



City of Yelm
EST. 1924
WASHINGTON

NOTICE OF DECISION

DATE: September 30, 2022
PROJECT NAME: Stevens Duplexes
PROJECT LOCATION: 207 Stevens Ave NE, Yelm, WA 98597
PARCEL NUMBER: 64421300300
CASE NUMBER: 2022.0385.PR0011
2022.0286.PR0006

NOTICE IS HEREBY GIVEN that the Public Services Department has conducted an administrative review and determined the preliminary plat of the proposed short subdivision on the property located at 207 Stevens Ave NE has been approved with conditions.

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 in City Hall 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 360-400-5001.

ADMINISTRATIVE REVIEW LD 2022.0032

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

FINDINGS OF FACT

1. Kaitlyn Butler on behalf of West Coast Holding Group, LLC, proposes to subdivide the property located at 207 Stevens Ave NE, Yelm, WA 98597 identified by Assessor's Tax Parcel Number 64421300300 through a Short Subdivision in order to create two lots. The subject property is approximately 0.36 acres and is currently vacant.

The proposal includes construction of 2 new residential duplexes which will be reviewed concurrently through a ministerial site plan review process.

2. According to section 18.13.030 (A) of Yelm Municipal Code, a Short Subdivision is required for the division of land into nine or fewer parcels for the purpose of sale, lease, or transfer of ownership. Moreover, according to section 18.12.060 (A)(2) YMC, the construction of any new residential building containing between two and nine dwelling units, requires a Ministerial Site Plan review. Since the applicant has requested to build 2 duplexes (4 residential units) a ministerial site plan review is also required.
3. The property is currently zoned Central Business District (CBD). Per section 18.35.10 YMC, the CBD zone 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.
4. The applicant submitted the complete application on June 13, 2022, when the code in effect at the time permitted duplexes in the CBD zone, so even though due to the most recent code change and under Ordinance 1086, which was passed by the Yelm City Council on September 13, 2022, a duplex is no longer a permitted use in CBD zoning district, the Planning and Building department will adhere to the rules of the previous Ordinance. (Ordinance #995)
5. As required by Section 18.10.080 YMC, the Planning and Building Department mailed a Notice of Application to local and state agencies and surrounding property owners on June 27, 2022. Notice was published on the City's website and published in the Nisqually Valley News on June 30, 2022. One comment from a member of the public was received. (See attached)



Location: 207 Stevens Ave NE

6. The project is exempt from the State Environmental Policy Act pursuant to Section 197-11-800 (1) and Section 18.20.020 (A) (1) YMC.
7. 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 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.
8. 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 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.
9. 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]
10. 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. The duplex under building permit review shall connect to the City sewer system. Connection of the new construction to the sewer system satisfies concurrency requirements.
 - 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. The duplex under building permit review shall connect to the City water system. Connection of the new construction to the water system satisfies concurrency requirements.
 - c. Concurrency with school infrastructure means the developer pays a school impact fee at the time of construction.

Payment of the School Impact Fee at the time of building permit issuance satisfies concurrency requirements.

- d. 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.

- e. 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 transportation facilities charge.

The applicant is requesting certain alterations so that there will be two driveway approaches rather than just one. To meet City requirements, the frontage improvement on Stevens Avenue NE must be restored, and all removed trees must be replaced.

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.

In order to determine the new PM peak hour trips for duplexes, Single-Family Attached Housing Land Use Code 215 will be applied. This use generates 0.61 PM peak hour trips per dwelling units.

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

When frontage improvements on Stevens Ave NE are completed to city standards and Transportation Facility Charges are paid, this will satisfy concurrency with transportation infrastructure.

- 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. 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 Mazama Pocket Gopher. On April 8, 2014, the U.S. Fish and Wildlife Service listed the Yelm subspecies of the Mazama Pocket Gopher (MPG) as threatened under the U.S. Endangered Species Act. It is the responsibility of the landowner to be aware of any species listing under the U.S. 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.

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.

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 (2019) 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 the Engineering department, a stormwater report meeting the most recent SMMWW would be required at the civil plan submission.

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 CBD zoning district. Chapter 18.35 provides guidance for the CBD zone.

- a. The CBD zoning district has the following setback requirements for single-family residential uses:

Front: 25' (Collector Street)

Side: 5'

Rear: 25'

Minimum driveway approach: 20'

14. Chapter 18.54 YMC requires that there must be a minimum of 2 off-street parking spaces per dwelling unit for duplexes. The minimum parking stall dimension is 9' x 20'. The proposed site plan complies with code requirements by including one parking space on the driveway and one in the garage for each dwelling unit.

15. Driveway standards are outlined in Chapter 18.52 YMC and 2.10.100 of Yelm Engineering Specifications and Standards Details. Two access off of Stevens Avenue NE are shown on the site plan which must meet these requirements.

All abandoned driveway areas shall be removed and the curbing and sidewalk or shoulder and ditch section shall be properly restored.

Chapter 18.57 YMC requires the preservation of trees on a private property when there is a new development.

