



City of Yelm
EST. 1924
WASHINGTON

NOTICE OF DECISION

DATE: May 23rd, 2023
PROJECT NAME: Popeyes
PROJECT LOCATION: 1405 Yelm Ave. E, Yelm, WA
PARCEL NUMBER: 22730140400
CASE NUMBER: 2020.0031

NOTICE IS HEREBY GIVEN that the Public Services Department issued an administrative site plan review approval to Popeyes Louisiana Kitchen 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 2020.0031

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

FINDINGS OF FACT

1. Jeff Stavert proposes to construct a 2,333 square foot fast food restaurant located at 1405 Yelm Ave. E, Yelm, WA, identified by Assessor's Tax Parcel Number 22730140400. The project includes a storm-water report, SEPA checklist, traffic impact analysis, site plan, and building elevations. This project will have a right in only ingress from Yelm Ave. E, and a full ingress and egress from Morris Ct. SE. There will be paved parking with 24 new parking stalls, and frontage improvements along Morris Ct. SE.
2. The property is currently developed with pavement and is an empty lot. The property to the South is currently residential and the property to the West is undeveloped. The property is approximately .97 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. Jeff Stavert submitted a site plan review application on December 18, 2020, and it was determined to be complete on December 21, 2020.
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 December 31, 2020. In addition, the notice was published on the City's website on December 31, 2020 and published in the Nisqually Valley News on December 31, 2020. Four comments were received all from Yelm residents.
 - a) A resident named Lauren commented on December 30, 2020 about their concern for a fast food restaurant at this location and the traffic from the intersection.
 - b) A resident named Kali commented on December 30, 2020 stating concerns regarding traffic and location choice.
 - c) A resident commented on December 31, 2020 stating concerns regarding traffic.
 - d) A resident named Shannon commented on January 6, 2021 stating they feel this development will help create jobs and provide more food options.
6. The City of Yelm SEPA Responsible Official issued a Mitigated Determination of Non-significance based on WAC 197-11-158 on April 6, 2023. This determination is final and fulfills the City's responsibility for disclosure of potential, significant environmental impacts. The Mitigated Determination of Non-Significance had four mitigating conditions. These conditions will be addressed in this Notice of Decision. Two comments were provided from the Nisqually Tribe and the Squaxin Tribe.

- a) The Nisqually Tribe commented on April 12, 2023 stating the tribe had no specific comments or concerns at this time and to keep the tribe informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.
- b) The Squaxin Tribe commented on April 12, 2023 stating the tribe had no specific cultural resource concerns for this project. If DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. 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.
- c) The Department of Ecology commented on April 20, 2023 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".

They had also stated "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".

"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".

- 7. Chapter 13.04 YMC and Chapter 4 of the City of Yelm Engineering Specifications 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 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 must also be installed with any proposed irrigation meters.

8. Chapter 13.08 YMC and Chapter 5 of the City of Yelm Engineering Specifications establish requirements for connection to the City's sewer system.
 - a) The site is currently served by City sewer service. The number and size of sewer connections is 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).
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.

This parcel is served by City sewer service. There are 5 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 connected 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, Yelm Ave. E, and Morris Ct. SE. Morris Ct. SE, is not currently constructed to City standards. No frontage deferrals were requested with the initial application, Morris Ct. SE, fronting the property must be completed to City standards with a sidewalk.

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

- 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].

Morris Ct. SE, is considered a commercial collector and does not meet the current standards for frontage improvements. Because this parcel fronts Morris Ct. SE, partial frontage improvements are required along Morris Ct. SE.

Transportation facilities charges are required for any new PM peak hour trips generated by this project.

The land use code used for PM peak hour trip generation rates was Fast-Food Restaurant with Drive-Through Window. This project is expected to generate 38 new PM peak hour trips.

11. 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. 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 Mazama Pocket Gopher report was not required under the Washington Fish and Wildlife preclusions of impervious surfaces.

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.

12. 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.

13. 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.

14. 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.

a) 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 60 feet in height [Section 18.36.040 YMC].

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

d) Yelm Ave. SE, 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 with one or more of the following design elements [Chapter 36.040(K)]:
- 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.

15. Chapter 18.52 YMC provides guidance for ingress and egress. An ingress is proposed on Yelm Ave. SE, and an ingress and egress on Morris Ct. SE.

The proposed width of the ingress and egress meets the City of Yelm Engineering Specifications and Standard Details.

16. Chapter 18.54 YMC provides guidance for parking requirements.
 - a) Establishments for the sale and consumption of food and beverages require a minimum of 1 stall per 200 square feet of gross floor area [Section 18.54.030 YMC]. This would require 12 parking stalls, there are 24 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”.
17. Chapter 18.57 YMC requires the protection trees during development.
 - a) There are no trees onsite.
18. 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 the South side of the property. Dense sight barrier landscaping is required on the South side of the property. Civil plans shall include a landscape plan with dense sight barrier landscaping to the South pursuant to Section 18.55.020(A) YMC. All species and plant materials shall be pursuant to Section 18.55.040 YMC.
 - b) Perimeter landscaping is intended to provide separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevation. Perimeter landscaping is required for all residential and nonresidential developments.
The site currently does not show landscaping plans. When civil plans are submitted a landscaping plan showing plant materials and partial screening between uses to the West are required.
 - c) 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; this parcel does not have adequate streetscape landscaping along Morris Ct. SE. Streetscape landscaping is required on Morris Ct. SE.
 - d) 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 site plan does not propose adequate parking lot landscape. Parking lot landscaping must be included in landscape plans upon civil submittal pursuant to Chapter 18.55.020 D YMC.

