



City of Yelm

EST. 1924

WASHINGTON

"Pride of the Prairie"

NOTICE OF DECISION

DATE: November 9, 2020

PROJECT NAME: West Coast Holding Group, LLC

PROJECT LOCATION: 315 Washington Avenue SW, Yelm, WA

PARCEL NUMBER: 75300800100

CASE NUMBER: 2020.0308.SR0003

NOTICE IS HEREBY GIVEN that the Community Development Department issued an Administrative site plan review approval to West Coast Holding Group, LLC at the above referenced location.

The complete decision may be viewed on the City's website at www.yelmwa.gov and choosing 'I Want To' then 'View' then 'Public Notices' from the menu system. A copy of the decision may also be obtained at the Community Development Department in City Hall at 106 2nd Street SE, Yelm, WA 98597 during normal business hours for a fee of 15 cents per page. For additional information, please contact the Community Development Department at (360) 458-3835.



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ADMINISTRATIVE SITE PLAN REVIEW 2020.0308-SP0003

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

INTRODUCTION

West Coast Holding Group, LLC filed a short subdivision application to the City of Yelm to subdivide .41 acres into 3 residential parcels located at 315 Washington Avenue SW.

The application package includes 4 exhibits, submitted by West Coast Holding Group, including application materials and deferral of improvements request, as well as previous approval for the construction of two duplexes on this site. A full list of exhibits is described below.

- Exhibit A: Site Plan Review Application with Site Plan
- Exhibit B: Request for deferral of frontage improvements
- Exhibit C: Warranty Deed
- Exhibit D: 20190020 Ministerial Site Plan Review Approval for the construction of two duplexes on this site.

Having fully considered the record, the Site Plan Review Committee enters the following:

FINDINGS OF FACT

1.

West Coast Holding Group, LLC proposes to subdivide a .41-acre parcel into 3 residential lots located at 315 Washington Avenue SW, identified by Assessor's Tax Parcel Number 75300800100.

2.

The site received a ministerial site plan approval for the construction of 2 duplexes on the parcel on February 28, 2020, permit number 20190020. This approval includes several conditions, that when met, address some of the development and design standards for this short subdivision. The property is currently developed with an existing single family home, one duplex, and building permit application for an additional duplex. Surrounding properties are currently developed in residential uses. The property is approximately .41 acres in area.

3.

The property is zoned Central Business District (CBD) which is codified at Chapter 18.35 YMC. The Central Business District is intended to promote the special characteristics of the existing downtown Yelm area. Residential development is allowed on lots of record 1 acre or less in the CBD zone. [Section 18.35.020(D) YMC].

4.

West Coast Holding Group, LLC submitted a short subdivision application on October 9, 2020, which was determined to be complete on October 22, 2020. The application materials included a preliminary site plan and request for deferral of frontage improvements.

5.

As required by Section 18.10.050 YMC, the Yelm Community Development Department mailed a Notice of Application to local and state agencies and surrounding property owners on October 22, 2020. Notice was published on the City's website and published in the Nisqually Valley News on October 29, 2020.

No comments were submitted to the City.

6.

The project is exempt from the State Environmental Policy Act pursuant to Section 197-11-800 (1) and Section 18.20.020 (A) (1) YMC.

7.

Chapter 18.16 YMC requires a determination that the infrastructure facilities necessary to serve a proposed development are in place or planned for and properly funded with a reasonable expectation that the facilities will be in place at the time needed to preserve adopted levels of service.

Concurrency with sewer infrastructure is met when the project is within an area approved for sewer pursuant to the adopted sewer comprehensive plan for the City and improvements necessary to provide facilities and services are present to meet the needs of the proposed development.

The existing residence and duplex are connected to the City sewer system. The duplex under building permit review will connect to the City sewer system. Connection of the new construction to the sewer system satisfies concurrency requirements.

Concurrency with water infrastructure means the project is within an area approved for municipal water service pursuant to the adopted water comprehensive plan for the City and improvements necessary to provide services are present.

