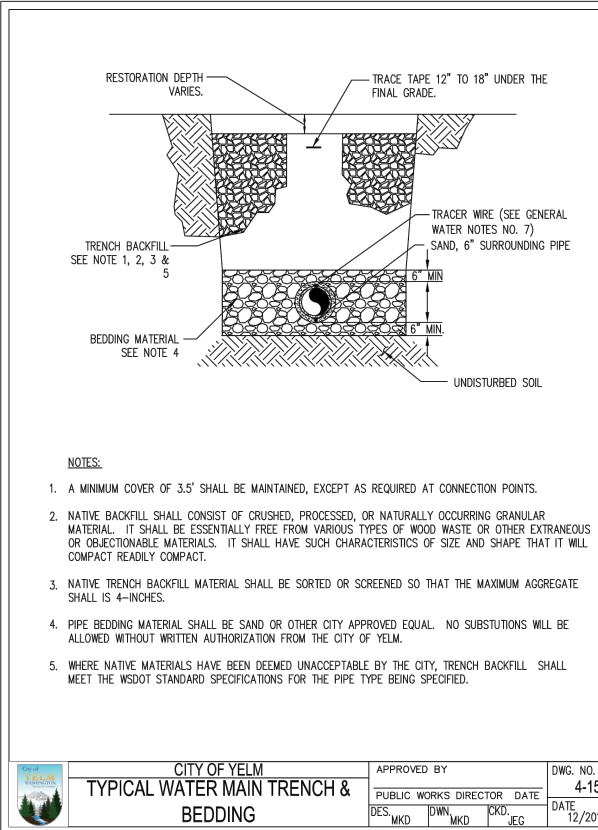
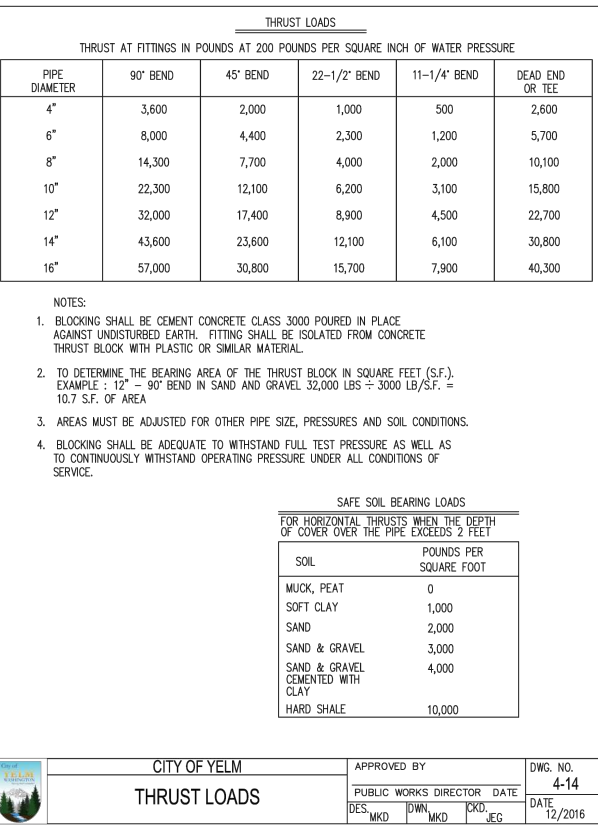
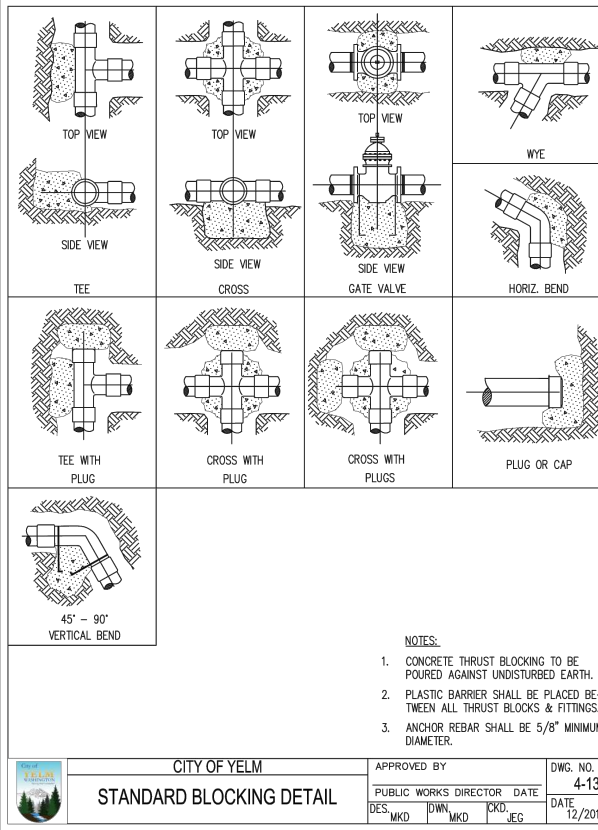
