



City of Yelm
EST. 1924
WASHINGTON

NOTICE OF DECISION

DATE: November 9th, 2022
PROJECT NAME: 313 W. Yelm Ave.
PROJECT LOCATION: 313 Yelm Ave. W, Yelm, WA
PARCEL NUMBER: 75300900100
CASE NUMBER: 2022.0107

NOTICE IS HEREBY GIVEN that the Public Services Department issued a ministerial site plan review approval to Jennifer Wentworth 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.

MINISTERIAL SITE PLAN REVIEW 2022.0107

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

FINDINGS OF FACT

1. Jennifer Wentworth proposes to construct a tenant improvement (1,428 sq. ft.) and a conversion of garage space to a possible salon/service oriented space (483 sq. ft.) located at 313 Yelm Ave. W, Yelm, WA, identified by Assessor's Tax Parcel Number 75300900100. The project includes a site plan with landscaping, parking, partial/full frontage improvements, combined plans, and structural plans, and will have an ingress and egress from Yelm Ave. W, paved parking with 11 new parking stalls, and partial frontage improvements along Yelm Ave. W, and full frontage improvements along Rice St. SW, without street trees.
2. The property is currently developed. The property to the South is being developed as residential. The property to the west is developed as commercial. The property is approximately .28 acres.
3. The property is zoned Central Business District (CBD) which is codified at Chapter 18.35 YMC. The CBD district is intended to promote the special characteristics of the existing downtown Yelm area, to provide a pedestrian shopping atmosphere and to promote the rehabilitation of existing structures and the most desirable uses of land. Service oriented establishments are permitted in the CBD district. [Section 18.35.020 YMC].
4. Jennifer Wentworth submitted a site plan review application on August 3, 2022, and it was determined to be complete on September 9, 2022. The application materials included a preliminary site plan, combined plans, and structural plans.
5. Chapter 13.04 YMC and Chapter 4 of the Development Guidelines establish requirements for connection to the City's water system.
 - a) The house is currently connected to City water service however, the garage conversion is not and must connect to City water. 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 all commercial meters. Double check valves assemblies will be installed with any proposed irrigation meters.
6. Chapter 13.08 YMC and Chapter 5 of the Development Guidelines establish requirements for connection to the City's sewer system.

- a) Neither the house nor the converted garage is currently connected to City sewer service and must connect to City sewer. 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/building plan submission.
7. 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].
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 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 in the converted garage and must connect to City water service. The house is currently connected.

- 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, Yelm Ave. W, and Rice St. SW. Yelm Ave. W, is not constructed to City standards. Rice St. SW. is not constructed to City standards. No frontage deferrals were applied for with the initial application, both Yelm Ave. W, and Rice St. SW, must have frontage improvements, with Yelm Ave. W, only requiring partial frontage improvements.

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

When Yelm Ave. W, Rice St. SW. have partial frontage improvements and payment of Transportation Facility Charges, this will satisfy concurrency for transportation improvements.

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.

Hair salon Land Use Code 918 was used in calculating .70 PM peak hour trips. Due to the larger of the two buildings previously existing, no trips will be charged for this building.

- 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.

- 9. 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) 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.

- 10. 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 (if required).

- 11. 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.

12. 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 CBD zoning district.
- a) Service oriented establishments are allowed in the CBD zoning district as a permitted use [Section 18.35.020 YMC].
 - b) Setback requirements for the CBD zoning district shall be located so as to provide continuity with existing streets, alleys, sidewalks, and bikeways. [Section 18.35.040 YMC].

The proposed building meets the CBD setback requirements.

- c) Buildings in the CBD zoning district may be up to 60 feet in height [Section 18.36.040 YMC].

The proposed building meets the height requirement for the CBD zoning district.

- d) Yelm Ave. W, is considered a pedestrian-oriented street, properties fronting pedestrian-oriented streets shall include features in compliance with Section 18.35.040(M) 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.
- e) Developments in the CBD 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 [Section 18.35.040 (N) YMC].

- 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 [18.35.040(N) YMC]

Compliance with Section 18.35.040(N) YMC is required at building permit submittal.

13. Chapter 18.52 YMC provides guidance for ingress and egress. An ingress and egress is existing on Yelm Ave. W.

The proposed/existing width of the ingress and egress does not meet the Yelm Development guideline standards, commercial driveway widths must be a minimum of 24 feet wide for low volume activity and up to 36 feet wide for higher volume activity.