The proposed site plan shows the existing liquid amber tree will be preserved but two Black locust trees, a birch tree, and a cedar tree will be removed. The Site Plan Review Committee approves the proposal since it is unfeasible to preserve every tree. If any trees with a diameter exceeding 8 inches are removed, they must be replaced at a 1:1 basis.

16. Chapter 18.55.20 YMC requires perimeter landscaping for the separation of uses from streets and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevation. A landscape plan must be submitted.
17. Chapter 18.59 YMC regulates site planning during development.

New residential developments must coordinate with the U.S. Postal Service for the location of any mailbox (es). Mailboxes must be cluster box units (CBU) and placed on site. The site plan does not adequately show required mailbox type and location.

18. Provide at least two of the following pedestrian amenities near the sidewalk: (YMC 18.35.040 (M))
 1. Pedestrian furniture, such as seating, lighting, drinking fountain, etc.
 2. 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.
 3. Pedestrian oriented open space.
 4. Substantial perimeter landscaping.
 5. Artwork.
 6. Transit stop with seating.
 7. Window displays over the majority of the front facade.
 8. Decorative screen wall, trellis, or other building or site feature.
 9. Pedestrian lighting.
19. Building Design: Building shell colors shall be earth tones such as taupe, brown, red-brown, buff, gray, cream, white, natural wood, brick, or stone. Trim should be white, black, dark blue, dark green, dark teal, dark red, or other deep saturated colors. Bright accent colors should not cover more than 10 percent of any building facade.

Stucco must not be treated in a sculptural manner with curved surfaces or relief patterns. Stucco surfaces should be trimmed with wood, brick, or masonry or in a way that protects them from the weather. (YMC 18.35.040 (O))
20. Buildings facing a public street or park shall be enhanced with at least one of the following elements: (YMC 18.61.040)
 - A. Decorated rooflines, such as an ornamental molding, entablature, frieze or other roofline device visible from the ground level.
 - B. Decorative window and door treatments such as a decorative molding or framing details around all ground floor windows and doors.
 - C. Decorative railings, grill work or landscape guards.
 - D. Landscape trellises.
 - E. Decorative light fixtures with a diffuse visible light source.
 - F. Decorative building materials.
 - G. Blank walls visible from the street, parking or adjacent lot shall be treated in one or more of the following ways:

1. Vertical trellis in front of the wall with climbing vines or plant materials.
 2. Landscaped planting bed at least five feet wide or raised planter bed 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.
21. The following materials are allowed as described below: (YMC 18.61.050)
1. Metal siding over 25 percent of a building's facade 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.
 2. Pre-finished metal roofing must have standing seams and muted colors.
 3. 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 conjunction with concrete blocks.
 4. Architecturally finished vinyl or fiberglass material used for wall surface must not possess sheen.
 5. Stucco surfaces must be finished.
 6. Terra cotta tile.
 7. Clear or lightly tinted glass.
 8. Natural copper or bronze.
 9. Wood shingles/shakes. Wood siding and wood product panels shall be weather resistant, and all edges and seams covered or trimmed.
 10. Architectural polymers and plastics are prohibited for exterior walls.
 11. Backlit vinyl or plastic awning illumination is limited to a single fluorescent tube the length of the awning or canopy.
- B. The following materials are prohibited:
1. Mirrored glass, corrugated fiberglass, and chain link fencing, when visible from the street (Except for temporary purposes such as a construction site).
 2. Corrugated roofing or siding, and fiberglass.
 3. Galvanized roofing.
 4. T-111, fiberboard, and untreated plywood siding.
 5. Applied aggregate finishes ("marble-crete").
 6. Mirrored or opaque glass.

CONCLUSIONS OF LAW

SHORT SUBDIVISION- 2022.0385.PR0011

- A. Section 18.13.030 (B) YMC allows the public services director to approve a short subdivision request when the preliminary short subdivision conforms to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances.
- B. As conditioned below, the short subdivision application is consistent with the development requirements of Yelm Municipal Code.

CONDITIONS OF APPROVAL

- 1. All the comments shown on the attached plat must be addressed.
- 2. The final short subdivision must be submitted pursuant to section 18.12.100 YMC.
- C. The final short subdivision is effective upon recording with the Thurston County Auditor's Office. Approval of a short subdivision shall be for five years from the date of approval.

DECISION

The request for preliminary short subdivision approval is hereby granted subject to the conditions contained in the conclusions above.

Dated this 29th day of September, 2022



Maryam Moeinian
Associate Planner



Cody Colt
Public Services Director

APPEAL

The director'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.

CONCLUSIONS OF LAW

MINISTERIAL SITE PLAN REVIEW- 2022.0286.PR0006

- A. Section 18.12.060 (B) YMC allows the Site Plan Review Committee to process ministerial site plan review applications as provided in Chapter 18.10 YMC.
- B. As conditioned below, the Ministerial Site Plan application is consistent with the development requirements of Yelm Municipal Code.

