

NOTICE OF DECISION

DATE: November 2, 2022
PROJECT NAME: Coates Rd. Subdivision
PROJECT LOCATION: 15646 Coates Rd. SE, Yelm, WA
PARCEL NUMBER: 22719230201
CASE NUMBER: 2022.0085

NOTICE IS HEREBY GIVEN that the Public Services Department issues a short subdivision approval to Baltic & Med Rentals/Wayne & Tonie Williams 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.

Short Subdivision 2022.0085 FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION FINDINGS OF FACT

1. Baltic & Med Rentals/Wayne & Tonie Williams proposes to subdivide a 0.35-acre parcel into two parcels (one 0.20-acre parcel and one 0.14-acre parcel). A single home is proposed on the 0.14-acre parcel, the subdivision is located at 15646 Coates Rd. SE, Yelm, WA, identified by Assessor's Tax Parcel Number 22719230201. The project includes a preliminary short subdivision map and a proposed house with setbacks.
2. The property is currently developed with a single family home. The properties to the North and the East are currently residential. The property is approximately 0.14-acres.
3. The property is zoned Moderate-Density Residential (R-6) which is codified at Chapter 18.32 YMC. The R-6 district is intended to enhance and guide development of moderate density, and to provide for a greater variety of housing types.
[Section 18.32.010 YMC].
4. Baltic & Med Rentals/Wayne & Tonie Williams submitted a short subdivision application on May 31, 2022, and it was determined to be complete on July 19, 2022.

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 August 8, 2022. In addition, the notice was published on the City's website on August 8, 2022 and published in the Nisqually Valley News on August 8, 2022. A comment was received on August 15, 2022 from the Squaxin Island Tribe Cultural Resources Department, there are no concerns however they concur with the DAHPs recommendations, if any, and if any archaeological or cultural resources are uncovered during implementation to 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. A comment was received on August 18, 2022 from the Nisqually Indian Tribe, they have no concerns however if any inadvertent discoveries of archaeological resources/human burials are found to notifying the Nisqually Indian Tribe. A comment was received on August 18, 2022 from Mr. Jerome and Mrs. Bethany Ryan stating concerns about traffic, fire safety, lot size, and speeding in the neighborhood.
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 not 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.
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 not 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. The City sewer service must be extended in Solberg Ct. SE, to the property corner.
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 18.27YMC].
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.

- 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 Solberg Ct. SE. Solberg Ct. SE, is not constructed to City standards. No frontage deferrals were applied for with the initial application. The City would accept partial frontage improvements along Solberg Ct. SE, so as to match the surrounding neighborhood of Solberg Ct. SE.

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

When partial frontage improvements along Solberg Ct. SE, are the same as the surrounding neighborhood of Solberg Ct. SE. and with 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.

This project does impact schools and as such must pay a school impact fee.

- 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.

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.

Single-Family Detached Housing Land Use Code 210 will be used in calculating 0.99 PM peak hour trips per 1,000 square feet of floor area in the new residence.

- 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.
 - a) All of Yelm is identified as a critical aquifer recharge area. Compliance with Federal, State, and County water source protection regulations and the City's adopted stormwater regulations is required to protect the aquifer [Section 18.21.070 (C) YMC].
 - b) Important animal and plant species, their habitats of primary association, and other important habitats are protected under YMC 18.21, Critical Areas and Resource Lands. This property is mapped with soils that often contain the presence of priority species

(Mazama Pocket Gopher/MPG). The property is already developed with a house; no Pocket Gopher screening was required. On April 8, 2014, the U.S. Fish and Wildlife Service listed four subspecies of the Mazama Pocket Gopher (MPG) under the Endangered Species Act. It is the responsibility of the landowner to be aware of any species listing under the federal Endangered Species Act and comply with applicable federal regulations. Approval of this and other City permits may be superseded by federal law. Endangered species cannot be harmed at any time, even after permit issuance. If any are found during development, the applicant should contact the U. S. Fish and Wildlife Services and the City of Yelm.

11. 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]. If a stormwater report is required by Yelms civil engineer a stormwater report meeting the most recent SMMWW would be required at the civil plan submission.
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. 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 R-6 zoning district. The property to the North and West is developed as residential.
 - a) Single family homes are allowed in the R-6 zoning district as a permitted use [Section 18.32.020 YMC].
 - b) Setback requirements for the R-6 zoning district are a 15-foot front yard along local access streets, 5-foot side yards, 15-foot flanking yards, and 25-foot rear yard [Section 18.32.040 YMC].