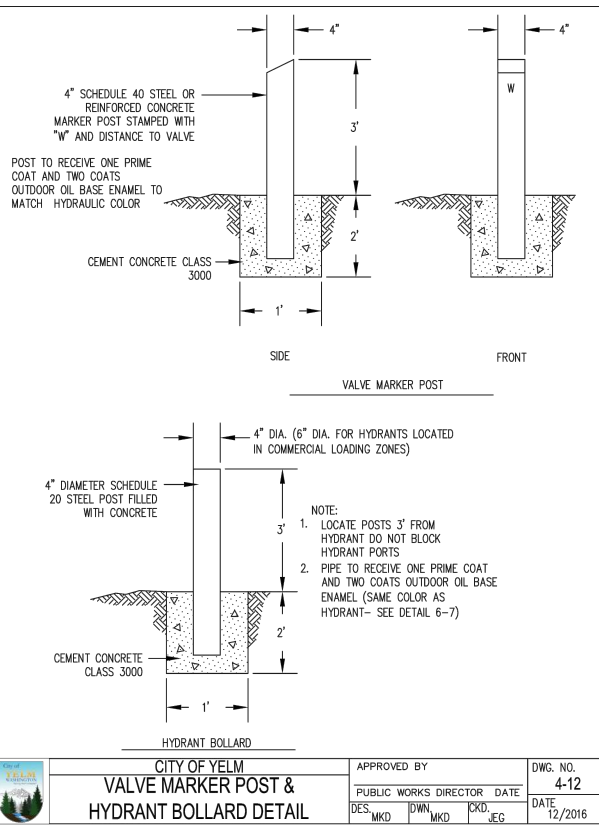
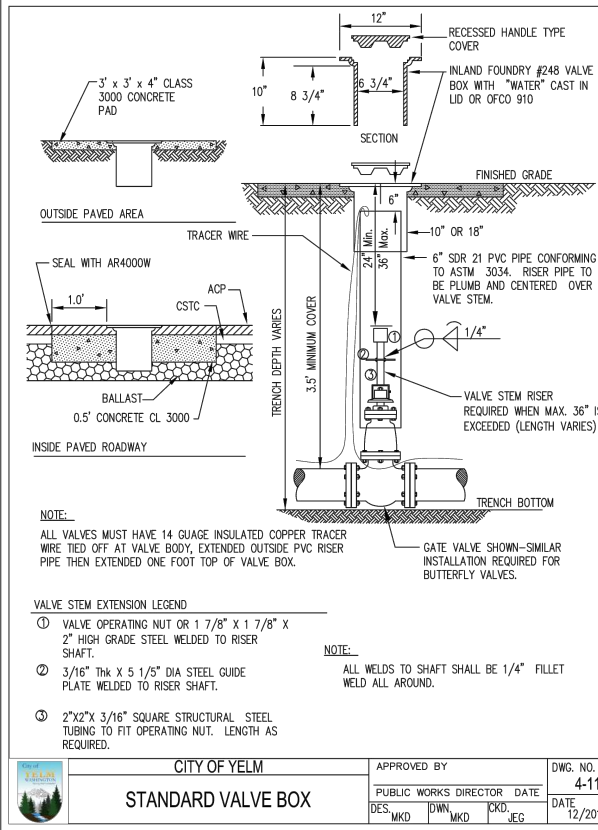
NO.	DATE	BY	REVISION