CONDITIONS OF APPROVAL

1. All the comments shown on the site plan must be addressed.
2. Duplexes under building permit review shall connect to the City sewer system.
3. Duplexes under building permit review shall connect to the City water system.
Site water, sewer, and stormwater improvements will be reviewed and approved as part of the UTL Site Plan Review as part of the Building Permit process for the individual duplexes.
4. Payment of a School Impact Fee is due at the time of building permit issuance.
5. Payment of a Fire Impact Fee is due at the time of building permit issuance.
6. Traffic Facilities charges are due at the time of building permit issuance.
7. The applicant is requesting certain alterations so that there will be two driveway approaches rather than just one. To meet City requirements, the frontage improvement on Stevens Avenue NE must be restored, and all removed trees must be replaced.
Submit a ROW permit application that would include plans showing the restoration of the existing driveway accesses, sidewalk, planter strip, and the drainage system along the frontage.
8. All abandoned driveway areas shall be removed.
9. The new driveways must adhere to this letter's section 15 requirements.
10. Please provide at least two pedestrian amenities near the sidewalk as mentioned in section 18 of this letter.
11. Building design must meet the requirements of section 19 through 21 of this letter.
12. If any trees with a diameter exceeding 8 inches are removed, they must be replaced at a 1:1 basis.
13. A detailed landscape plan shall be submitted showing how required perimeter landscaping is intended to be met.
14. Proof of compliance with the City's backflow control program is required.

15. Mailboxes shall be cluster box units and located on site. Show the proposed location of the mailboxes on the site plan.

- C. The site plan approval is contingent upon addressing all the above conditions. The site plan approval won't become effective until after the final plat is recorded.
- D. 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.

Dated this 29th day of September, 2022



Maryam Moeinian
Associate Planner



Cody Colt
Public Services Director



Chris Vaccaro
Building Official

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.

Maryam Moeinian

From: MARLENE ROCHESTER <marlenerochester21@comcast.net>
Sent: Friday, July 8, 2022 2:05 PM
To: Planning
Subject: [External][SPAM]Proposed Subdivision Case Number 2022.0385.PR0011

Project Name: First Finishers General Contractors
Project Location: 207 Stevens Ave NE
Project Parcel Numbers: 64421300300

My name is Marlene Rochester. I am writing to object to the Notice of Application described above.

I currently reside at 208 Van Trump Ave NE, Yelm Washington. I have owned this house and lived at this address for the past 54 Years. The proposed subdivision is almost directly behind my home. The copy of the map you sent out with your notice is quite hard to read.

I object to the amount of close building that is being approved. Just one block over there have recently been 13 dwellings approved and built. There is building on nearly every square inch of land there now.

I am opposed to that happening so close to the home I purchased as a single family home which was surrounded by the same. If the one subdivision that is proposed is approved, it is most likely the same would happen with the other lots adjacent. That would negatively impact those of us currently residing here.

No where in the information you sent out does it provide the information on how many dwellings, houses, apartments etc. that are being proposed for the subdivision. I would like that information as soon as possible.

I would also like to be given notice of any public hearings on the application and any final decision.

Thank You,
Marlene Rochester

BASIS OF BEARINGS: RECORD OF SURVEY RECORDED UNDER AUDITOR'S
FILE NUMBER 4732763, RECORDS OF THURSTON COUNTY, WASHINGTON.

REFERENCE SURVEYS:

- 1) THE PLAT OF MCKENZIE'S SECOND ADDITION TO YELM
WASHINGTON, RECORDING NO. 77865 BOOK 8, PAGE 104 (1916)
2) C.M. BUTLER, PLS 36792, SPM, AFN 4442760 (2015)
3) E.M. TRUE, PLS 24227, AFN 4732763 (2020)

METHOD OF SURVEY: CLOSED LOOP FIELD TRAVERSES USING A LEICA TS-12
ROBOTIC (00°00'05") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS PRECISION
REQUIREMENTS AS SET FORTH IN WAC 332-130-090.

PURPOSE OF THIS SHORT SUBDIVISION:
THE PURPOSE OF THIS SHORT SUBDIVISION IS TO SEPERATE TPN 64421300300 INTO
2 LOTS BEING LOT 1 AND LOT 2 OF THIS SHORT SUBDIVISION.

PARCEL DESCRIPTIONS:

(AS PER CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT FILE NO.: 210049221, DATED: APRIL 25 2022
AT 8.34 AM)

APN/PARCEL ID(S) 64421300300

LOT 2, EXCEPT THE NORTHWESTERLY 20 FEET, AND ALL OF LOTS 3 AND 4 IN BLOCK 13 MCKENZIE'S SECOND
ADDITION TO YELM, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 104; IN THURSTON COUNTY, WASHINGTON.