The existing residence and duplex are connected to the City water system. The duplex under building permit review will connect to the City water system. Connection of the new construction to the water system satisfies concurrency requirements.

Concurrency with transportation infrastructure means that the project completes frontage improvements, makes off-site improvements required for the safe movement of traffic and pedestrians if impacted by traffic from the development, and pays a traffic facilities charge.

The parcel fronts Washington Avenue SW and Rice Street SW, which are both considered Commercial Collector streets that are not constructed to City Standards. The property is also bordered by an alley which is not proposed to be used for access. The applicant has requested a deferral of frontage improvements. An agreement of deferral of frontage improvements, and payment of traffic facilities charges satisfies concurrency requirements.

Concurrency with school infrastructure means the developer pays a school impact fee at the time of construction.

Payment of the School Impact Fee at the time of building permit issuance satisfies concurrency requirements.

Concurrency with fire protection means the developer pays a fire impact fee at the time of construction.

Payment of the Fire Impact Fee at the time of building permit issuance satisfies concurrency requirements.

8.

Title 18 YMC is the Unified Development Code for the City of Yelm and establishes standards for development within the various zoning districts. The subject

property is identified by the Zoning Map as being within the Central Business District zoning district (CBD). The surrounding property is residentially developed.

Residential development is allowed in the CBD as a permitted use. [Section 18.35.020(D) YMC]

Residential development in the CBD is subject to High Density Residential district development standards, which require a 25-foot setback from the front, 20-feet for flanking yards, 10 feet for side yards, and 25 feet for rear yards. [Section 18.35.040 YMC] The conceptual site plan shows conformance with this requirement.

Maximum building height is 35 feet. [Section 18.35.040 YMC]. The conceptual site plan shows conformance with this requirement.

Chapter 18.52 provides guidance for Ingress and egress. The applicant proposes one driveway approach for each duplex that meets the standards found in the Yelm Development Guidelines.

Residential uses require two parking spaces per dwelling unit. Existing units meet this requirement, and the duplex under review will also provide two parking spaces.

9.

Title 18 YMC provides guidance and regulation for site planning during development. Chapter 18.55 establishes landscaping requirements for various types of development.

Perimeter landscape includes an 8-foot planter area with a combination of evergreen and deciduous trees. For residential development, a solid wood fence is acceptable on side and rear yards.

The conceptual site plan does not adequately show required landscaping.

Mailboxes for the site shall be cluster box units (CBU) and placed on site. [Section 18.59.080 YMC]

The conceptual site plan does not adequately show required mailbox type and location.

10.

The Yelm Critical Areas and Resource Lands, Chapter 18.21 YMC provides protection for critical aquifer recharge areas, frequently flooded areas, wetlands, geologically hazardous areas, and fish and wildlife habitat conservation areas.

All of Yelm is identified as a critical aquifer recharge area. Compliance with Federal, State, and County water source protection regulations and with the City's adopted stormwater regulations is required to protect the aquifer. [Section 18.21.070 (C) YMC]

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. 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.

Visual reconnaissance from City staff show no indications of Mazama Pocket Gophers or Prairie Habitat found on the project site. The site is mostly gravel.

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.

11.

Impervious surfaces create stormwater runoff which, when uncontrolled and untreated can create health, safety, and environmental hazards. The City of Yelm has adopted the current Stormwater Management Manual for Western Washington as issued by the Washington State Department of Ecology, which requires all development to treat and control stormwater on site. The proposal includes only driveway aprons and approaches which does not require a stormwater report.

12.

All of Yelm is considered a critical aquifer discharge area. The control and treatment of stormwater is required to protect the critical aquifer. The City has adopted the latest edition of the Stormwater Management Manual for Western Washington (SMMWW) published by the Washington Department of Ecology. [Section Chapter 18.27 YMC].

13.

Chapter 13.04 YMC and Chapter 6 of the Development Guidelines establish requirements for connection to the City's water system.

Water service connections are by a service line and water meter in the public right-of-way. [Section 13.04.110 YMC]. Duplex developments are calculated at 100 percent of an equivalent residential unit (ERU) per unit. [Section 13.04.120 YMC].

