



**City of Yelm**  
EST. 1924  
**WASHINGTON**

## NOTICE of TWO PUBLIC HEARINGS

May 23<sup>rd</sup>, 2024 at 9:00am  
Yelm City Hall, 106 2<sup>nd</sup> St SE  
YELM HEARING EXAMINER

*Mailed by 5/13/2024*

The City of Yelm Hearing Examiner will hold two consecutive public hearings, beginning at 9am on 5/23/2024, to receive comments on the following proposals:

Country Meadows Estates Phase 1: Request to create a 59-lot single family subdivision, located on parcel number 22730410300, a 10-acre property situated to the southeast of the intersection of Vancil Rd SE and Vancil Ct SE. The property is zoned Moderate-Density Residential (R-6).

Country Meadows Estates Phase 2: Request to create a 29-lot single family subdivision, located on parcel number 22730410000, a 5-acre property on the western side of Morris Rd SE, approximately 850 feet south of Bald Hill Rd SE. The property is zoned Moderate-Density Residential (R-6).

The Hearing Examiner will make a decision on the proposal within 10 working days after the hearing. Testimony may be given at the hearing or through written comments submitted before the hearing. Comments must be received by the close of the public hearing. Such written comments may be submitted to the City of Yelm at 901 Rhoton Rd SE, Yelm, 98597. Comments may also be emailed to Assistant Planner Clayton Wiebe at [claytonw@yelmwa.gov](mailto:claytonw@yelmwa.gov). Documents related to the project are available for public review at the City's Public Services Building located at 901 Rhoton Rd SE.

The hearing will be held on May 23<sup>rd</sup>, 2024 at 9:00am at the Yelm City Hall Chambers, located at 106 2<sup>nd</sup> St SE, Yelm 98597.

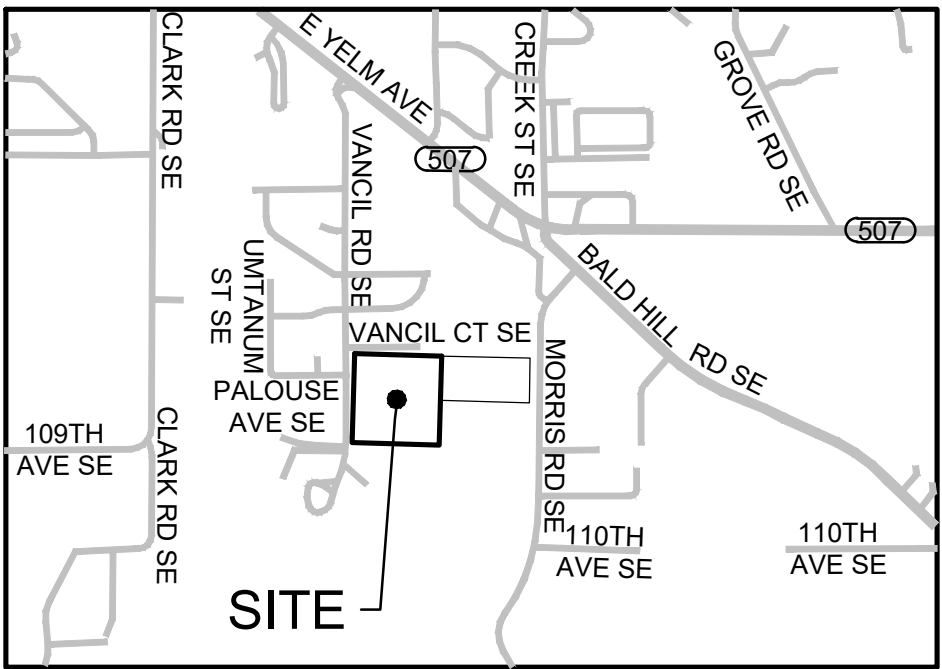
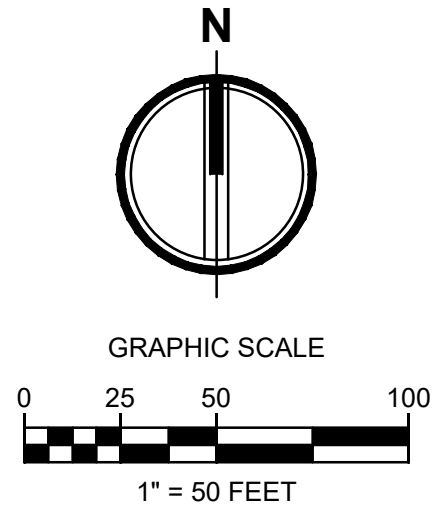
It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability in need of accommodations to conduct business or to participate in government processes or activities, please contact Kathy Linnemeyer, at 360-458-8816 at least five working days prior to the scheduled event.