SCHEDULE B, PART II TITLE EXCEPTIONS:

BUTLER SURVEYING, INC. HAS REVIEWED THE TITLE EXCEPTIONS IN THE ABOVE-STATED COMMITMENTS FOR TITLE
INSURANCE. SCHEDULE B-II ITEMS THAT ARE NOT MATTERS OF SURVEY HAVE BEEN OMITTED FROM THIS LIST.
THIS SURVEYOR OFFERS THE FOLLOWING COMMENTS REGARDING MATTERS OF THIS SURVEY
(IN BOLD PARENTHESES):

- ITEM 1: COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT
PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, COTES, STATEMENTS, AND OTHER MATTERS, IN
ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO
THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL
STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET
FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR
RESTRICTION IS PERMITTED BY LAW, AS SET FORTH ON MCKENZIE'S 2ND ADDN:

RECORDING NO 77865

(NOT A MATTER OF SURVEY)

- ITEMS 2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED
IN A DOCUMENT:

GRANTED TO: CITY OF YELM
PURPOSE: UTILITY
RECORDING DATE: MARCH 17, 1993
RECORDING NO: 9303170017
AFFECTS: PORTION OF SAID PREMISES

(THE ENTIRE SUBJECT PROPERTY IS ENCUMBERED BY THIS AGREEMENT.)

DECLARATION OF SHORT SUBDIVISION AND COVENANTS

KNOW ALL MEN BY THESE PRESENTS: WE, WEST COAST HOLDING GROUP, LLC THE UNDERSIGNED BEING THE
OWNER OF CERTAIN REAL PROPERTY SITUATED IN THE CITY OF YELM, THURSTON COUNTY, STATE OF
WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: *TPN 64421300300 - LOT 2 EXCEPT THE
NORTHWESTERLY 20 FEET AND ALL OF LOTS 3 AND 4 IN BLOCK 13 OF THE PLAT OF MCKENZIE'S SECOND
ADDITION TO THE TOWN OF YELM AS RECORDED IN BOOK 8 OF PLATS AT PAGE 104, RECORDS OF THURSTON
COUNTY, WASHINGTON* DO HEREBY DECLARE THE FOLLOWING:

A) SAID DESCRIBED REAL PROPERTY MAY NOT BE FURTHER SUBDIVIDED IN ANY MANNER TO EFFECT A
DIVISION THEREOF INTO MORE THAN A TOTAL OF NINE PARCEL WITHIN 5 YEARS FROM THE ____ DAY OF
____, 2022 UNLESS AND UNTIL A FINAL PLAT COVERING SAID REAL PROPERTY SHALL HAVE BEEN
FILED FOR RECORD WITH THE AUDITOR OF THURSTON COUNTY, WASHINGTON, PURSUANT TO THE PROVISIONS
OF CHAPTER 58.17, REVISED CODE OF WASHINGTON, AND APPLICABLE ORDINANCES AND RESOLUTIONS OF THE
CITY OF YELM, WASHINGTON;

B) ALL SUBSEQUENT DEEDS CONVEYING THE SAID DESCRIBED REAL PROPERTY OR ANY PORTION THEREOF
SHALL DESCRIBE THE ROADS DESCRIBED AND SHOWN AS PRIVATE ROADS ON THE SUBDIVISION MAP WHICH IS
A PART HEREOF AND GRANT THE NON-EXCLUSIVE USE OF ALL SUCH ROADS TO THE OWNERS OF ALL
PORTIONS OF SAID REAL PROPERTY ABUTTING SAID ROADS, PROVIDING ACCESS THERETO FROM A PUBLIC
RIGHT-OF-WAY.

C) ALL ROADS DESCRIBED AND SHOWN AS PRIVATE ON THE SUBDIVISION MAP WHICH IS A PART HEREOF
SHALL BE MAINTAINED BY THE OWNERS OF THE REAL PROPERTY HAVING LEGAL ACCESS THERETO OR THERE
HEIRS, SUCCESSORS AND ASSIGNS UNLESS AND UNTIL THE SAME ARE IMPROVED TO CITY OF YELM STANDARDS
AND DEDICATED TO AND ACCEPTED BY THE CITY OF YELM.

D) A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR CONSTRUCTION, MAINTENANCE AND
OPERATION OF TELEPHONE, ELECTRIC, GAS, WATER AND SEWER LINES, MAINS OR CONDUITS, OVER, ACROSS
AND UNDER THE RIGHT-OF-WAY OF ALL ROADS DESCRIBED AND SHOWN AS A PRIVATE ROAD ON THE
SUBDIVISION MAP WHICH IS A PART HEREOF.

E) THE RIGHT HEREBY RESERVED TO MAKE AND MAINTAIN ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON
THE SAID DESCRIBED REAL PROPERTY ADJACENT TO ALL ROADS (PUBLIC OR PRIVATE) DESCRIBED AND SHOWN
ON THE SUBDIVISION MAP WHICH IS A PART HEREOF IN ORDER THAT SUCH ROADS MAY BE GRADED IN A
REASONABLE AND PROPER MANNER, AND THE FURTHER RIGHT HEREBY RESERVED FOR THE DRAINAGE OF SUCH
ROADS OVER AND ACROSS ANY LOT OR LOTS WHERE THE DRAINAGE WATER MIGHT TAKE A NATURAL COURSE
AFTER REASONABLE GRADING IN CONNECTION WITH THE IMPROVEMENT OF SUCH ROAD FOR DEDICATION.

F) NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL
COURSE SO AS TO DISCHARGE UPON ANY ROAD RIGHT-OF-WAY OR TO HAMPER PROPER ROAD DRAINAGE.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2022.