FILE: I:\2020\10182000024 - Tahoma Terra Div. 7&8 Prelim Plat (see also 100414004, 100412016, 10181800040)\CADD\DWG\C4.0 & C4.1 - PRELIMINARY WATER & SEWER PLAN PLOTTED: Sep 01, 2020 - 15:44:59 PLOTTED BY: BenE

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON







PRELIMINARY PLAT (NOT FOR CONSTRUCTION)

TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

UTILITY DETAILS

C4.3
SHEET 13 OF 17

DESIGNED BY: BEE
CHECKED BY: CDP
DATE: 9-1-2020
JOB #: 10182000024

APPROVED BY: PUBLIC WORKS DIRECTOR DATE: 4-11
DES. MKD DWN MKD CKD JEG DATE 12/2016

APPROVED BY: PUBLIC WORKS DIRECTOR DATE: 4-12
DES. MKD DWN MKD CKD JEG DATE 12/2016

APPROVED BY: PUBLIC WORKS DIRECTOR DATE: 4-13
DES. MKD DWN MKD CKD JEG DATE 12/2016

APPROVED BY: PUBLIC WORKS DIRECTOR DATE: 4-14
DES. MKD DWN MKD CKD JEG DATE 12/2016

APPROVED BY: PUBLIC WORKS DIRECTOR DATE: 4-15
DES. MKD DWN MKD CKD JEG DATE 12/2016