Know what's below.  
Call before you dig.

# COUNTRY MEADOWS ESTATES PHASE 1 PRELIMINARY PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 30, TWN. 17 N., RGE. 02 E., W.M.,  
CITY OF YELM, THURSTON COUNTY, WASHINGTON.



VICINITY MAP  
SCALE: 1" = 1,320' (1/4 MILE)

## TOTAL EXISTING TREES: 0

TOTAL REMOVED TREES:	0
TOTAL RETAINED TREES:	0
TOTAL REPLACEMENT TREES NEEDED:	0

A PORTION OF THE REPLACEMENT TREES REQUIRED FOR COUNTRY MEADOW ESTATES PHASE 2 WILL BE PLANTED WITHIN COUNTRY MEADOW ESTATES PHASE 1.

STREET TREES PHASE 1:	90
STREET TREES PHASE 2:	40
ADDITIONAL TREES PHASE 1:	26
ADDITIONAL TREES PHASE 2:	48
TOTAL REPLACEMENT TREES:	204

## SITE DATA

PARCEL NUMBER:	22730410300
ADDRESS:	VANCIL RD SE YELM, WA 98597
SITE AREA:	428,902 SF (9.84 AC)
EXISTING ZONING:	R6, RESIDENTIAL

## EARTHWORK QUANTITIES

CUT = 7,700 CU. YDS
FILL = 5,700 CU. YDS
NET = 2,000 CU. YDS EXPORT

NOTE:  
THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM, NOR DO THEY ACCOUNT FOR ROADWAY SECTION.

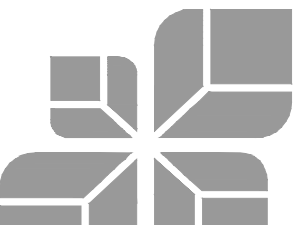
## TRACT IDENTIFICATION

ITEM	SQUARE FEET	ACRES
TRACT 'A' - OPEN SPACE	1,974	0.05
TRACT 'B' - OPEN SPACE	983	0.02
TRACT 'C' - RECREATIONAL SPACE AND STORM	23,934	0.55
TRACT 'D' - PEDESTRIAN ACCESS	2,002	0.05
TRACT 'E' - PEDESTRIAN ACCESS	1,000	0.02
TRACT 'F' - FUTURE ROW DEDICATION	29,793	0.68

## STATISTICAL BREAKDOWN

ITEM	SQUARE FEET	ACRES
SITE AREA	428,902	9.84
CRITICAL AREAS	0	0.00
PROPOSED ONSITE ROAD ROW	84,856	1.95
OPEN SPACE (5% MINIMUM = 21,445 SF)	26,891	0.62
EXISTING & PROPOSED ZONING:	R-6, RESIDENTIAL	
MAXIMUM DENSITY (6 DU/ACRE)	59.04 (USE 59)	
TOTAL NO. OF LOTS PROPOSED (SINGLE FAMILY)	59	
LARGEST LOT AREA (LOT 48)	6,923	0.16
SMALLEST LOT AREA (MULTIPLE LOTS)	4,000	0.11
AVERAGE LOT AREA	4,885	0.11
TOTAL IMPERVIOUS SURFACE (54.97%)	235,772	5.41
ROAD	58,772	1.35
ROOF AREA (2,500 SF x 59 UNITS)	147,500	3.39
DRIVEWAYS (500 SF x 59 UNITS)	29,500	0.68

APPLICATION #999???



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

## COUNTRY MEADOWS ESTATES PHASE 1 PRELIMINARY PLAT

Client:

COPPER RIDGE LLC

P.O. BOX 73790

PUYALLUP, WA 98373

KURT WILSON / EVAN MANN

Project No.

2230251.10

Issue Set & Date:

## PRELIMINARY PLAT

8/23/2023



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Revisions:

Revisions:

Sheet Title:

## SITE PLAN

Designed by: Drawn by: Checked by: MW/SK

Sheet No.