The existing home is connected to City water service. There is a 12-inch service main located in Washington Avenue. Connection of the new construction to this line is required. Each dwelling unit is required to have its own meter.

Fire protection to the buildings 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.

14.

Chapter 13.08 YMC and Chapter 7 of the Development Guidelines establish requirements for connection to the City's sewer system.

The property is located in the City of Yelm's STEP sewer system service area. The existing home is connected to City sewer service. The STEP tank serving the home does not meet current standards for service. A new tank will need to be installed for the existing home.

There is an existing -4-inch sewer main located in the alley. Connection of new construction to City sewer service is required. The S.T.E.P. tank shall be sized based on the Criteria for Sewage Works Design (Orange Book) published by the Washington State Department of Ecology, and located in the front yard area. A single tank may serve each

duplex building. Ownership of power supply to remain with property owner. Tanks located adjacent to driveways must be protected from vehicles. This can be achieved by installing traffic rated lids, bollards, or other means approved by the City.

15.

Frontage improvements are required as part of development in the City. [Section 18.16.050 YMC]

Frontage improvements are required for all new development within the city, including change of use that requires a site plan review approval. The applicant has requested a deferral of frontage improvements. The original subdivision of Solberg's First Addition to Yelm, recorded 1916, provides the required adequate right-of-way for frontage improvements. Based on location and low traffic impact of this development a deferral may be granted. An Agreement and waiver of protest is required.

16.

A short subdivision name must be reserved with the Thurston County Auditor's Office prior to final subdivision submittal.

17.

The preliminary subdivision maps include preliminary location of improvements that have been or are under construction. If the final subdivision map is intended to show this information, the locations will need to be surveyed for exact location. Otherwise the final subdivision map shall meet the minimum requirements of Section 18.10.120 YMC and state survey requirements.

CONCLUSIONS OF LAW

A. Section 18.13.020 (B) YMC allows the Site Plan Review Committee to approve a proposal when the preliminary site plan conforms to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances.

B. The proposal, as submitted, does not adequately show required landscaping and mailbox locations.

C. As conditioned below, the application is consistent with the development, construction, and design standards of the Unified Development Code.

DECISION

In accordance with the analysis above, the Site Plan Review Committee issues the following decision:

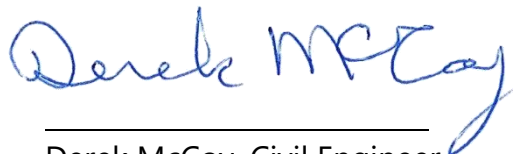
The Administrative Site Plan Review is hereby approved as proposed, subject to the following conditions:

1. The conditions of approval issued for permit 20190020 are hereby referenced and considered conditions of this approval.
2. Prior to final subdivision submittal, a detailed landscape plan shall be submitted showing how required perimeter landscaping is intended to be met.
3. The detailed landscape plan shall show the location of cluster box unit mailboxes.
4. Prior to the submission of final subdivision application, a short subdivision name must be reserved with the Thurston County Auditor's Office.
5. Final subdivision map, and application materials shall meet minimum City and State requirements.

Dated this 9th day of November, 2020



Grant Beck,
Community Development Director



Derek McCoy, Civil Engineer
for Cody Colt, Public Works Director

Prepared this 6th day of November, 2020



Tami Merriman,
Associate Planner

APPEAL

The Site Plan Review Committee's decision in this matter may be appealed pursuant to Chapter 18.10 YMC, to the City of Yelm Hearing Examiner no later than 21 days from the date of this decision. An appeal must be in writing, contain specific factual objections, and include the appeal fee of \$1,250.00.

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

315 Lots 2 & 3 Layout.pdf	174.48KB
8-7-20 Warranty Deed for 315 WA. Ave. Duplex Lot Included.pdf	641.12KB

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

Business or Development Name: *

West Coast Holding Group, LLC

Description of proposed development: *

Subdividing lot into 3: See Attached plans. Existing home on lot 1 and duplex on lot 3.

