

CITY OF YELM ORDINANCE NO. 1018

AN ORDINANCE of the City of Yelm adopting the update to the Yelm Comprehensive Plan.

**WHEREAS**, The City of Yelm is required to plan under RCW 36.70A.040; and

**WHEREAS**, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Yelm adopted a Comprehensive Plan in 1994, and has amended the plan on several occasions since that time; and

**WHEREAS**, in accordance with Section 36.70A.130 RCW, an adopted Comprehensive Plan shall be subject to continuing evaluation and review, and amendments to the Comprehensive Plan shall be considered no more frequently than once every year, and no less than every eight years; and

**WHEREAS**, the Community Development Department prepared a draft proposed update to the Comprehensive Plan that will ensure that the plan is consistent with the provisions of the Growth Management Act, including the use of the latest available information for Thurston County and Yelm to update population projections; and

**WHEREAS**, the public review process for the proposed amendments included two open houses and two Public Hearings before the Yelm Planning Commission, and a Public Hearing before Yelm City Council, official notices for written public comment, and posting information to the City of Yelm website, and in the *Nisqually Valley News*; and

**WHEREAS**, the public participation program included notification of interested Departments of Washington State, email distribution to any person expressing interest in the review and the posting of all pertinent drafts, notices, staff reports and public comment on the City's web site; and

**WHEREAS**, the draft updates along with official notice were emailed on May 12, 2016, to the following State and Federal Agencies:

- ✓ Washington Department of Community, Trade, and Economic Development to be distributed to all agencies reviewing Comprehensive Plans;
- ✓ Joint Base Lewis McChord;
- ✓ Nisqually Indian Tribe; and
- ✓ Thurston Regional Planning Council; and

**WHEREAS**, the Planning Commission held a duly advertised public hearing on the updated draft on June 20, 2016 and August 15, 2016, at which time received verbal and written comments; and

**WHEREAS**, the Commission reviewed all comments, updated the proposed draft based on comments received, and voted unanimously to recommend that the Yelm City Council adopt the proposed comprehensive plan update; and

**WHEREAS**, the Yelm City Council considered the recommendation of the Yelm Planning Commission, held a duly advertised public hearing on said recommendation on January 10, 2017, continue to January 24, 2017, and continued again to February 14, 2017; and

**WHEREAS**, the Council reviewed the proposed update to the Comprehensive Plan and all comments received at their January 25, 2017 Study Session; and

**WHEREAS**, the Council finds it necessary and in the public interest that the Yelm Comprehensive Plan be updated;


**NOW, THEREFORE, THE YELM CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

Section 1. The Yelm Comprehensive Plan attached to this Ordinance as Attachment A is hereby adopted and the previous plan replaced.

Section 2. Severability. If any provisions of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances is not affected.

Section 3. The Ordinance shall be in full force and effect and after its passage, approval, and publication as provided by law.

PASSED by the City Council of Yelm this 14<sup>th</sup> Day of February, 2017.

  
\_\_\_\_\_  
JW Foster, Mayor

Authenticated:

  
\_\_\_\_\_  
Lori Mossman, City Clerk

PUBLISHED: Nisqually Valley News, February 24, 2017

EFFECTIVE DATE: March 1, 2017

# Attachment A

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# **CITY OF YELM**



## **COMPREHENSIVE PLAN**

and

## **JOINT PLAN WITH THURSTON COUNTY**

**February 14, 2017**

# 2017 COMPREHENSIVE PLAN

## Acknowledgements

### **Elected Officials**

JW Foster, Mayor  
Ron Harding, Mayor  
EJ Curry, Councilmember  
Molly Carmody, Councilmember  
Jennifer Littlefield, Councilmember  
Tracey Wood, Councilmember  
Tad Stillwell, Councilmember  
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Bob Isom, Former Councilmember  
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John Graver, Chair  
Jerry Fugich, Commissioner  
Wayne Potter, Commissioner  
John Thomson, Commissioner  
Shawn Christensen, Commissioner  
Terry Kaminski, Commissioner  
Anne Wahrmond, Commissioner  
Glen Nutter, Former Commissioner  
Jennifer Littlefield, Former Commissioner  
Molly Carmody, Former Commissioner