S1

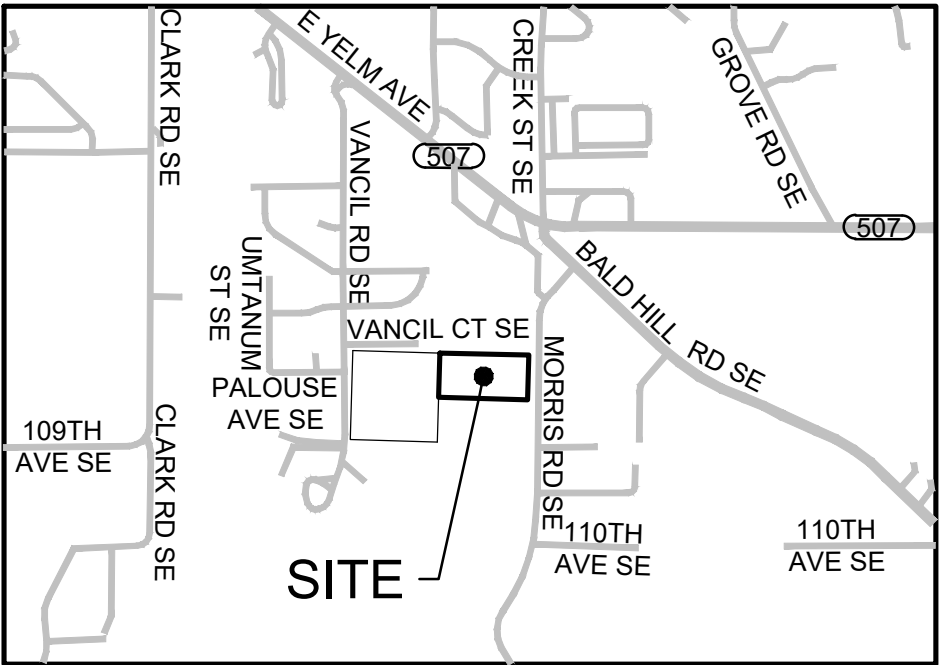
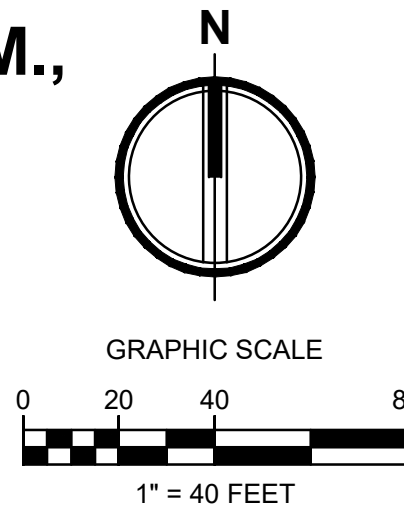




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# COUNTRY MEADOWS ESTATES PHASE 2 PRELIMINARY PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 30, TWN. 17 N., RGE. 02 E., W.M.,  
CITY OF YELM, THURSTON COUNTY, WASHINGTON.



VICINITY MAP  
SCALE: 1" = 1,320' (1/4 MILE)

