



City of Yelm

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NOTICE OF DECISION

DATE: March 10, 2021
PROJECT NAME: City of Yelm Cochrane Park Restroom Facilities
PROJECT LOCATION: 750 Mill Road SE, Yelm, WA
PARCEL NUMBER: 22730220500
CASE NUMBER: 2021.0067.PR0003

NOTICE IS HEREBY GIVEN that the Community Development Department issued a site plan review approval to the City of Yelm Public Works 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.

SITE PLAN REVIEW 2021.0067.PR0003
FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

INTRODUCTION

The City of Yelm Public Works Department filed a site plan review application to the City of Yelm to construct a restroom facility in Cochrane Park located at 750 Mill Road SE.

The application package includes an application, site plan, and building elevations.

Exhibit A: Application

Exhibit B: Site Plan

Exhibit C: Building Elevations

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

FINDINGS OF FACT

1.

The City of Yelm Public Works Department proposes to construct a restroom facility at the City of Yelm Cochrane Park located at 750 Mill Road SE, identified by Assessor's Tax Parcel Number 22730220500.

2.

The property is currently improved as the City of Yelm Cochrane Park which was approved by City of Yelm Permit #19988231. The original approval considered a restroom in this location, however the approval has expired. Currently there are portable restrooms serving the public. Adjoining properties include a Catholic Church to the north, a residential subdivision to the east, vacant land to the south, and residential duplexes to the west, across Mill Road. is located to the south, a retail pharmacy to the north, and a grocery store across the street. The property is approximately 7.88 acres.

3.

The property is zoned Open Space/Institutional District (OS) which is codified at Chapter 18.40 YMC. The OS district is intended to protect and preserve land devoted to

existing and future use for civic, cultural, educational, and similar facilities. Parks are an allowed use in the OS zone. [Section 18.40.020 YMC].

4.

The City of Yelm Public Works submitted a site plan review application on February 9, 2021, and it was determined to be complete on February 17, 2021. The applicant proposes to construct a 165 square foot building with two ADA compliant restrooms. The site is improved with parking and landscaping. The application materials included a preliminary site plan, and building elevations.

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 February 22, 2021. In addition, the notice was published on the City's website on February 17, 2021 and published in the Nisqually Valley News on February 25, 2021.

No comments were received.

6.

The project is exempt from SEPA review pursuant to Section 197-11-800 (1) WAC and Section 18.20.020 (A) (3).

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 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 site is the City of Yelm Cochrane Park, which is a component of the City's Water Reclamation Facilities. There is a sewer STEP main located onsite, and the restroom facility will be connected to City sewer services. This satisfies concurrency requirements for sewer.

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 site is the City of Yelm Cochrane Park, which is a component of the City's Water Reclamation Facilities. There is an existing water service at this site, and the restroom facility will connect to City water services. This satisfies concurrency requirements for water.

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 Mill Road which is constructed to City standard. The site is served by approved access and parking. The addition of restroom facilities is not anticipated to increase traffic to the site. This satisfies concurrency requirements for transportation.

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

The project does not impact schools as it does not increase student population.

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 property is identified by the Zoning Map as being within the Open Space (OS) zoning district. Adjoining properties include a Catholic Church to the north, a residential subdivision to the east, vacant land to

the south, and residential duplexes to the west, across Mill Road. The park was approved under City of Yelm Permit #19988231 in March 1999.

Parks are allowed in the OS zoning district as a permitted use. [Section 18.40.020 YMC] Restroom facilities are considered an accessory use.

Setback requirements for the OS zoning district are 25 feet from front and side yards. [Section 18.40.040 YMC] The proposed building meets the OS setback requirements.

Buildings in the OS zoning district may be up to 40 feet in height. [Section 18.40.040 YMC]. The proposed building meet the height requirement for the OS zoning district.

Chapter 18.52 YMC provides guidance for Ingress and egress. Current access meets the requirements of Chapter 18.52 YMC.

Section 18.54.030 YMC does not list minimum parking requirements for parks, however the original approval reviewed this requirement, and approved the parking lot as it exists. The new restrooms are not anticipated to increase the number of trips to the site, and the existing parking is adequate to serve the site. No additional parking is required.

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. The site has existing perimeter landscaping along the front and a portion of the northern property line.

The site meets or exceeds the minimum requirements for perimeter landscaping.

Pedestrian corridors require streetscape landscaping to provide visual relief and separation of pedestrians from streets and parking areas.

Mill Road landscaping is complete.

Parking landscaping includes a minimum of 24 square feet of landscape area for each parking stall proposed, planting area must contain at least one tree with no parking stall located more than 50 feet from a tree.

The existing parking lot landscape meets this requirement.

Stormwater Facility Landscaping includes landscaping of the stormwater facility to be incorporated with all on-site landscaping.

Onsite landscaping around all retention facilities on site meet this requirement.

Trash enclosures shall incorporate the architectural feature of the primary structure and landscaping. There is an existing trash enclosure onsite that meets the requirements of Section 18.59.040 YMC.

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 covered by lawn.

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.

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].

The site is connected to City water service. The restroom facility will be connected to water service.

12.

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.

13.

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 restrooms will connect to City sewer services by a stub out located on the site.

14.

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].

15.

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

Frontage improvements are complete.

Traffic Facilities Charges are based on the Institute of Traffic Engineers Trip Generation guide. The restroom facilities will not generate new trips to the site.

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 City of Yelm Public Works Department 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 Open Space 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. Fire Impact Fees are due at Building Permit Issuance.

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.

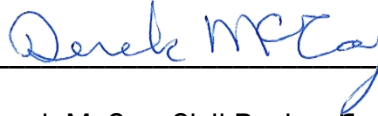
DECISION

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

Dated this 10th day of March, 2021



Grant Beck,
Community Development Director



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

Prepared this 10th day of March, 2021



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.