- e) 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).

19. 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 proposes to provide a pedestrian walkway from the corner to the building entry. This satisfies the requirement for Chapter 18.59.060 YMC.

- 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 and parking is not adjacent to the street frontage so no substantial landscaping would be required.

The street edge must be defined with building landscaping or other features to satisfy 18.59.020 YMC.

- 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 however, the trash enclosure size is 10x12 and must be 8x20.

Compliance with the 18.59.040 YMC 8x20 enclosure size is required upon civil submittal.

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

Trash enclosures shall meet the height requirements listed in Table 18.1 on Chapter 18.59.040 YMC, and be constructed of CMU, wood or architectural steel. Gates shall be of similar durable materials and be capable of being secured when shut and at an angle of 135 degrees when open. 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 gate(s).

All trash enclosures shall incorporate the architectural features of the primary structures and landscaping to minimize visual impacts of the enclosure.

- 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.

20. 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.

- b) Pedestrian paths shall 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 pursuant to Chapter 18.60.040 C YMC.
- c) 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].
- d) 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 pursuant to the requirements of Chapter 18.60.060 YMC.
- 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.

21. 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. Jeff Stavert 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. All grading and filling of land must utilize only clean fill.
 2. If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted.
 3. 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.
 4. 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].
 5. Proof of compliance with FOG regulations is required at civil plan submission (if this is required).
 6. The parcel fronts Morris Ct. SE, and is considered a commercial collector and does not meet the standards for frontage improvements. Frontage sidewalk improvements are required along Morris Ct. SE.
 7. The land use code used for PM peak hour trip generation rates was Fast-Food Restaurant with Drive-Through Window. This project is expected to generate 38 new PM peak hour trips. Transportation charges are required upon prior to certificate of occupancy.
 8. A stormwater report meeting the most recent SMMWW will be required at the civil plan submission.
 9. Yelm Ave. SE, is considered a pedestrian-oriented street, properties fronting pedestrian-oriented streets shall include features in compliance with Section 18.36.040(I) YMC.
 10. 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. Compliance with Section 18.36.040(J) YMC is required at building permit submittal.

11. Building corners at street intersections must be architecturally accentuated with one or more of the following design elements [Chapter 36.040(K)]. Compliance with Section 18.36.040(K) YMC is required at building permit submittal.
12. 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”.
13. Civil plans shall include a landscape plan with dense sight barrier landscaping to the South pursuant to Section 18.55.020(A) YMC. All species and plant materials shall be pursuant to Section 18.55.040 YMC.
14. When civil plans are submitted a landscaping plan showing plant materials and partial screening between uses to the West are required.
15. Streetscape landscaping is required on Morris Ct. SE.
16. Parking lot landscaping must be included in landscape plans upon civil submittal pursuant to Chapter 18.55.020 D YMC.
17. Any above ground stormwater facilities shall have stormwater facility landscaping in compliance with Section 18.55.020 (E).
18. The street edge must be defined with building landscaping or other features to satisfy 18.59.020 YMC.
19. The location of the trash enclosure shall be submitted to the local service provider for review and approval.
20. Trash enclosures shall meet the height requirements listed in Table 18.1 on Chapter 18.59.040 YMC, and be constructed of CMU, wood or architectural steel. Gates shall be of similar durable materials and be capable of being secured when shut and at an angle of 135 degrees when open. 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 gate(s).
21. All trash enclosures shall incorporate the architectural features of the primary structures and landscaping to minimize visual impacts of the enclosure.
22. 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].
23. 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.
24. Walkways shall tie into neighboring properties when feasible.

25. Pedestrian paths shall be provided from all transit stops through commercial areas to residential areas within 1,200 feet.
 26. 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.
 27. The space between the sidewalk and the front of the building shall be developed as pedestrian oriented space pursuant to the requirements of Chapter 18.60.060 YMC.
 28. Buildings facing a public street or park shall be enhanced with at least one element of Section 18.61.040 YMC.
 29. All buildings must adhere to the allowed materials and colors.
 30. Frontage sidewalk for Morris Ct. SE, will be submitted during civil plan review.
- 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 23rd, day of May, 2023

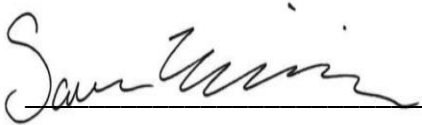


Gary Cooper,
Planning and Building Manager



Reza Roukerd for Cody Colt,
Public Services Director

Prepared this 23rd, day of May, 2023



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.