This site would need a minimum driveway width of 24 feet wide, however due to the driveway being a width of 29 feet wide on the front of the ingress and egress and pre-existing off of Yelm Ave. W, the Planning and Building Department will allow the access to be the size shown on the site plan. This could change during civil review if the City of Yelm civil engineer deems this to be unsafe.

Requiring a change in size would damage pre-existing right-of-way which includes sidewalks and street trees.

14. Chapter 18.54 YMC provides guidance for parking requirements.

- a) Business and professional office establishments require a minimum of 1 per 300 square feet [Section 18.54.030 YMC]. This would require 5 parking stalls, there are 11 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".

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

If any trees are removed, they must be replaced at a 2:1 basis. [Chapter 18.21.040 (6.b)].

16. 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 has adequate streetscape landscaping. Streetscape landscaping is required where applicable on the site plan. Due to gas and sewer lines under the right-of-way street trees will not be feasible for this project.

- b) Parking lot landscaping is intended to provide visual relief and shade in parking areas and is a required element of any parking area, with the exception of single-family residences [18.55.020(D)].

The preliminary landscape plan proposes adequate parking lot landscape. Parking lot landscape must be minimally 264 square feet for 11 parking spaces (24 square feet of landscape area for each parking stall proposed).

- Each area of landscaping must contain at least 100 square feet of area and must be at least six feet in any direction.
- Live groundcover shall be provided throughout each landscaping area. Groundcover may be a combination of shrubs and trees that provide the desired effect of providing visual relief and green space within the parking area. Groundcover shall be selected and maintained so that the entire landscaped area will be covered within three years.
- At least three percent of the parking area, excluding any other required landscaping, shall be utilized for landscaping.
- Each planting area must contain at least one tree. Planting areas shall be provided with the maximum number of trees possible.
- No parking stall shall be located more than 50 feet from a tree.
- A landscaped area must be placed at the interior end of each parking row in a multiple-lane parking area.
- A minimum of 60 percent of the trees must be deciduous and 40 percent evergreen. Up to 100 percent of the trees may be deciduous.
- All parking areas located adjacent to any private street or public right-of-way shall provide a minimum five-foot planted buffer strip between the parking area and the private street or public right-of-way.

- Permanent curbs and/or structural barriers shall be provided to protect the plantings from vehicle overhang.
- c) 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).

- The floor and slopes of any stormwater retention/detention area shall be planted in vegetation that is suitable and will thrive in hydric soils.
- The landscaping of the stormwater facility shall be incorporated with all on-site landscaping.
- When biofiltration swales and ponds are used in any development other than residential subdivisions, they shall be incorporated into overall site design through one of the following means listed in order of preference:
 - Locate biofiltration swales, pond, or other approved biofiltration systems at the side or rear of the lot and incorporate as part of a landscape screen.
 - Locate biofiltration swale, wet pond, or other approved biofiltration system within the paved parking or service area.
 - Locate swale along the front edge of the property. Incorporate landscaping and screening to visually enhance the swale.
 - If the biofiltration swale is located and/or designed as a positive landscaping feature with an approved design and plant materials, it may be counted as part of the required site landscaping.

Proof of compliance of Chapter 18.55 YMC is due at time of building permit issuance.

17. Chapter 18.59 YMC regulates site planning during development.

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

This preliminary proposal provides pedestrian access from a street frontage to the building fronts.

- b) 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 but does not meet the required enclosure size which is 8'x20' for office. Small trash can are allowed provided there is no overflow.

The enclosure wall shall sit on a minimum six-inch concrete slab. The slab shall be graded to prevent liquids from entering the City S.T.E.P. sewer system or on-site stormwater. The slab shall extend four feet beyond the gates.

Landscaping of the enclosure shall consist of shrub trees of the Thug occidentalis pyramidal variety (or equal) standing three to five feet tall with spacing at two and one half feet on center. Dense site barrier or perimeter landscaping groundcover as required on adjacent site boundaries shall continue around the enclosure.

The location of this enclosure shall be submitted to the local service provider for review and approval.

- c) 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 (if needed).

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

- a) All pedestrian paths must conform with federal, state and local codes for handicapped access and the Americans with Disabilities Act (ADA).
- b) 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.