### **Special Thanks**

Yelm Citizens  
Yelm Historic Preservation Committee  
Yelm Real Estate Network  
Yelm Business Association

Yelm Parks Advisory Board  
Yelm Chamber of Commerce  
Windermere Real Estate

Adopted by the Yelm City Council  
February 14, 2017  
Ordinance No. 1018

Prepared in accordance with the Washington Growth Management Act – RCW 36.70A

# COMPREHENSIVE PLAN

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## INTRODUCTION

The Yelm Comprehensive Plan (Plan) establishes the vision of the City of Yelm for the ongoing and future development of the community over the next 20 to 25 years. The Plan is a broad statement of goals and policies that direct the orderly and coordinated physical development of a city into the future.

The 2016 update includes new goals and policies based on comments and ideas from the public, local stakeholders, and City boards and Commissions, along with applicable goals from the Sustainable Thurston Development Plan for the Thurston Region and the JBLM Joint Land Use Study.

The Plan is written in the context of the State Growth Management Act, which mandates issues that must be dealt with in a comprehensive plan and County-wide planning policies, which identify how certain aspects of growth management planning are to be met in Thurston County.

The purpose of the Joint Plan is to identify how development is to occur over the next 20 to 25 years for the City, and for the County area within the Urban Growth Area (UGA), which will eventually be served by City of Yelm public facilities and utilities.

The Plan is intended to apply to the entire UGA. Jurisdictionally, the Plan will be implemented in the City limits by the City of Yelm, and the unincorporated UGA by Thurston County.

The Plan is organized by subject matter, with each main topic having an objective, general goals, and policies. The maps, goals, and policies provide the basis for the adoption of regulations, programs, and services which implement the Plan.

The Plan is to be revisited not less than each eight years to review population progress, the effectiveness of the existing plan, and the need for change.

The Plan is designed to incorporate and coordinate many of the Yelm planning documents into a coordinated whole. For purposes of a complete picture, the "Yelm Comprehensive Plan" includes the following documents:

- Yelm Comprehensive Plan and Joint Plan with Thurston County
- Yelm Transportation Plan
- Yelm Water System Plan
- Yelm General Sewer Plan
- Yelm Parks Plan

# **GROWTH MANAGEMENT ACT PLANNING PARAMETERS**

## **Growth Management Act**

The City of Yelm participates in comprehensive planning under the provisions of the Growth Management Act, Chapter 36.70A RCW. The purpose of the Act is to promote responsive, responsible local planning to accomplish thirteen identified statewide goals.

The following State Growth Management Act goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.



- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

### **County-Wide Planning Policies (CWPP)**

Thurston County, with the advice of the Cities and Towns in Thurston County, adopted County-Wide Planning Policies (CWPP) to aid and focus the Growth Management planning activities in Thurston County. These County-Wide Planning Policies were specifically approved by the City of Yelm.

## **GUIDING PRINCIPLES**

### **Goal 1 Plan and act toward zero waste in the region.**

Policy 1.1 Support efforts to maintain a rate structure that will incentivize waste prevention, as well as implement policy and support waste reduction programs.

### **Goal 2 Ensure that residents have the resources to meet their daily needs.**

Policy 2.1 Support a coordinated and streamlined approach to social service planning and funding in Thurston County.

### **Goal 3 Ensure that the region's water supply sustains people in perpetuity while protecting the environment.**

Policy 3.1 Support regional efforts to find resources to create a water systems plan that explores ways to manage water resources in the Thurston Region more holistically.

### **Goal 4 Move toward a carbon-neutral community.**

Policy 4.1 Support regional efforts to find resources to create a balanced Thurston Region climate action plan.

### **Goal 5 Provide opportunities for everyone in the Thurston Region to learn about and practice sustainability.**

Policy 5.1 Support regional efforts to find resources to ensure continued focus on sustainability actions, education, and coordination.

### **Goal 6 Make strategic decisions and investments to advance sustainability regionally.**

Policy 6.1 Support regional efforts to develop a generic sustainability checklist for modification and use by local jurisdictions.

Policy 6.2 Incorporate a locally adopted sustainability checklist into the decision making process for funding allocations, comprehensive plan amendments, and capital facilities investments.

### **Goal 7 Support public and private local food systems to increase community resilience, health, and economic prosperity.**

Policy 7.1 Support regional efforts to find resources to create a local food systems plan.