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**COUNTRY MEADOWS ESTATES PHASE 2 PRELIMINARY PLAT**

Client:  
**COPPER RIDGE LLC**

P.O. BOX 73790  
PUYALLUP, WA 98373

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Project No.  
2230299.10

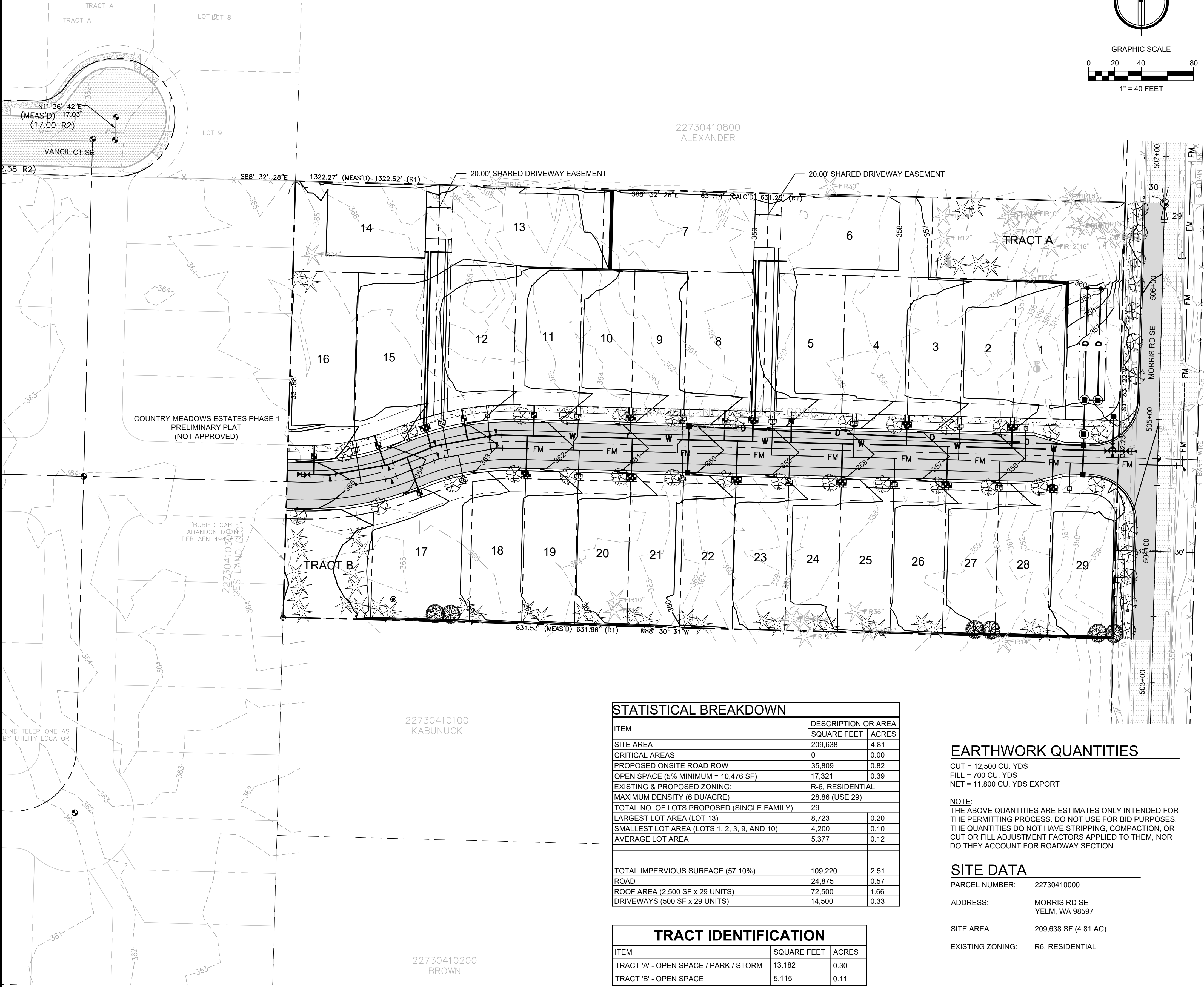
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STATISTICAL BREAKDOWN		
ITEM	DESCRIPTION OR AREA	
	SQUARE FEET	ACRES
SITE AREA	209,638	4.81
CRITICAL AREAS	0	0.00
PROPOSED ONSITE ROAD ROW	35,809	0.82
OPEN SPACE (5% MINIMUM = 10,476 SF)	17,321	0.39
EXISTING & PROPOSED ZONING:	R-6, RESIDENTIAL	
MAXIMUM DENSITY (6 DU/ACRE)	28.86 (USE 29)	
TOTAL NO. OF LOTS PROPOSED (SINGLE FAMILY)	29	
LARGEST LOT AREA (LOT 13)	8,723	0.20
SMALLEST LOT AREA (LOTS 1, 2, 3, 9, AND 10)	4,200	0.10
AVERAGE LOT AREA	5,377	0.12
TOTAL IMPERVIOUS SURFACE (57.10%)	109,220	2.51
ROAD	24,875	0.57
ROOF AREA (2,500 SF x 29 UNITS)	72,500	1.66
DRIVEWAYS (500 SF x 29 UNITS)	14,500	0.33

TRACT IDENTIFICATION		
ITEM	SQUARE FEET	ACRES
TRACT 'A' - OPEN SPACE / PARK / STORM	13,182	0.30
TRACT 'B' - OPEN SPACE	5,115	0.11

## EARTHWORK QUANTITIES

CUT = 12,500 CU. YDS  
FILL = 700 CU. YDS  
NET = 11,800 CU. YDS EXPORT

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## SITE DATA

PARCEL NUMBER: 22730410000

ADDRESS: MORRIS RD SE  
YELM, WA 98597

SITE AREA: 209,638 SF (4.81 AC)

EXISTING ZONING: R6, RESIDENTIAL

## TOTAL EXISTING TREES: 231

TOTAL REMOVED TREES: 204

TOTAL RETAINED TREES: 27

TOTAL REPLACEMENT TREES NEEDED: 204

A PORTION OF THE REPLACEMENT TREES REQUIRED FOR COUNTRY MEADOWS ESTATES PHASE 2 WILL BE PLANTED WITHIN COUNTRY MEADOWS ESTATES PHASE 1.

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## SITE PLAN

Designed by: Drawn by: Checked by:  
MW/SK

Sheet No.

**S1**

APPLICATION #999???