APPROVED BY: PUBLIC WORKS DIRECTOR DATE: 5-1
DES. MKD DWN MKD CKD DMM DATE 10/2019

APPROVED BY: PUBLIC WORKS DIRECTOR DATE: 5-2
DES. MKD DWN MKD CKD DMM DATE 10/2019

APPROVED BY: PUBLIC WORKS DIRECTOR DATE: 5-3
DES. MKD DWN MKD CKD DMM DATE 10/2019

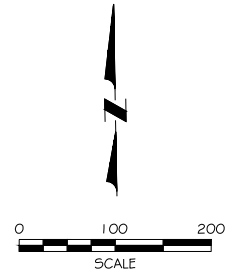
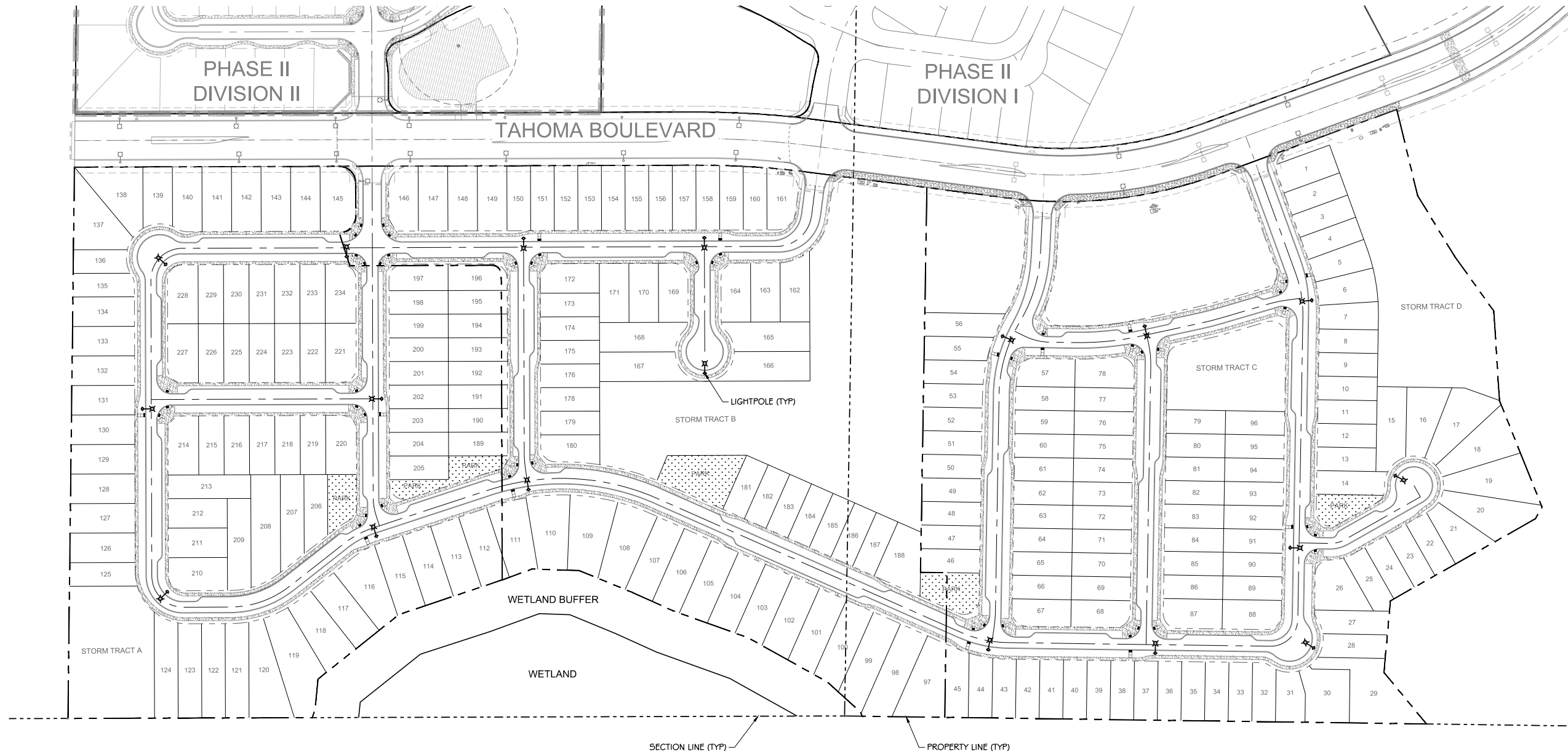
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
SEAL OF THE CITY OF YELM, WASHINGTON

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FILE: I:\2020\10182000024 - Tahoma Terra Phase II, Division III Prelim Plat (see also 100414004, 100412016, 10181800040)\CADD\DWG\C5.0 - PRELIMINARY STREET LIGHTING PLAN PLOTTED: Sep 01, 2020 - 15:38:59 PLOTTED BY: NeteA

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON





VERTICAL DATUM
NGVD 29
PER THURSTON
COUNTY HIGH
PRECISION NETWORK.

HORIZONTAL CONTROL:
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&
THURSTON COUNTY HIGH
PRECISION NETWORK.

TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

PRELIMINARY STREET LIGHTING PLAN

PRELIMINARY PLAT
DRAWING


C5.0

SHEET 15 OF 17

DESIGNED BY: BEE
DRAWN BY: NA, FC
CHECKED BY: CDP
DATE: 9-1-2020
JOB #: 10182000024

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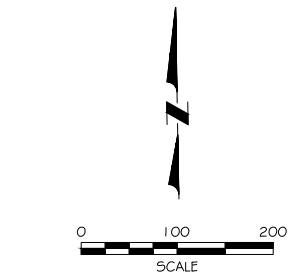
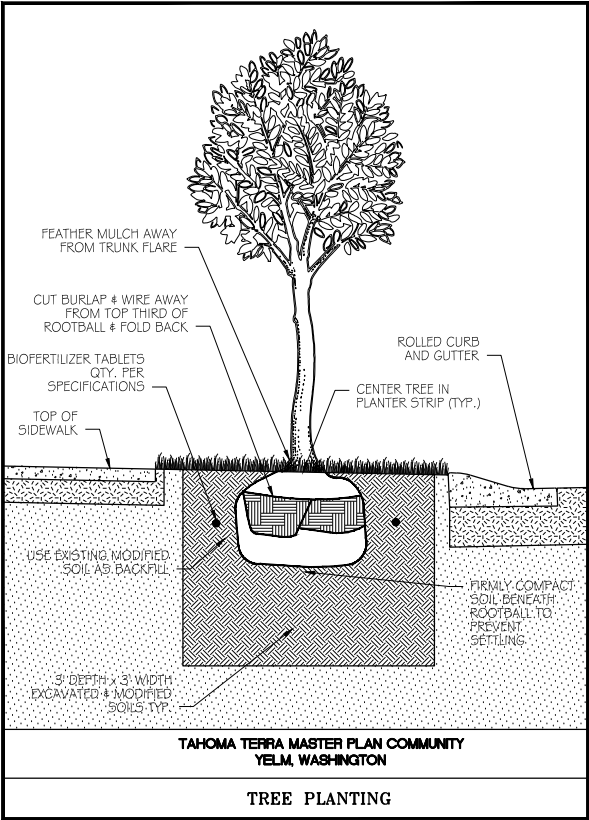
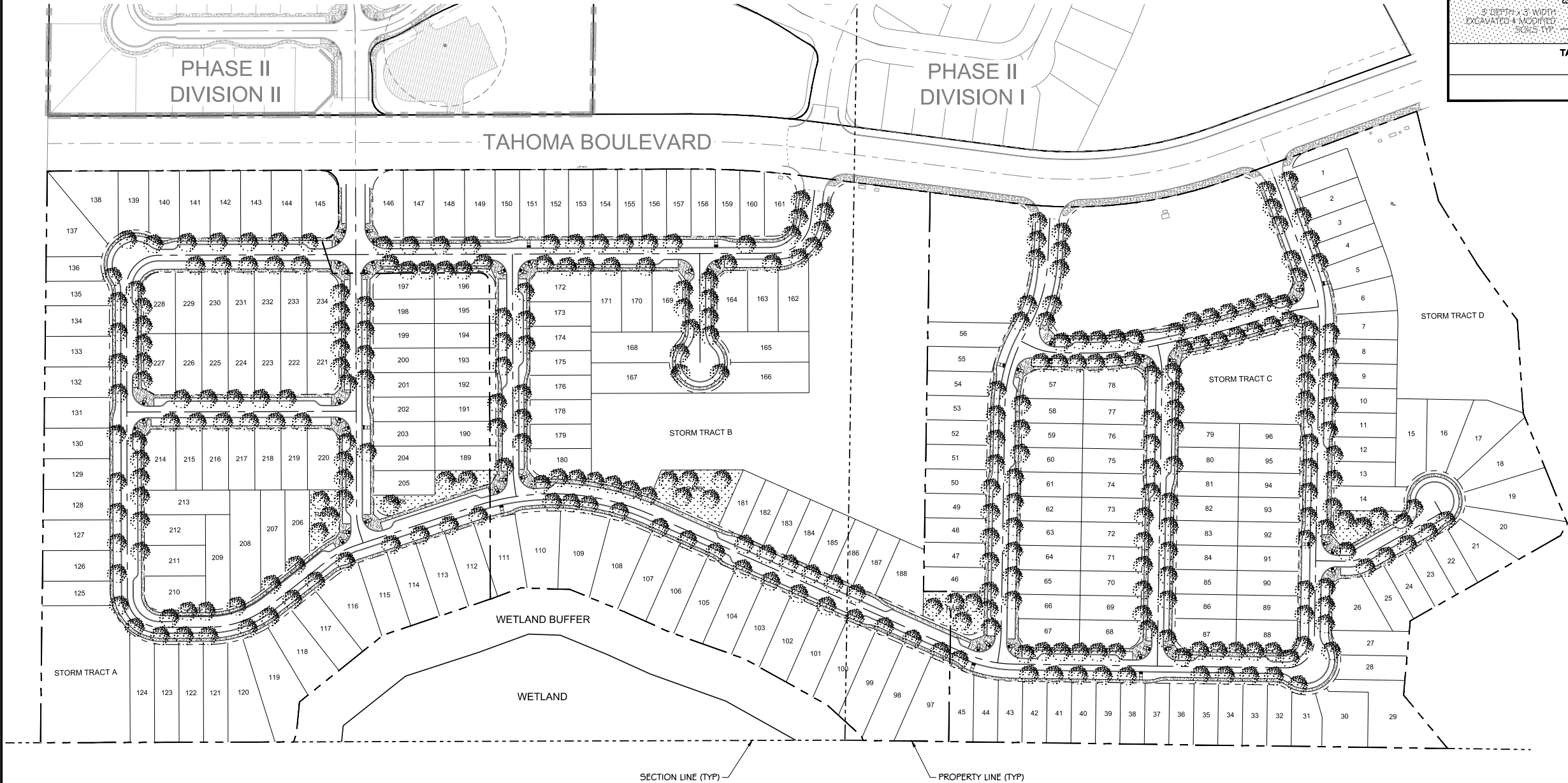