Applicant Name & Contact Information

First Name *

Kaitlyn

Last Name *

Butler

Phone *

360-400-7767

Email *

admin@firstfinishers.
com

Applicant Address *

Street Address

607 W Yelm Ave

Address Line 2

none

City

Yelm

Postal / Zip Code

98597

State / Province / Region

Washington

Country

USA

Owner Name & Contact Information

First Name	Last Name	Phone	Email
Kai	Fyrst	360-400-7767	kai@firstfinishers.com

Owner Address

Street Address
607 W Yelm Ave
Address Line 2
none
City
Yelm
State / Province / Region
Washington
Postal / Zip Code
98597
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
Yelm
State / Province / Region
Washington
Postal / Zip Code
98597
Country
USA

Property Information

Property Address *

Street Address
315 Washington Ave SW
City
Yelm
State / Province / Region
Washington
Postal / Zip Code
98597

Legal Description

(abbreviated) Lots 1-3, Block 8, Solbergs First Addition to Yelm

Parcel # * (?)

<http://www.geodata.org/parcelinfo/>
75300800100

Size of Site

18,000 Sq Ft / .41 Acres

Number of Lots

3

Gross Floor Area**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

A handwritten signature in cursive script that reads "Kaitlyn Butler". The signature is written in black ink on a light gray rectangular background.**For Internal Use Only**

Date Received

10/9/2020

Receipt #:

14951

Deposit Amount:

\$ 750.00

Project/Permit #: *

2020.0308.SP0003

Comments / Edits

**SECTION 19, TOWNSHIP 17 NORTH, RANGE 2 EAST, W.M.
YELM, WASHINGTON**

OWNER/APPLICANT:	TIM FYRST PO BOX 1276 YELM, WA 98597
PARCEL NO:	75300800100
SITE ADDRESS:	315 WASHINGTON AVE. SW YELM, WA 98597
ZONING:	CBD
LOT AREAS:	
LOT 1:	5,996 SF (EXISTING)
	6,088 SF (PROPOSED)
LOT 2:	5,996 SF (EXISTING)
	5,904 SF (PROPOSED)
LOT 3:	5,996 SF

PARKING STALLS REQUIRED: 2/UNIT
PARKING STALLS PROVIDED: 2/UNIT

PROPOSED HARD SURFACE COVERAGE
(LOTS 2 & 3, EACH):

SOILS: SPANAWAY GRAVELLY/STONY
SANDY LOAM (HSG A)

SANITARY SEWER/WATER:	CITY OF YELM
POWER/GAS:	PUGET SOUND ENERGY
TELEPHONE/FIBER:	CENTURYLINK
CABLE TV/FIBER:	COMCAST
FIRE DISTRICT:	YELM
REFUSE/RECYCLING:	PACIFIC DISPOSAL
BUILDING SETBACKS:	15' FRONT, 10' SIDE (20' FLANKING), 25' REAR
FEMA FIRM DESIGNATION:	ZONE X (53067C0353E)

THERE ARE NO KNOWN DOMESTIC WELLS LOCATED WITHIN 200' OF THIS PROJECT.

STORMWATER RUNOFF FROM THE PROPOSED ROOF AREAS WILL BE TIGHTLINED TO DOWNSPOUT INFILTRATION TRENCHES (T5.10A) AND DRIVEWAYS WILL BE CONSTRUCTED OF PERMEABLE PAVEMENT (BMP T5.15)

THE BOUNDARY SURVEY INFORMATION DEPICTED HEREON WAS PROVIDED BY BRACY & THOMAS LAND SURVEYORS. TOPOGRAPHY AND UTILITY INFORMATION IS BASED ON COUNTY AERIALS AND CITY RECORDS AND IS APPROXIMATE. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

PROPOSED BOUNDARY LINE ADJUSTMENT (BLA) TO PROVIDE FOR A MINIMUM 10' SIDE YARD SETBACK TO THE EXISTING HOUSE ON LOT 1. BLA TO BE COMPLETED PRIOR TO DEVELOPMENT OF LOT 2.