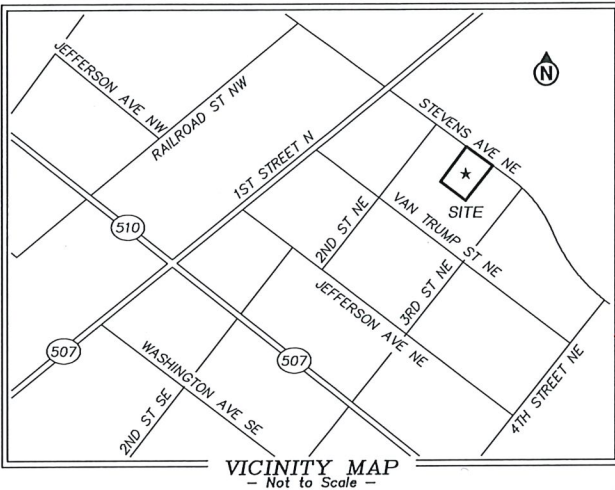
WEST COAST HOLDING GROUP, LLC

BY: _____
DATE

ITS: _____

City of Yelm Short Subdivision-Stevens Duplexes
Preliminary Plat No. SHS-2022.0032-YL

A portion of Lot 2 and Lots 3 and 4 in Block 13 the Plat of McKenzie's Second Addition
to Yelm being a portion of the Northeast Quarter of the Southwest Quarter of Section
19, Township 17 North, Range 2 East, W.M., in Thurston County, Washington.
(Page 1 of 2 Pages)



NEW LEGAL
DESCRIPTIONS
NEED TO BE
METES-BOUNDS
AND/OR PERPETUATE
THE ORIGINAL
LEGAL DESCRIPTION
AS MUCH AS POSSIBLE

NEW LEGAL DESCRIPTION:

LOT 1 OF CITY OF YELM SHORT SUBDIVISION-STEVENS DUPLEXES PLAT NO. SHS-2022.0032-YL, RECORDS OF THURSTON
COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF
ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY
RECORDED PLAT OR SURVEY.

LOT 2 OF CITY OF YELM SHORT SUBDIVISION-STEVENS DUPLEXES PLAT NO. SHS-2022.0032-YL, RECORDS OF THURSTON
COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF
ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY
RECORDED PLAT OR SURVEY.

STEP SYSTEM PLAT EASEMENT PROVISIONS:

A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO, THE CITY OF YELM, IT'S SUCCESSORS AND ASSIGNS
FOR OPERATION, MAINTENANCE AND REPAIR OF ANY OR ALL PORTIONS OF THE SEPTIC TANK EFFLUENT PUMPS (S.T.E.P.)
SYSTEM INCLUDING BUT NOT RESTRICTED TO: SEPTIC TANKS, PUMP CHAMBERS, PRESSURE OR GRAVITY SEWER CONNECTION
LINES AND PUMP STATUS PANEL OVER, UNDER AND THROUGH THE LAND HEREBY PLATTED. THE PURPOSE OF THE
EASEMENT IS TO PROVIDE ACCESS FOR CITY OFFICERS AND EMPLOYEES TO THE CITY OWNED PORTION OF THE S.T.E.P.
SANITARY SEWER SYSTEMS. THE WIDTH OF THE EASEMENT HEREIN RESERVED SHALL BE 5 FEET EACH SIDE OF THE PIPE
AND ELECTRICAL LINES AS CONSTRUCTED. THE WIDTH OF THE TANK EASEMENT SHALL EXTEND 5 FEET BEYOND THE EDGES
OF THE TANK. THE OWNERS SHALL MAINTAIN AND ARE RESPONSIBLE FOR THE LATERAL EXTENDING FROM THE HOUSE
PLUMBING TO THE INLET OF THE TANK CHAMBER. THE CITY OF YELM, IT'S SUCCESSORS AND ASSIGNS, SHALL HAVE THE
RIGHT TO TEMPORARILY UTILIZE SUCH AREA BEYOND THE EASEMENT AREA DESCRIBED ABOVE THAT IS NECESSARY FOR
THE OPERATION, MAINTENANCE AND REPAIR ACTIVITIES ON THE S.T.E.P. SYSTEM. IT IS POSSIBLE THAT MAJOR
LANDSCAPING ITEMS, E.G. SHRUBS, BUSHES AND TREES WITHIN THE ABOVE EASEMENT RIGHT OF WAY MAY BE DAMAGED
DURING THE IMPLEMENTATION OF OPERATION AND MAINTENANCE ACTIVITIES. THE OWNER(S) WAIVE(S) ANY CLAIM(S)
AGAINST THE CITY OF YELM, IT'S SUCCESSORS AND ASSIGNS, FOR DAMAGES TO SAID ITEMS IN THE CASE WHERE WORK BY
THE CITY OF YELM, IT'S SUCCESSORS AND ASSIGNS, IS DONE IN A REASONABLE MANNER. THE OWNER(S) ALSO WAIVE(S)
ANY CLAIM(S) AGAINST THE CITY OF YELM, IT'S SUCCESSORS AND ASSIGNS, FOR DAMAGES WHICH GENERALLY ARISE FROM
ACTS OF GOD, NATURE OR THIRD PARTIES NOT INVOLVING FAULT BY THE CITY OF YELM, IT'S SUCCESSORS AND ASSIGNS.
THE EASEMENT SHALL BE CONSIDERED AN ENCUMBRANCE WHICH TOUCHES AND CONCERNS THE ABOVE DESCRIBED AND
BINDS THE OWNERS, TRANSFEREES, DONEES, SUCCESSORS AND ASSIGNEES IN INTEREST IN THE SAME MANNER AS IT BINDS
THE OWNER(S) HEREIN.

