



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.

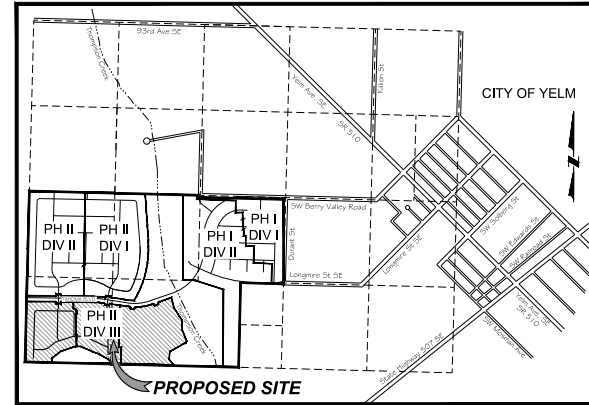
The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Tami Merriman, Community Development Department, 106 2nd Street SE, Yelm WA 98597, (360) 458-8496, or via email at tamim@yelmwa.gov.

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

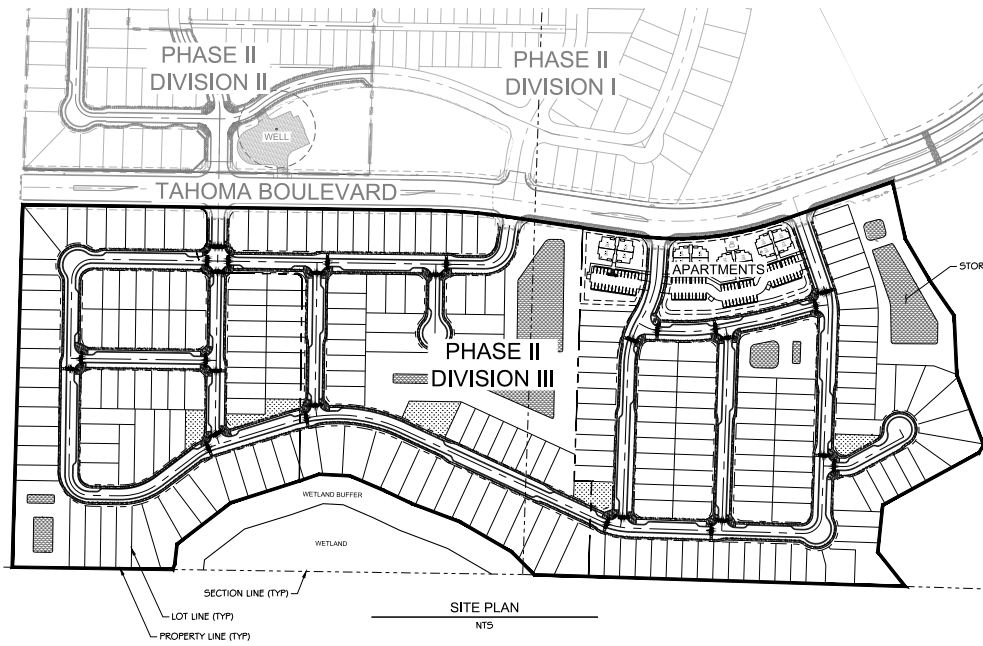
This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision. 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



SITE PLAN
 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

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 SCALE

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

VERTICAL DATUM
 NGVD 29
 PER THURSTON
 COUNTY HIGH
 PRECISION NETWORK.