

NOTICE OF DECISION

DATE: August 25, 2022
PROJECT NAME: Bundy Commercial Center
PROJECT LOCATION: 9241 Burnett Rd. SE, Yelm, WA
PARCEL NUMBER: 21713330200
CASE NUMBER: 2022.0003

NOTICE IS HEREBY GIVEN that the Public Services Department issued an administrative site plan review approval to Bundy Commercial Center 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 Public Services Department at 901 Rhoton Rd. NW, Yelm, WA 98597 during normal business hours for a fee of 15 cents per page. For additional information, please contact the Public Services Department at 360-400-5003.

ADMINISTRATIVE SITE PLAN REVIEW 2022.0003

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

FINDINGS OF FACT

1. Crystal Bundy proposes to construct a 4,690 square foot retail plaza and a 750 square foot drive-through coffee stand located at 9241 Burnett Rd. SE, Yelm, WA, identified by Assessor's Tax Parcel Number 21713330200. The project includes a drainage report, a traffic impact study, a SEPA checklist, a gopher report, and will have an ingress and egress from Burnett Rd. SE, paved parking with 21 new parking stalls, and frontage improvements along Burnett Rd. SE. and State Route 510.
2. The property is currently undeveloped. The property to the North is currently residential. The property is approximately .99 acres.
3. The property is zoned Commercial (C-1) which is codified at Chapter 18.36 YMC. The C-1 district is intended to provide for the location of business centers to serve the needs of

the community for convenience goods and services such as food, drugs, household supplies, automobile servicing, recreation, and entertainment. Service oriented establishments are permitted in the C-1 district. [Section 18.36.020 YMC].

4. Crystal Bundy submitted a site plan review application on February 10, 2022, and it was determined to be complete on February 22, 2022. The application materials included a preliminary site plan, a traffic impact analysis, a gopher survey and report, a cover letter, a drainage report, a SEPA checklist, and a SWPPP.
5. As required by Section 18.10.050 YMC, the Yelm Public Services Department mailed a Notice of Application to local and state agencies and surrounding property owners on March 15, 2022. In addition, the notice was published on the City's website on April 21, 2022 and published in the Nisqually Valley News on March 17, 2022. One comment was received. A comment regarding the ingress and egress originally proposed on State Route 510 by Andy Larson with WSDOT commented that this part of the highway was a Managed Class 2 and that there shouldn't be an access to the highway if there is another road that could be used for access. A request was made for Crystal Bundy to only use the ingress and egress from Burnett Rd. SE, to access State Route 510.
6. Chapter 13.04 YMC and Chapter 4 of the Development Guidelines establish requirements for connection to the City's water system.
 - a) The site is currently connected to City water service. Water connections are based on a consumption rate of 875 cubic feet a month. The civil engineer shall provide estimated water calculations at the time of civil plan review to determine if additional water connections are needed to serve the project.
 - b) 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) YMC].

The commercial meter currently does not have a reduced pressure backflow assembly which does not meet requirements for non-irrigation meters. A reduced pressure backflow assembly is required on the commercial meter. Double check valves assemblies will be installed with any proposed irrigation meters.
7. Chapter 13.08 YMC and Chapter 5 of the Development Guidelines establish requirements for connection to the City's sewer system.
 - a) The site is currently connected to City sewer service. Sewer connections are based on water usage. Proposed water calculations will be used to determine if additional sewer connections are required.
 - b) Any commercial use that potentially generates Fats, Oils, or Greases (FOG) are required to remove FOG from the wastewater before it enters the STEP tank through grease traps and grease interceptors.
 - c) Proof of compliance with FOG regulations is required at civil plan submission (if this is required).

8. 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 (2019) of the Stormwater Management Manual for Western Washington (SMMWW) published by the Washington Department of Ecology [Chapter 18.27 YMC].
9. 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 proposed development is not connected to City sewer service. This development must connect to City sewer service. There are 3 sewer LID ERUs remaining on this parcel.

- 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 proposed development is not connected to City water service. This development must connect to City water service.

- 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, Burnett Rd. SE, and State Route 510. Burnett Rd. SE, is not constructed to City standards. State Route 510 is not constructed to City standards. No frontage deferrals were applied for with the initial application, both Burnett Rd. SE, and State Route 510 must be completed to City standards.