The proposed building meets the R-6 setback requirements.

- c) Buildings in the R-6 zoning district may be up to 35 feet in height [Section 18.32.040 YMC].

The proposed building meets the height requirement for the R-6 zoning district.

14. Chapter 18.52 YMC provides guidance for ingress and egress. An ingress and egress is proposed on Solberg Ct. SE, the ingress and egress (driveway) shall not be wider than 24 feet and the widths and spacing shall be designed following the Institute of Transportation Engineers (ITE) Guideline for Driveway Design and Location (latest edition).

Joint-use driveways serving two adjacent parcels may be built on their common boundary upon formal written agreement by both property owners and approval of the site plan review committee. The agreement shall be a recorded easement for both parcels of land specifying joint usage. All driveways shall be paved (the City engineer shall specify more details).

15. Chapter 18.54 YMC provides guidance for parking requirements.
 - a) Single-family homes shall provide two parking spaces per dwelling unit. [Section 18.54.030 YMC]. This would require 2 parking stalls.
 - b) The proposal must meet these requirements prior to the Certificate of Occupancy.
16. Chapter 18.57 YMC requires the protection trees during development. There are two trees onsite.

If any trees with a diameter exceeding 8 inches are removed, they must be replaced at a 1:1 basis.
17. Title 18 YMC provides guidance and regulation for site planning during development. Chapter 18.55 establishes landscaping requirements for various types of development.
 - a) 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. Streetscape landscaping should match the surrounding neighborhood on Solberg Ct. SE.
 - b) Stormwater Facility Landscaping includes landscaping of the stormwater facility to be incorporated with all on-site landscaping. If stormwater is required, any above ground stormwater facilities shall have stormwater facility landscaping in compliance with Section 18.55.020 (E).
18. Chapter 18.61 YMC provides requirements for building design.
 - a) 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)]. 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 18.13.030 (B) YMC allows the Community Development Director or his/her designee to process short subdivisions. A short subdivision shall be approved if appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks, and other features assuring safe walking conditions for students who only walk to and from school. The public use and interest will be served by the platting of such subdivision and any dedication. The proposed subdivision is in conformity with applicable zoning and other development regulations. Public facilities impacted by the proposed subdivision will be adequate and available to serve the subdivision concurrently with the development or a plan to finance needed public facilities in time to assure retention of an adequate level of service. The project is within an approved sewer service area with capacity to serve all lots within the subdivision.
- B. Baltic & Med Rentals/Wayne & Tonie Williams have established that the request for a short subdivision approval can satisfy all criteria set forth in Section 18.13.030(C) YMC, meet all requirements of the R-6 Moderate-Density Residential Zoning classification, and meet all other requirements of the Yelm Municipal Code. Therefore, the proposed short subdivision should be approved subject to the following conditions:
1. The site must connect to City water.
 2. The site must connect to City sewer.
 3. The site requires frontage improvements along Solberg Ct. SE. which includes streetscape landscaping. Frontage improvements must match the surrounding neighborhood of Solberg Ct. SE.
 4. The building must follow all R-6 setback requirements.
 5. The residential driveway shall not be wider than 24 feet.
 6. If a joint use driveway is to be built a formal written agreement must be made and the shared driveway shall be a recorded easement.
 7. All driveways shall be paved.
 8. 2 parking stalls are required for any single-family homes.
 9. If any trees with a diameter exceeding 8 inches are removed, they must be replaced at a 1:1 basis.
 10. All buildings must adhere to the allowed materials and color pursuant to Chapter 18.61.050 YMC.
 11. If any buildings are to be demolished, a permit must be made with the Building Department.

C. Approval of a short subdivision shall be for five years from the date of approval.

DECISION

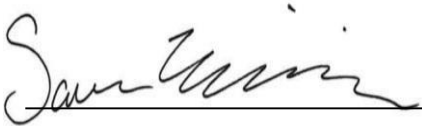
The request for site plan review approval is hereby granted subject to the conditions contained in the conclusions above.

Dated this 2nd day of November, 2022



Cody Colt,

Public Works Director Prepared this 2nd day of November, 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.