NO	DATE	BY	CHD/APPR	REVISION

**PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)**

FILE: I:\2020\10182000024 - Tahoma Terra Div. 7&8 Prelim. Plat (see also 100414004, 100412016, 10181800040)\CADD\DWG\C6.0 - PRELIMINARY STREET TREE PLAN
PLOTTED: Sep 01, 2020 - 13:55:59 PLOTTED BY: Netea

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON

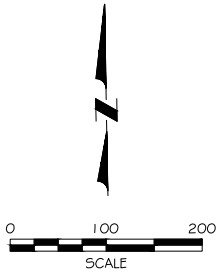




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PRECISION NETWORK.

TAHOMA TERRA PHASE II, DIVISION III YELM, WASHINGTON		PRELIMINARY PLAT DRAWING		C6.0 SHEET 16 OF 17	
DESIGNED BY BEE	CHECKED BY CDP	DATE 9-1-2020	JOB # 10182000024	PRELIMINARY PLAT (NOT FOR CONSTRUCTION)	
CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG 811		kpf 615 Woodland Square Loop, Suite 100, WA 98503 360.292.7230 www.kpf.com		REVISION	
TAHOMA TERRA MASTER PLAN COMMUNITY YELM, WASHINGTON		TREE PLANTING		NO	
DATE		BY		CHD/APPR	

FILE: I:\2020\10182000024 - Tahoma Terra, Div. 7&8 Prelim Plat (see also 100414004, 100412016, 1018180040)\CADD\DWG\C7.0 - PHASING PLAN PLOTTED: Sep 01, 2020 - 14:05:59.99 PLOTTED BY: NateA

SECTION 23, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
THURSTON COUNTY, WASHINGTON





VERTICAL DATUM
NGVD 29
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COUNTY HIGH
PRECISION NETWORK

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&
THURSTON COUNTY HIGH
PRECISION NETWORK.

TAHOMA TERRA PHASE II, DIVISION III
YELM, WASHINGTON

PHASING PLAN

PRELIMINARY PLAT
DRAWING

C7.0

SHEET 17 OF 17


DESIGNED BY
BEE

CHECKED BY
CDP


DATE
9-1-2020

JOB #:
10182000024

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9-2-2020

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

NO	DATE	BY	CHD/APPR	REVISION

October 21, 2020



VIA EMAIL

Tami Merriman
Community Development Department
City of Yelm
106 2nd Street SE
Yelm, WA 98597

RE: Tahoma Terra Phase II, Division III
Land Use Case No. 2020.0266.SP0002

Dear Ms. Merriman:

This firm represents JZK, Inc. and JZ Knight (collectively, "JZ Knight") and submits this comment letter in response to the Notice of Application ("NOA") for the Tahoma Terra Phase II, Division III, City of Yelm Land Use Case No. 2020.0266.SP0002. JZ Knight owns and operates a Group A water system, Zebras Aqueous Substance (DOH No. 61131N). The water system is supported by several groundwater wells, authorized by Water Right Certificate No. 5866, as amended, with a priority date of July 21, 1964, and located in the Thompson Creek/Nisqually River basin.¹

The proposed development is described as including 234 single family residential units and four apartment buildings as part of the Tahoma Terra Master Planned Community. The NOA does not describe the number of proposed residential apartment units, nor the total number of equivalent residential units (ERUs) proposed. It is unclear whether the City maintains sufficient water rights to serve this proposed development, and whether this proposed development exceeds any transferred water rights previously provided by the applicant. In review of this application, the City should carefully and appropriately consider its available water rights and the related potential impacts on the aquifer, groundwater supply, and instream resources critical to the area. Additionally, the proposal should be reviewed to ensure consistency with the mitigating conditions included in the May 24, 2005 SEPA Mitigated Determination of Non-Significance (MDNS) for the Tahoma Terra

¹ JZ Knight also holds a surface water right from Thompson Creek.

Tami Merriman
October 21, 2020
Page 2

Master Planned Community, including without limitation Mitigating Condition #5, and with applicable law, including without limitation RCW 58.17.110.

JZ Knight requests notice, directed to the undersigned and to the contact noted below, of all future notices, decisions, or actions related to this matter including, without limitation, any SEPA notices or threshold determinations:

Mike Wright
Ramtha's School of Enlightenment
JZK, Inc.
P.O. Box 1210
Yelm, WA 98597
Email: mikew@ramtha.com

Thank you in advance for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Rehberger", with a stylized flourish at the end.

Joseph A. Rehberger
Direct Line: (360) 786-5062
Email: jrehberger@cascadialaw.com
Office: Olympia

JR:en

Tami Merriman

From: Kelley Koidahl <yellowposies@outlook.com>
Sent: Wednesday, November 4, 2020 5:35 PM
To: Tami Merriman
Subject: [External]Tahoma Terra Phase II Division III Proposed Development

To the City of Yelm Hearing
Examiner:

November 4, 2020

We are property owners located directly across the street (Tahoma Blvd) from the proposed Tahoma Terra Phase II Division III. When we purchased our property (located in the far SE corner of Tahoma Terra Phase II Division I), we were informed the overall entire master planned community would consist of single-family homes. Imagine our dismay in observing the site plan map (on the reverse of a city mailed Notice of Application, dated October 6, 2020) and discovering several multi-family apartment buildings were to be erected directly across the street from our home. Our home was angled and built on our site to take advantage of the spectacular mountain views from every window, of both stories along the back and right sides of the home. Large picture windows were installed for this purpose. We also pay extra county taxes for the privilege of our views. While our mountain views may not physically be blocked by these apartment buildings, we will none the less lose our views because our shades will be constantly closed for privacy needs. Placing multi-family structures that will have unhindered views directly into our daily private lives and routines (Downstairs they would be able to see straight into our main living room, dining room, kitchen, front hall door entrance, enclosed fireplace porch (which was also an additional expense), dining room porch, & entire fenced yard. Upstairs clearly visible would be our child's bedroom, hall bathroom, our entire staircase & landing, clear view of our entire upstairs living room, our entire master bedroom, and our entire bathroom) from any units across the street will be a visual invasion of our privacy within our own home. The hardship of having our home's window shades drawn perpetually, out of necessity for privacy, in literally every room of our home (except one bedroom) would be unbearable. We purchased this home for the bright, open floor plan, oversized private lot, and the views because we are home all the time. I am a homemaker and we have used virtual schooling for the past several years. We are always home. This is our dream home; we saved for two decades to have a home like this. We live in Washington state; we have many, many dreary weather days here. Would you want to live in a home with the windows constantly dark and covered? Would you want to pay taxes for a view you cannot enjoy seeing? How would you feel being forced to choose between the two options of living a "cave-like" existence or living a "fishbowl" one? How would you feel wondering if any one of the many residents in one of those apartments (and apartments historically have high turn-over) was watching your children in their own home, with an unobstructed vantage? We understand the majority of people would not purposefully peer into other people's homes (however, there are unsavory individuals who do). Unfortunately, with the way our home is positioned on our corner lot; any balconies and windows facing our direction will only have us for their view. Renters, in general, typically bring property values down because they have no/little vested financial interest in the upkeep of their neighborhoods. They, generally, take little note of cares that most homeowners in an HOA value. By adding multi-family units (to the Tahoma Terra Community Development), there will (along with the renters) come additional vehicles, more parking lots, litter, and noise. These factors (I sincerely hope) will be addressed in HOA regulations for the multi-family dwellings, just as they are for the rest of the Tahoma Terra Homeowners. The concept of placing apartments front and center in a beautiful, planned, high-end community detracts from the atmosphere/environment most homeowners would want. Why the developer would plan this is baffling because it will bring everyone's property values down. We understand there currently is an existing multi-family complex within a portion of