Transportation Facility Charges are due and payable at the time of building permit issuance.

When Burnett Rd. SE, and State Route 510 are brought up to City standards with frontage improvements and the payment of Transportation Facility Charges, this will satisfy concurrency for transportation improvements.

- d) 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.

- 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.

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

The parcel fronts Burnett Rd. SE, and State Route 510. Burnett Rd. SE, is considered a neighborhood collector and does not meet the standards for frontage improvements. State Route 510 is considered a major arterial and does not meet the standards for frontage improvements. Frontage improvements are required along Burnett Rd. SE, and State Route 510.

Transportation facilities charges are required for any new PM peak hour trips generated by this project. PM peak hour trips are calculated using the ITE trip generation manual.

Retail store Land Use Code 822 and coffee stand Land Use Code 938 were used in calculating 33 PM peak hour trips.

11. The City of Yelm SEPA Responsible Official issued a Determination of Non-significance based on WAC 197-11-158 on July 28, 2022. This determination is final and fulfills the City's responsibility for disclosure of potential, significant environmental impacts. The Determination of Non-Significance had no mitigating conditions. Comments were provided from the Department of Ecology on August 11th, 2022.

Derek Rockett commented about solid waste management stating "All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials".

Thomas Middleton commented about toxics cleanup stating "If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at the phone number provided above".

Evan Wood commented about water quality/watershed resources unit stating "Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface

Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application.

Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice”.

Shaun Dinubilo from the Squaxin Island Tribe Cultural Resources Department stated “We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe’s Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.”

12. 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 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.

A report by Key Environmental Solutions, LLC concluded that there was no evidence of gophers on site.

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.

13. 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 [Chapter 18.27 YMC].

A stormwater report meeting the most recent SMMWW will be required at the civil plan submission.

14. 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.

15. 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 C-1 zoning district. The property to the North is developed as residential.

- a) Retail establishments and service oriented establishments are allowed in the C-1 zoning district as a permitted use [Section 18.36.020 YMC].
- b) Setback requirements for the C-1 zoning district are 15 foot front yard, 10-foot side yards, and 20-foot rear yard [Section 18.37.040 YMC].

The proposed building meets the C-1 setback requirements.

- c) Buildings in the C-1 zoning district may be up to 40 feet in height [Section 18.36.040 YMC].

The proposed building meets the height requirement for the C-1 zoning district.

- d) State Route 510 is considered a pedestrian-oriented street, properties fronting pedestrian-oriented streets shall include features in compliance with Section 18.36.040(I) YMC.
 - Paved pedestrian walkway from the street corner to the building entrance.
 - Transparent window area or window displays along at least 50 percent of the length of the ground floor facade.
 - Sculptural, mosaic or bas relief artwork over 50 percent of the length of the ground floor facade.
 - “Pedestrian oriented space,” located adjacent to the sidewalk. At least 500 square feet of pedestrian oriented space must be provided for every 100 linear feet of facade as measured along the property lines adjacent to the street right-of-way.
 - Other special landscaping or building design feature approved by the city.
 - Building entries must have direct access to the public sidewalk.
 - No more than 50 percent of the street frontage measured parallel to the curb may be occupied by parking and/or vehicle access.

- For properties fronting on two or more pedestrian oriented streets, parking may be located on one of the streets; provided, that a building or pedestrian oriented space is situated between the parking and the street corner [18.36.040(I) YMC].
- e) Developments in the C-1 district are required to provide at least two pedestrian amenities near the sidewalk such as pedestrian furniture, weather protection such as awning, or window displays over the majority of the front façade.
- Pedestrian furniture, such as seating, lighting, drinking fountain, etc.
 - Pedestrian weather protection at least three feet wide along at least 80 percent of the building's street front face. The weather protection may be in the form of awnings, marquees, canopies or building overhangs; provided, that canopies or awnings not extend above 15 feet above the ground elevation at the highest point nor lower than eight feet at the lowest point.
 - Pedestrian oriented open space.
 - Substantial perimeter landscaping.
 - Artwork.
 - Transit stop with seating.
 - Window displays over the majority of the front facade.
 - Decorative screen wall, trellis, or other building or site feature.
 - Pedestrian lighting [18.36.040(J) YMC]

Compliance with Section 18.36.040(J) YMC is required at building permit submittal.