STATE OF WASHINGTON)
SS.
COUNTY OF THURSTON)

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____
TO ME KNOWN TO BE THE _____ OF WEST COAST HOLDING GROUP, LLC
THAT COOPERATION DESCRIBED IN AND WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT,
AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF
SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2022.

PRINT NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF

WASHINGTON, RESIDING AT _____

MY COMMISSION EXPIRES: _____

ORIGINAL TRACT:
ASSESSOR'S PARCEL NO. 64421300300

PLANNING AND BUILDING MANAGER FOR
THE CITY OF YELM:
EXAMINED AND APPROVED THIS ____ DAY OF _____ 2022.

PLANNING AND BUILDING MANAGER

PUBLIC SERVICE DIRECTOR FOR THE CITY OF YELM:
EXAMINED AND APPROVED THIS ____ DAY OF _____ 2022.

PUBLIC SERVICE DIRECTOR

ASSESSOR'S CERTIFICATION:
EXAMINED AND APPROVED THIS ____ DAY OF _____ 2022.

THURSTON COUNTY ASSESSOR

TREASURER'S CERTIFICATION:
ALL TAXES LEVIED AGAINST THE PROPERTIES INCLUDED IN THIS
SHORT PLAT HAVE BEEN PAID TO AND INCLUDING THE YEAR 2022.

THURSTON COUNTY TREASURER DATE

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS ____ DAY OF _____, 20__

AT _____, M IN BOOK ____ OF _____ AT PAGE _____

UNDER AUDITOR'S FILE NUMBER _____ AT THE REQUEST
OF BUTLER SURVEYING, INCORPORATED.

COUNTY AUDITOR BY DEPUTY AUDITOR

NAME: WEST COAST HOLDING GROUP, LLC
ADDRESS: P.O. BOX 986, YELM, WA 98597
PHONE: 360-400-7767
NAME: KAITLYN BUTLER (AGENT)
ADDRESS: 207 STEVENS AVE NE, YELM, WA 98597

EXISTING ZONING C-1
SOURCE OF WATER:
LOT 1 - CITY OF YELM: LOT 2 - CITY OF YELM
SEWER SYSTEM:
LOT 1 - CITY OF YELM: LOT 2 - CITY OF YELM

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT AT THE REQUEST OF FIRST
FINISHERS GENERAL CONTRACTOR IN FEBRUARY OF 2022.

CHRISTOPHER M. BUTLER, PLS 36792

DATE

BUTLER SURVEYING INC.

475 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803

Drawn J. Mahar Date 9/1/2022

Checked Job No. 21-407

Scale 1" = none Sheet 1 of 2



City of Yelm Short Subdivision-Stevens Duplexes
Preliminary Plat No. SHS-2022.0032-YL

A portion of Lot 2 and Lots 3 and 4 in Block 13 the Plat of McKenzie's Second Addition to Yelm being a portion of the Northeast Quarter of the Southwest Quarter of Section 19, Township 17 North, Range 2 East, W.M., in Thurston County, Washington.
(Page 2 of 2 Pages)



SCALE 1" = 100'
0 25 50 100

BASIS OF BEARINGS: RECORD OF SURVEY UNDER AUDITOR'S FILE NUMBER 4732763, RECORDS OF THURSTON COUNTY, WASHINGTON.

LEGEND

- FOUND CORNER AS NOTED
- SET 1/2" REBAR WITH CAP LS 36792
- ⊕ CALCULATED POSITION
- () PLAT DISTANCE
- W₁ WATER METER
- W₂ WATER VALVE
- F₁ FIRE HYDRANT
- G₁ GAS VALVE
- U₁ UTILITY POLE
- T₁ TELEPHONE PEDESTAL
- CO₁ SEPTIC CLEAN OUT
- SA₁ STEP SYSTEM ALARM
- SAM₁ STEP SYSTEM ALARM METER
- SLD₁ STEP SYSTEM LID
- S₁ SANITARY SEWER MANHOLE
- D₁ STORM DRAIN MANHOLE
- CB₁ STORM CATCH BASIN
- PROPERTY LINE
- LOT LINE
- - - CENTERLINE
- - - CONTOUR LINE
- - - WATER LINE
- - - STORM WATER LINE
- - - SANITARY SEWER WATER LINE
- - - FENCE LINE
- - - THE PROPOSED BUILDING FOOTPRINT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°57'40" E	42.34
L2	N 86°28'28" E	41.51
L3	S 50°04'23" E	15.025
L4	N 50°05'09" W	15.02