STEP TANK ASSOCIATED WITH THE EXISTING HOUSE WILL BE RE-LOCATED ONTO LOT 1 DURING DEVELOPMENT OF LOT 2.

[illegible]

EXISTING SHOP TO BE DEMOLISHED
AND REMOVED AS PART OF
DEVELOPMENT OF LOT 2.

existing chain link fence on property line

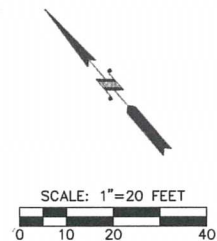
existing cedar privacy
fence. Approx. 80 feet.
on property line.

Proposed cedar fence.
Approx. 80 feet or length
of property line.

existing chain link fence down property line.

- existing chain link fence down property line by back alley

proposed cedar fence approx.
25-30 feet, from duplex
to chain link fence.



BASIS OF MERIDIAN: RECORD OF SURVEY
RECORDED IN BOOK 24 OF SURVEYS AT
PAGE 84, UNDER AUDITOR'S FILE NO.
8903130076, RECORDS OF THURSTON
COUNTY, WASHINGTON.

SITE PLAN

**315 WASHINGTON
LOTS 2 & 3
DUPLEXES**

DESIGNED BY:	CMM
DRAWN BY:	CMM
CHECKED BY:	
SCALE:	1" = 20'
DATE:	1/9/19

PO Box 12690
Olympia, WA 98508
360.705.2474 office
www.olyeng.com



OLYMPIC
ENGINEERING

JOB NUMBER:
18078

DRAWING NAME:
18078_SITE

SHEET: 1 OF 1

West Coast Holding Group LLC

PO BOX 752 YELM, WA 98597

October 13th, 2020

City of Yelm
Attn: Tami Merriman
106 Second St SE
Yelm, WA 98597

RE: Application for Short Subdivision – Washington Avenue

To Whom It May Concern:

As property owner, please accept this deferral request of frontage improvements on the application for short subdivision on parcel # 75300800100.

If you have any questions, please contact me at 360-400-7767.

Thank you,

A handwritten signature in black ink, appearing to read 'Kai Fyrst', with a stylized flourish at the end.

Kai Fyrst – Owner
West Coast Holding Group LLC



City of Yelm
EST. 1924
WASHINGTON

“Proudly Serving Our Community”

NOTICE OF DECISION

DATE: February 28, 2019
PROJECT NAME: Fyrst Duplexes
PROJECT LOCATION: 315 Washington Avenue SW, Yelm, WA
PARCEL NUMBER: 75300800100
CASE NUMBER: 20190020

NOTICE IS HEREBY GIVEN that the Community Development Department issued a site plan review approval to Tim Fyrst at the above referenced location.

The complete decision may be viewed on the City’s website at www.yelmwa.gov and choosing ‘I Want To’ then ‘View’ then ‘Public Notices’ from the menu system. A copy of the decision may also be obtained at the Community Development Department in City Hall at 106 2nd Street SE, Yelm, WA 98597 during normal business hours for a fee of 15 cents per page. For additional information, please contact the Community Development Department at 360-458-3835.



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“Proudly Serving Our Community”

SITE PLAN REVIEW 20190020

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

FINDINGS OF FACT

1. Tim Fyrst proposes to construct 2 duplex buildings at 315 Washington Avenue SW, identified by Assessor’s Tax Parcel Numbers 75300800100.
2. The property is approximately .41 acres and is currently developed with a single family home and associated outbuilding.
3. The property is zoned Central Business District (CBD) which is codified at Chapter 18.35 YMC. The Central Business District is intended to promote the special characteristics of the existing downtown Yelm area. Residential development is allowed on lots of record 1 acre or less in the CBD zone. [Section 18.35.020(D) YMC].
4. Tim Fyrst submitted a site plan review application on January 29, 2019, and it was determined to be complete on February 8, 2019. The applicant proposes to construct 2 duplex buildings on the parcel, and demolish the associated outbuilding. The application materials included a preliminary site plan.
5. The application is considered a ministerial site plan review pursuant to Section 18.12.060 YMC, which does not require public notice.
6. The project is exempt from SEPA review pursuant to Section 197-11-800 (1) WAC and Section 18.20.020 (A) (1) YMC.
8. Chapter 18.16 YMC requires a determination that the infrastructure facilities necessary to serve a proposed development are in place or planned for and properly funded with a reasonable expectation that the facilities will be in place at the time needed to preserve adopted levels of service.
 - a. Concurrency with sewer infrastructure means the project is within an area approved for sewer pursuant to the adopted sewer comprehensive plan for the City and improvements necessary to provide facilities and services are present to meet the needs of the proposed development.