- f) Building corners at street intersections must be architecturally accentuated.

All new buildings located on properties at the intersection of two public streets shall apply one or more of the following element design elements:

- At least 100 square feet of sidewalk or pedestrian oriented open space in addition to required building setback.
- Corner entrance to courtyard, building lobby, atrium or pedestrian pathway.
- Corner architectural elements such as bay windows, roof deck or balconies on upper stories, notched or curved facade surfaces.
- Sculpture or artwork or distinctive use of materials.
- Special treatment of pedestrian weather protection canopy.
- Building corner entry [18.36.040(K) YMC].

Compliance with Section 18.36.040(K) YMC is required at building permit submittal.

16. Chapter 18.52 YMC provides guidance for ingress and egress. An ingress and egress is proposed on Burnett St. NW.

The proposed width of the ingress and egress meet the Yelm Development guideline standards.

17. Chapter 18.54 YMC provides guidance for parking requirements.

- a) Retail establishments require a minimum of 1 per 250 square feet and establishments for the sale and consumption of beverages require a minimum of 1 per 200 square feet [Section 18.54.030 YMC]. This would require 21 parking stalls, there are 21 parking stalls being proposed.

The proposal meets the minimum requirements of Section 18.54.030 YMC.

- b) Handicapped parking shall meet the guidelines of the International Building Code.

At least one accessible parking space must be van accessible. The van accessible parking stall(s) shall have an additional sign that identifies the parking space(s) as “van accessible”.

18. Chapter 18.57 YMC requires the protection trees during development. There are minimal trees onsite.

If any trees with a diameter exceeding 8 inches are removed, they must be replaced at a 1:1 basis.

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

- a) Dense sight barrier landscaping shall include a 15 foot area of trees, shrubs, fences, walls, earthen berms, and related plant materials. This is required to provide a physical buffer between conflicting uses.

The site currently does not show adequate dense sight barrier landscaping on North side of the property. Dense sight barrier landscaping is required on the North side. Civil plans shall include a landscape plan with dense sight barrier landscaping pursuant to Section 18.55.020(A) YMC. All species and plant materials shall be pursuant to Section 18.55.040 YMC.

- b) Pedestrian corridors require streetscape landscaping to provide visual relief and separation of pedestrians from streets and parking areas [18.55.020(C)].

Streetscape landscaping is considered part of frontage improvements, the proposed site does not have adequate streetscape landscaping. Streetscape landscaping is required.

- c) 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 [18.55.020(D)].

The preliminary landscape plan does not propose adequate parking lot landscape. Parking lot landscape must be included in landscape plans.

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

Any above ground stormwater facilities shall have stormwater facility landscaping in compliance with Section 18.55.020 (E).

20. Chapter 18.59 YMC regulates site planning during development.

- a) 18.59.060 requires new development on corner lots at street intersections to enhance the property's visual qualities at the corner.

The preliminary site plan does not propose at least one or more of the criteria required under Chapter 18.59.060 YMC:

- Install substantial landscaping of at least 200 square feet at or near the corner of the lot.
- Install a decorative screen wall at least three feet high, a trellis or other continuous architectural element with a length of at least 20 feet, along the front property line.
- Provide a pedestrian walkway from corner to building entry and/or a building entry at the corner of the building nearest the intersection.
- Locate building within 15 feet of either or both front property lines [18.59.060 YMC]

Proof of compliance with Chapter 18.59.060 YMC Street Corners is required at civil plan submission

- b) Chapter 18.59.020 requires development to relate to street fronts by defining the street edge with building and landscape. This is achieved by providing direct access to the building from the public sidewalk and substantial landscaping when parking is located adjacent to street frontage.

This proposal provides pedestrian access from a street frontage to the building front however, parking is located adjacent to a street frontage which requires substantial landscaping, and the street edge is not being defined with building landscaping.

- c) Trash enclosures shall incorporate the architectural feature of the primary structure and landscaping. Trash enclosures should not be located between a street and building, and the location should be approved by the local provider. The enclosure shall be constructed with the same architectural features of the primary structures and landscaping to minimize visual impacts of the enclosure [Section 18.59.040 YMC].