the holding group's property (Fairway Oaks Apartments 10175 Terra Valley St SE-across Tahoma Blvd., further SE past the designated wetland zone). However, this complex in existence is situated in a manner that provides separation and natural visual & noise buffers for the single-family dwellings in its vicinity. It blends with the single-family homes in the area. We are not requesting that this multi-family portion of the phased development be omitted. We are asking that either the multi-family dwellings be relocated to a more secluded section towards the back (south end) of the Phase II Division III site plan or natural, full, vegetation buffers of a two-story + height be built into the site plan and grading along the Phase II Division III side of Tahoma Blvd encompassing the length of the entire site area the multi-family dwellings will be situated upon (If grading of the site allows, there are already some natural buffers of appropriate size present at the originally proposed location). These decisions will profoundly affect our family's daily life and those of our neighbors. We ask you to enact mitigation measures for the proposed multi-family dwellings of Tahoma Terra Phase II Division III's impacts on existing neighbors.

With appreciation for your attention in this matter,

Dan & Kelley Koidahl
Tahoma Terra Phase II Division I Lot #41



City of Yelm

EST. 1924

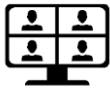
WASHINGTON

"Pride of the Prairie"

NOTICE OF PUBLIC HEARING - YELM HEARING EXAMINER

DATE: Thursday, December 17, 2020 – 9:00 AM

PLACE: Virtual Meeting Via Zoom



https://zoom.us/webinar/register/WN_IeIKC4JsQZ2ucrD9zxOx7Q

PURPOSE: Public Hearing to receive comments regarding the following:

1. Tahoma Terra Phase II Division III Preliminary Subdivision

Case Number 2020.0266.SP0002. Request to subdivide approximately 46.6 acres within the Tahoma Terra Master Planned Community into 234 single family units, and a multi-family component as part of a phased development. The proposal is to include 4 phases which will complete the build out of the Tahoma Terra Master Planned Community. Assessor's Tax Parcel Numbers 78640000018, 78640000017, 78640000016, 78640000015.

The City of Yelm Hearing Examiner will hold a public hearing to receive comments on the application listed above. The Hearing Examiner will make a decision on these matters within 10 working days after the hearing.

Testimony may be given at the hearing or through any written comments. Comments must be received by the close of the public hearing. Such written comments may be submitted to the City of Yelm at the address shown above, mailed to: City of Yelm Community Development Department, 106 2nd Street SE, Yelm WA 98597 or emailed to tamim@yelmwa.gov.

Any related documents are available for public review during normal business hours at the City of Yelm, 106 2nd Street SE, Yelm WA 98597. For additional information, please contact the Community Development Department at (360) 458-3835.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability in need of accommodations to conduct business or to participate in government processes or activities, please contact Lori Lucas at 360-458-8402 at least five working days prior to the scheduled event. For information on the Americans with Disabilities Act and the Title VI Statement visit our web page at <http://www.yelmwa.gov/human-resources/>.

Lori Lucas, City Clerk

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