- c) Pedestrian circulation to adjacent uses and transit facilities must be provided pursuant to Chapter 18.60.040 YMC.

Pedestrian access must be provided from building entries of businesses and services within the development to building entries of nearby multifamily residential complexes with marked crosswalks, nearby transit stops must be integrated into planning of adjacent site improvements by providing extra space for waiting areas, incorporating bus pullouts or stops into the site's circulation scheme and/or providing

a walkway directly from the transit stop into the project's entrance. Pedestrian paths must be provided from all transit stops through commercial areas to residential areas within 1,200 feet. Easements for pedestrian access should be provided to facilitate the future extension of these paths as adjoining properties are improved.

Frontage improvements onto Rice St. SW, will meet the requirements of 18.60.040 YMC.

- d) 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].
- e) Pedestrian oriented space must be implemented where the street front building façade is not directly adjacent to the sidewalk, the space between the sidewalk and the front of the building shall be developed as pedestrian oriented space which includes:
- Visual and pedestrian access from the public right-of-way
 - Paved walking surfaces
 - On-site lighting providing at least four foot candles on the ground
 - At least two lineal feet of seating per 60 square feet of plaza space
 - Location shall not be adjacent to unscreened parking, chain link fences, or blank walls
 - Asphalt or gravel pavement is prohibited

Proof of compliance of Chapter 18.60 YMC is due at building permit submittal.

19. 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].
- 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.
- 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)].

Proof of compliance of Chapter 18.61 YMC is due at building permit submittal.

CONCLUSIONS OF LAW


- A. Section 18.12.060 (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. Jennifer Wentworth has established that the request for ministerial site plan review approval can satisfy all criteria set forth in Section 18.12.060(C) YMC, meet all requirements of the CBD 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. A reduced pressure backflow assembly is required on all commercial meters. Double check valves assemblies will be installed with any proposed irrigation meters.
 - 2. Proof of compliance with FOG regulations is required at civil/building plan submission.
 - 3. The proposed development is not connected to City sewer service. This development must connect to City sewer service.
 - 4. The proposed development is not connected to City water service in the converted garage and must connect to City water service.
 - 5. Transportation Facility Charges are due and payable at the time of building permit issuance.
 - 6. A stormwater report meeting the most recent SMMWW will be required at the civil plan submission (if required).
 - 7. Meet all CBD setback requirements.
 - 8. Yelm Ave. W, is considered a pedestrian-oriented street, properties fronting pedestrian-oriented streets shall include features in compliance with Section 18.35.040(L) YMC.
 - 9. Developments in the CBD 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 [Section 18.35.040 (M) YMC].
 - 10. A minimum of 5 parking stalls are required, there are 11 parking stalls being proposed.
 - 11. 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”.
 - 12. If any trees are removed, they must be replaced at a 2:1 basis.

13. Streetscape landscaping is required.
 14. Parking lot landscaping is a required element of any parking area, with the exception of single-family residences [18.55.020(D)].
 15. Any above ground stormwater facilities shall have stormwater facility landscaping in compliance with Section 18.55.020 (E).
 16. The enclosure shall be constructed the same architectural features of the primary structures and landscaping to minimize visual impacts of the enclosure [Section 18.59.040 YMC].
 17. Partial frontage improvements are required on Yelm Ave. W, and full frontage improvements are required on Rice St. SW.
 18. Trash enclosure/cans must not be visible between the building and the street.
 19. A lighting plan is required at civil plan submission (if needed).
 20. All pedestrian paths must conform with federal, state and local codes for handicapped access and the Americans with Disabilities Act (ADA).
 21. 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.
 22. Pedestrian paths or walkways must connect all businesses and the entries of multiple buildings on the same development site.
 23. 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.
 24. There must be a pedestrian oriented space pursuant to 18.60.060 YMC.
 25. Buildings facing a public street or park shall be enhanced with at least one element of Section 18.61.040 YMC.
- C. The ministerial 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

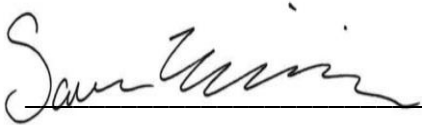
The request for ministerial site plan review approval is hereby granted subject to the conditions contained in the conclusions above.

Dated this 9th day of November, 2022



Cody Colt,
Public Services Director

Prepared this 9th 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.