The proposed site plan trash enclosure is in the correct area and meets the required enclosure size which is 8'x20' for retail or 8'x24' for a restaurant with grease storage. The trash enclosure exceeds the required size for both.

- d) New commercial development shall coordinate with Intercity Transit to incorporate transit stops. Intercity Transit shall determine the type and location of new or upgraded transit stops [18.59.070].

- e) Section 18.59.050 YMC provides guidance for illumination. Parking lot illumination levels shall be a minimum of one-half foot candle and not exceed 0.1 foot candle at

five feet past the edge of the property line(s). Fixtures shall be mounted to a maximum of 20 feet above grade.

A lighting plan is required at civil plan submission.

21. Chapter 18.60 provides sidewalk and pathway requirements for various types of developments.

a) All development shall incorporate elements that follow YMC pedestrian circulation guidelines pursuant to YMC 18.60.030.

All pathways shall be paved a minimum of 60 inches wide and buildings shall have a paved pedestrian pathway from the street sidewalk to the main entry of the building, if pedestrian access would traverse a parking lot the material shall be a different material than the parking lot material.

Walkways shall tie into neighboring properties when feasible. Buildings with entries not facing the street shall have a clear and obvious street sidewalk to the entry. Walkways shall be integrated with parking lot landscaping. Pedestrian paths or walkways must connect all businesses and the entries of multiple buildings on the same development site.

b) Two or more architectural elements of a building and landscaping must be used to define the sites entrance pursuant to Chapter 18.60.050 YMC.

- Weather protection such as an awning, canopy, marquee, or other building element to create a covered pedestrian open space of at least 100 square feet.
- 200 square feet of landscaping at or near the entry.
- Pedestrian facilities, such as benches, kiosks, special paving, or bicycle racks.
- A trellis, canopy, porch, or other building element that incorporates landscaping.
- Pedestrian scaled lighting.
- Adjacent window displays.
- Building ornamentation such as mosaic tile, relief sculpture, ornamental wood, or metal trim.
- Artwork or special pedestrian scaled signs [18.60.050 YMC].

22. Chapter 18.61 YMC provides requirements for building design.

a) Buildings facing a public street or park shall be enhanced with at least one element of Section 18.61.040 YMC.

- Decorated rooflines, such as ornamental molding, entablature, frieze or other roofline device visible from the ground level.
- Decorative window and door treatments such as a decorative molding or framing details around all ground floor windows and doors.

- Decorative railings, grill work or landscape guards.
- Landscape trellises.
- Decorative light fixtures with a diffuse visible light source.
- Decorative building materials.
- Blank walls visible from the street, parking, or adjacent lot shall be treated in one or more of the following ways:
 - Vertical trellis in front of the wall with climbing vines or plant materials.
 - Landscaped planting bed at least five feet wide or raised planter beds at least two feet high and three feet wide in front of the wall, and plant materials that obscure or screen at least 35 percent of the wall's surface within three years [Chapter 18.61.040 YMC].

Proof of compliance is due at building permit submittal.

- b) All buildings must adhere to the allowed materials and colors, and roof-mounted mechanical equipment shall be screened pursuant to Chapter 18.61.050 YMC.
- Metal siding over 25 percent of a building's façade must have a matted finish in a neutral or earth tone color, and must include visible window and door trim painted or finished in a complementary color and corner and edge trim that cover exposed edges of the sheet metal panels.
 - Pre-finished metal roofing must have standing seams and muted colors.
 - Concrete block walls, or exposed concrete surfaces that are visible from a public street or park must be architecturally treated by split face or grooved surface, colored mortar, or other masonry types in conjunctions with concrete blocks.
 - Architecturally finished vinyl or fiberglass material used for wall surface must not possess sheen.
 - Stucco surfaces must be finished.
 - Terra cotta tile.
 - Clear or lightly tinted glass.
 - Natural copper or bronze.
 - Wood shingles/shakes. Wood siding and wood product panels shall be weather resistant, and all edges and seams covered or trimmed.
 - Architectural polymers and plastics are prohibited for exterior walls.
 - Backlit vinyl or plastic awning illumination is limited to a single fluorescent tube the length of the awning or canopy.

Proof of compliance is due at building permit submittal [18.61.050(A)].