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	419.75	35.27	4°48'54"
C2	389.75	5.11	0°45'03"

- 1 FOUND 1 1/2" BRASS SURFACE MONUMENT AT THE POINT OF CURVATURE OF STEVENS STREET NORTHEAST 1 FOOT SOUTH OF CENTERLINE AS PER REFERENCE SURVEY # 3 (1/13/2022). HELD FOR BASIS OF BEARINGS.
- 2 FOUND 2" BRASS MONUMENT IN CASE AT THE INTERSECTION OF 2ND STREET NORTHEAST AND STEVENS STREET NORTHEAST (1/13/2022).
- 3 FOUND 2" MONUMENT IN CASE AT THE INTERSECTION OF 1ST STREET NORTHEAST AND STEVENS STREET NORTHEAST AS PER REFERENCE SURVEY # 3 (1/13/2022). HELD FOR ROTATION OF BEARINGS.
- 4 FOUND 1 1/2" BRASS MONUMENT IN CASE AT THE INTERSECTION OF VAN TRUMP STREET NORTHEAST AND 1ST STREET NORTHEAST AS PER REFERENCE SURVEYS # 2 AND 3 (1/13/2022).
- 5 FOUND 2" BRASS MONUMENT IN CASE AT THE INTERSECTION OF VAN TRUMP STREET NORTHEAST AND 2ND STREET NORTHEAST AS PER REFERENCE SURVEY # 2 (1/13/2022).
- 6 FOUND 2" BRASS MONUMENT IN CASE AT THE INTERSECTION OF VAN TRUMP STREET NORTHEAST AND 3RD STREET NORTHEAST AS PER REFERENCE SURVEYS # 2 AND 3 (1/13/2022).

TPN 64421300300 BEFORE
15,621.46 S.F.
0.358 ACRES

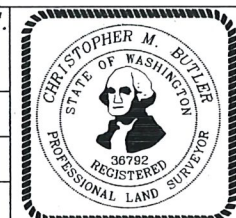
SEPTIC STEP SYSTEM IS
SHARED BETWEEN BOTH
TPN 64421300100 AND
TPN 64421300300

	Address
1	LOT 1 AFTER 7,810.73 S.F. 0.179 ACRES # tbd STEVEN STREET NORTHEAST, YELM WA 98597
2	LOT 2 AFTER 7,810.73 S.F. 0.179 ACRES # tbd STEVEN STREET NORTHEAST, YELM WA 98597

BUTLER SURVEYING INC.

475 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803

Drawn: J. Mahar Date: 9/1/2022
Checked: Job No.: 21-407
Scale: 1" = 50' Sheet 2 of 2





City of Yelm
WASHINGTON
EST. 1924

NOTICE OF ADDRESS ASSIGNMENT

DATE: August 8, 2022

TO: All Affected Parties

FROM: Chris Vaccaro, Building Official City of Yelm, Washington

THE CITY OF YELM HAS A PROPOSAL FOR THE CONSTRUCTION OF TWO DUPLEXES IN THE CITY OF YELM. THE PARCEL FORMERLY IDENTIFIED AS Parcel # 64421300300 SHALL BE ADDRESSED AS

205 STEVENS AVE NE UNIT A AND UNIT B NEW PARCEL NUMBERS TO COME

207 STEVENS AVE NE UNIT A AND UNIT B NEW PARCEL NUMBERS TO COME

Chris Vaccaro

A handwritten signature in blue ink, appearing to read 'C. Vaccaro'.

Building Official
City of Yelm
(360) 458-8407
chrisv@yelmwa.gov

207 STEVENS AVENUE NE SITE PLAN

SECTION 19, TOWNSHIP 17 NORTH, RANGE 2 EAST, W.M.
YELM, WASHINGTON

Relocate and add catch basin as need to
continue function of drainage system.

N 50°03'46" W 543.08 (record)
N 50°03'46" W 543.15 (measured)

STEVENS STREET NORTHEAST

N 50°04'23" W 325.09

EXISTING DRIVEWAY APPROACH TO BE
REMOVED

Relocate Curb Cut
and restore planter
swale.

EXISTING CATCH BASIN TO BE
REMOVED

PROPOSED MIN. 1,500 GAL. S.T.E.P. TANK
(ONE TANK PER BUILDING) (TYP.).