The existing residence is connected to the City sewer system. Connection of the new construction to the sewer system satisfies concurrency requirements.

- b. Concurrency with water infrastructure means the project is within an area approved for municipal water service pursuant to the adopted water comprehensive plan for the City and improvements necessary to provide services are present.

The existing residence is connected to the City water system. Connection of the new construction to the water system satisfies concurrency requirements

- c. Concurrency with transportation infrastructure means that the project completes frontage improvements, makes off-site improvements required for the safe movement of traffic and pedestrians if impacted by traffic from the development, and pays a traffic facilities charge.

The parcel fronts Washington Avenue SW and Rice Street SW, which are both considered Commercial Collector streets that are not constructed to City Standards. The property is also bordered by an alley. The applicant has requested a deferral of frontage improvements. An agreement of deferral and payment of traffic facilities charges satisfies concurrency requirements.

- d. Concurrency with school infrastructure means the developer pays a school impact fee at the time of construction.

Payment of the School Impact Fee at the time of building permit issuance satisfies concurrency requirements.

- e. Concurrency with fire protection means the developer pays a fire impact fee at the time of construction.

Payment of the Fire Impact Fee at the time of building permit issuance satisfies concurrency requirements.

- 9. Title 18 YMC is the Unified Development Code for the City of Yelm and establishes standards for development within the various zoning districts. The subject property is identified by the Zoning Map as being within the Central Business District zoning district (CBD). The surrounding property is residentially developed.

- a. Residential development is allowed in the CBD as a permitted use. [Section 18.35.020(D) YMC]
- b. Residential development in the CBD is subject to High Density Residential district development standards, which require a 25-foot setback from the front, 20-feet for flanking yards, 10 feet for side yards, and 25 feet for rear yards. [Section

- 18.35.040 YMC] The conceptual site plan shows conformance with this requirement.
- c. Maximum building height is 35 feet. [Section 18.35.040 YMC]. The conceptual site plan shows conformance with this requirement.
 - d. Chapter 18.52 provides guidance for Ingress and egress. The applicant proposes a driveway approach that meets the standards found in the Yelm Development Guidelines.
 - e. Residential uses require two parking spaces per dwelling unit.
10. Title 18 YMC provides guidance and regulation for site planning during development. Chapter 18.55 establishes landscaping requirements for various types of development.
- a. Perimeter landscape includes an 8 foot planter area with a combination of evergreen and deciduous trees. For residential development, a solid wood fence is acceptable on side and rear yards.
 - b. Pedestrian corridors require streetscape landscaping to provide visual relief and separation of pedestrians from streets and parking areas. This is landscaping is achieved with frontage improvements.
 - c. Mailboxes for the site shall be cluster box units (CBU) and placed on site. [Section 18.59.080 YMC]
11. The Yelm Critical Areas and Resource Lands, Chapter 18.21 YMC provides protection for critical aquifer recharge areas, frequently flooded areas, wetlands, geologically hazardous areas, and fish and wildlife habitat conservation areas.
- a. All of Yelm is identified as a critical aquifer recharge area. Compliance with Federal, State, and County water source protection regulations and with the City's adopted stormwater regulations is required to protect the aquifer. [Section 18.21.070 (C) YMC]
 - b. 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. 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

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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.