- c) The following materials are prohibited:
- Mirrored glass, corrugated fiberglass, and chain link fencing, when visible from the street (except for temporary purposes such as a construction site).
 - Corrugated roofing or siding, and fiberglass.
 - Galvanized roofing.
 - T-111, fiberboard, and untreated plywood siding.
 - Applied aggregate finishes (“marble-crete”).
 - Mirrored or opaque glass [18.61.050(B)].

CONCLUSIONS OF LAW

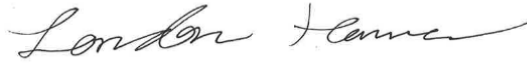
- A. Section 18.13.020 (B) YMC allows the Site Plan Review Committee to approve a proposal when the preliminary site plan conforms to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances.
- B. Crystal Bundy has established that the request for site plan review approval can satisfy all criteria set forth in Section 18.13.020(C) YMC, meet all requirements of the C-1 Commercial 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. An ingress and egress shall only be located on Burnett Rd. SE.
 2. An RPBA is required on the commercial water meter.
 3. Proof of compliance with the City’s Fats, Oils, or Greases (FOG) regulations is required.
 4. Frontage improvements are required along State Route 510 and Burnett Rd. SE.
 5. Must connect to City water.
 6. Must connect to City sewer (there are 3 sewer LID ERUs remaining).
 7. Properties fronting pedestrian-oriented streets shall include features in compliance with Section 18.36.040(I) YMC.
 8. Provide at least two pedestrian amenities near the sidewalk such as pedestrian furniture, weather protection such as awning, or window displays over the majority of the front façade.
 9. At least one accessible parking space must be van accessible. The van accessible parking stall(s) shall have an additional sign that identifies the parking space(s) as “van accessible”.
 10. If any trees with a diameter exceeding 8 inches are removed, they must be replaced at a 1:1 basis.

11. The site currently does not show adequate dense sight barrier landscaping on North side of the property. Dense sight barrier landscaping is required on the North side. Civil plans shall include a landscape plan with dense sight barrier landscaping pursuant to Section 18.55.020(A) YMC. All species and plant materials shall be pursuant to Section 18.55.040 YMC.
 12. Streetscape landscaping is required.
 13. Parking lot landscape must be included in landscape plans.
 14. Any above ground stormwater facilities shall have stormwater facility landscaping in compliance with Section 18.55.020 (E).
 15. Proof of compliance with Chapter 18.59.060 YMC Street Corners is required at civil plan submission
 16. Parking is located adjacent to a street frontage which requires substantial landscaping, and the street edge is not being defined with building landscaping. Proof of compliance with 18.59.020 YMC is due during civil review.
 17. New commercial development shall coordinate with Intercity Transit to incorporate transit stops
 18. A lighting plan is required at civil plan submission.
 19. All pathways shall be paved a minimum of 60 inches wide and buildings shall have a paved pedestrian pathway from the street sidewalk to the main entry of the building, if pedestrian access would traverse a parking lot the material shall be a different material than the parking lot material.
 20. Walkways shall be integrated with parking lot landscaping.
 21. Pedestrian paths or walkways must connect all businesses and the entries of multiple buildings on the same development site.
 22. Two or more architectural elements of a building and landscaping must be used to define the sites entrance pursuant to Chapter 18.60.050 YMC.
 23. Buildings facing a public street or park shall be enhanced with at least one element of Section 18.61.040 YMC.
 24. All buildings must adhere to the allowed materials and colors, and roof-mounted mechanical equipment shall be screened pursuant to Chapter 18.61.050 YMC.
 25. All comments from Section 11 of this Notice of Decision must be addressed and implemented.
- 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.

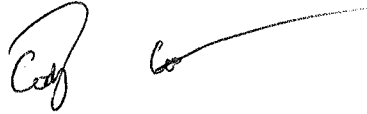
DECISION

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

Dated this 25th day of August, 2022

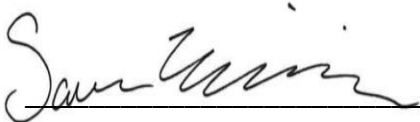


London Hawes,
Planning and Building Manager



Cody Colt,
Public Works Director

Prepared this 25th day of August, 2022



Sara Williams,
Assistant 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.