PROPOSED
DUPLEX
2-STORY

LOT 1

7,811 ft²
0.18 Acres

PROPOSED
DUPLEX
2-STORY

LOT 2

7,810 ft²
0.18 Acres

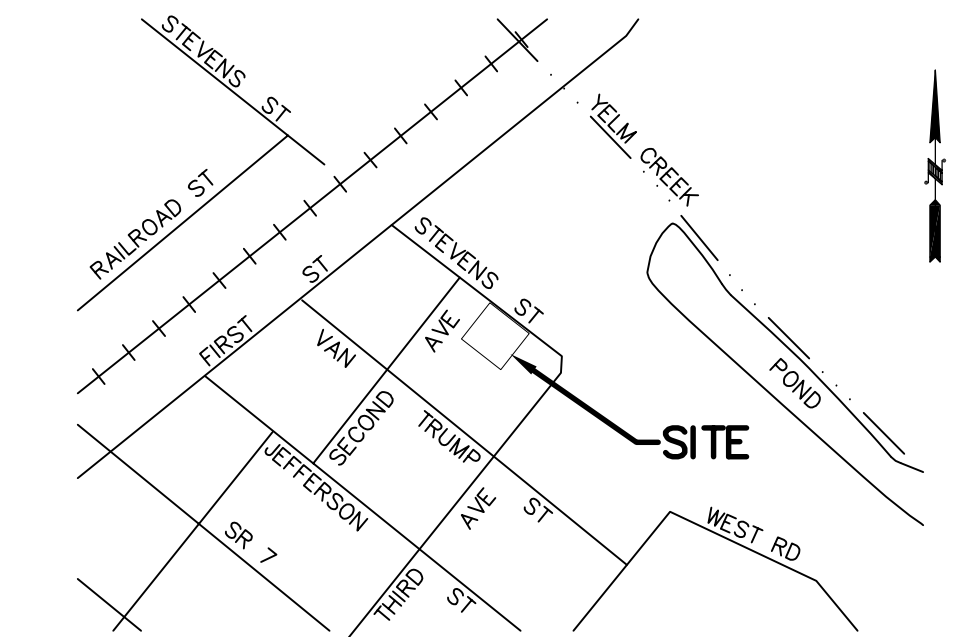
BUILDING SETBACK
LINE (TYP.).

PROPOSED SEWER
SERVICE (TYP.).

ALLEY

THE EXISTING "PUBLIC" GRAVEL ROAD ENCROACHES
ONTO THE PARCEL. RIGHT-OF-WAY WILL NEED TO
BE DEDICATED OR THE ROAD WILL NEED TO BE
RELOCATED TO BE WITHIN THE EXISTING 10'
ALLEY RIGHT-OF-WAY.

VICINITY MAP
N.T.S.



PROJECT INFORMATION

OWNER/APPLICANT: WEST COAST HOLDING GROUP
PO BOX 986
YELM, WA 98597

PARCEL NO: 64421300300

SITE ADDRESS: 207 STEVENS ST. NE
YELM, WA 98597

ZONING: CBD

PARCEL AREA: 15,621.5 SF (0.359 AC)

PROPOSED LOT AREAS
LOT 1: 7,811 SF
LOT 2: 7,810 SF

PARKING STALLS REQUIRED: 2/UNIT
PARKING STALLS PROVIDED: 2/UNIT

PROPOSED HARD SURFACE
COVERAGE (EACH LOT):
2,040 SF ROOF
104 SF WALKWAY/PATIO
660 SF DRIVEWAY
2,804 SF TOTAL

SOILS: SPANAWAY GRAVELLY SANDY LOAM
(HSG A)

SANITARY SEWER/WATER: CITY OF YELM

POWER/GAS: PUGET SOUND ENERGY

TELECOMMUNICATIONS: COMCAST & LUMEN

FIRE DISTRICT: YELM

REFUSE/RECYCLING: PACIFIC DISPOSAL

BUILDING SETBACKS: 25' FRONT, 10' SIDE, 25' REAR

MAXIMUM BUILDING HEIGHT: 35'

FEMA FIRM DESIGNATION: ZONE X (53067C0353E)

WELL NOTE

THERE ARE NO KNOWN DOMESTIC WELLS LOCATED WITHIN 200'
OF THIS PROJECT.

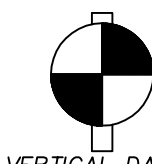
LOT DRAINAGE NOTE

STORMWATER RUNOFF FROM THE PROPOSED ROOF AREAS WILL
BE TIGHTLINED TO DOWNSPOUT INFILTRATION TRENCHES
(T5.10A) AND DRIVEWAYS WILL BE CONSTRUCTED OF
PERMEABLE PAVEMENT (BMP T5.15)

SURVEY NOTE

THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION
DEPICTED HEREON WAS PROVIDED BY BUTLER SURVEYING AND
OBTAINED FROM CITY RECORDS. THIS SURVEY INFORMATION WAS
NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND OLYMPIC
ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS
INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN
INCORPORATED INTO THESE DRAWINGS AS A RESULT.

✕ TREE TO BE REMOVED



VERTICAL DATUM
NAVD 88

SCALE: 1"=10 FEET
0 5 10 20

BASIS OF BEARING: RECORD OF SURVEY
UNDER AUDITOR'S FILE NUMBER 4732763,
RECORDS OF THURSTON COUNTY,
WASHINGTON.

207 STEVENS AVENUE NE
SITE PLAN

SITE PLAN

DESIGNED BY: CMM
DRAWN BY: CMM
CHECKED BY: CMM
SCALE: 1" = 10'
DATE: 4/18/2022

PO Box 12690
Olympia, WA 98508
360.705.2474 office
www.olyeng.com
**OLYMPIC
ENGINEERING**

Civil Engineering - Land Planning - Project Management

JOB NUMBER:
22014
DRAWING NAME:
22014_SITE

SHEET: 1 OF 1