Visual reconnaissance from City staff show no indications of Mazama Pocket Gophers or Prairie Habitat found on the project site. The site is mostly gravel.

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.

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 - a. Water service connections are by a service line and water meter in the public right-of-way. [Section 13.04.110 YMC]. Duplex developments are calculated at 100 percent of an equivalent residential unit (ERU) per unit. [Section 13.04.120 YMC].
 - b. The existing home is connected to City water service. There is a 12-inch service main located in Washington Avenue. Connection of the new construction to this line is required. Each dwelling unit is required to have its owner meter.
13. Fire protection to the buildings 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.

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 - a. The property is located in the City of Yelm's STEP sewer system service area. The existing home is connected to City sewer service. The STEP tank serving the home does not meet current standards for service. A new tank will need to be installed for the existing home.

- b. There is an existing -4-inch sewer main located in the alley. Connection of new construction to City sewer service is required. The S.T.E.P. tank shall be sized based on the Criteria for Sewage Works Design (Orange Book) published by the Washington State Department of Ecology, and located in the front yard area. A single tank may serve each duplex building. Ownership of power supply to remain with property owner. Tanks located adjacent to driveways must be protected from vehicles. This can be achieved by installing traffic rated lids, bollards, or other means approved by the City.
- 15. All of Yelm is considered a critical aquifer discharge area. The control and treatment of stormwater is required to protect the critical aquifer. The City has adopted the latest edition of the *Stormwater Management Manual for Western Washington* (SMMWW) published by the Washington Department of Ecology. [Section Chapter 18.27 YMC].
- 16. Frontage improvements are required as part of development in the City. [Section 18.16.050 YMC]
 - a. Frontage improvements are required for all new development within the city, including change of use that requires a site plan review approval. The applicant has requested a deferral of frontage improvements. Based on the location and low traffic impact, and deferral may be granted. An Agreement and waiver of protest is required.

CONCLUSIONS OF LAW

- A. Section 18.13.020 (B) YMC allows the Site Plan Review Committee to approve a proposal when the preliminary site plan conforms to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances.
- B. Tim Fyrst has established that the request for site plan review approval can satisfy all criteria set forth in Section 18.13.020(C) YMC, meet all requirements of the Central Business District zoning classification, and meet all other requirements of the Yelm Municipal Code. Therefore, the preliminary site plan should be approved subject to the following conditions:
 - 1. Connection to City sewer service is required for the new construction. The STEP tank shall be sized based on the Criteria for Sewage Works Design (Orange Book) published by the Washington State Department of Ecology, located in the front yard area, and protected from vehicle access.
 - 2. Relocated STEP service for the existing home shall meet current development standards for STEP tanks.

3. Connection to City water service is required for new construction. Connection shall be made at the service main located within Washington Avenue. Each unit shall be served by a separate meter.
 4. Fire protection to the buildings must be provided per the International Fire Code
 5. If new fire hydrants are installed, hydrant locks are required.
 6. Payment of a Fire Impact Fee is due at the time of building permit issuance.
 7. School mitigation fees are due at building permit issuance.
 8. Traffic Facilities charges are due at the time of building permit issuance.
 9. A Waiver of Protest shall be signed and recorded to defer frontage improvements.
 10. Mailboxes shall be cluster box units and located on site.
 11. A minimum of two parking stalls are required for each dwelling unit.
- C. The site plan is valid for eighteen (18) months from the date of this approval. The applicant may request a six-month extension on the approval, if the request is made in writing prior to the expiration date of this approval.


DECISION

The request for site plan review approval is hereby granted subject to the conditions contained in the conclusions above.

Dated this 28th day of February, 2019




Grant Beck,
Community Development Director



Chad Bedlington,
Public Works Director

Prepared this 27th day of February, 2019



Tami Merriman,
Associate Planner

APPEAL

The Site Plan Review Committee's decision in this matter may be appealed pursuant to Chapter 18.10 YMC, to the City of Yelm Hearing Examiner no later than 21 days from the date of this decision. An appeal must be in writing, contain specific factual objections, and include the appeal fee of \$1,250.00.