### **Goal 8 Become a model for sustainability and livability. Identify resources, organizational structure, and educational opportunities to achieve regional sustainability goals.**

Policy 8.1 Support regional efforts to identify and secure funding to implement actions to achieve Sustainable Thurston goals and vision.

Policy 8.2 Participate in regional efforts to monitor progress in achieving Sustainable Thurston goals and targets.

Policy 8.3 Support regional efforts to create a regional grant center to provide assistance in identifying and applying for grants.

Policy 8.4 Coordinate and collaborate with outreach and planning efforts that cross jurisdictional boundaries.

Policy 8.5 Support regional efforts to find resources for demonstration projects which support innovative community ideas and projects that support Sustainable Thurston priority goals.

**Goal 9 Create safe and vibrant South County city and town centers that foster entrepreneurship, active transportation, civic pride, and a sense of place.**

Policy 9.1 Encourage commercial and cultural activities in Yelm.

Policy 9.2 Continue to support coordinated economic and community building activities among South County communities.

Policy 9.3 Identify opportunities to support existing and prospective entrepreneurs in Yelm.

Policy 9.4 Support workforce development training in southern Thurston County to promote new industries.

Policy 9.5 Improve marketing of potential development and business opportunities available in South County.

Policy 9.6 Support efforts to develop an infrastructure for tourism in South Thurston County.

Policy 9.7 Build on the quality of place within each of the historic community centers.

Policy 9.8 Minimize the impact of highways on each of the historic South County community centers.

Policy 9.10 Invest public money to attract private investment in the development of the South County centers.

Policy 9.11 Coordinate with Thurston County to ensure that future development that generates pass-through traffic within incorporated communities pays its fair share for necessary road improvements.

Policy 9.12 Promote telework in South County towns and cities to keep workers and their dollars local and reduce vehicle miles traveled.

**Goal 10 Improve regulatory clarity and predictability to encourage urban infill and redevelopment.**

Policy 10.1 Plan at the neighborhood level and involve the neighborhoods in the planning process.

Policy 10.2 Ensure that housing as envisioned in different areas is feasible to finance and build.

Policy 10.3 Offer financial and project development incentives for reducing environmental impacts.

**Goal 11 Promote future development that protects public health, safety, and welfare by minimizing risk to life, property, and the well-being of Yelm residents from military training operations and maintaining compatibility with current and foreseeable missions at Joint Base Lewis - McChord (JBLM).**

Policy 11.1 Continue to support the unique and vital mission capabilities of JBLM and the significant contribution of the installation, military personnel, families, and civilian workers to the economic base of the community and region.

Policy 11.2 Partner with JBLM and the South Sound Military and Communities Partnership to anticipate and meet community growth and service demands related to military mission change and to ensure that Yelm residents participate fully in economic opportunities and outreach activities associated with the installation.

**Goal 12 Foster meaningful, ongoing communication among Yelm residents, JBLM, the South Sound Military and Communities Partnership and other regional partners to increase awareness of Department of Defense and other federal and state missions and activities and to coordinate on ongoing compatibility planning and management activities.**

Policy 12.1 Continue Yelm's participation in the implementation of the Joint Land Use Study (JLUS) by appointing primary points of contact to facilitate the communication and coordination strategies recommended in the JLUS Report.

Policy 12.2 Work with JBLM to establish ongoing communication mechanisms for issues of mutual concern, including mission or operational changes that could affect the surrounding community or specific development and infrastructure projects that could affect compatibility with training operations.

Policy 12.3 Partner with JBLM to make information on the potential impacts of training operations available to residents.

Policy 12.4 Review community development and infrastructure proposals for interaction that could produce compatibility challenges with training operations, including: noise sensitive uses in areas of known exposure to aviation and range noise; physical infrastructure that could interfere with low-level flight operations; and sources of electrical emissions that could interfere with military communications or navigation systems.

Policy 12.5 Provide notice to JBLM for review and comment on Yelm's discretionary land use actions such as comprehensive plan amendments, rezones, development regulation changes, and land use permits.

**Goal 13 Coordinate Planning Activities**

Policy 13.1 Cooperate with Thurston County in planning activities through notification when updating policies and plans and by reviewing and commenting on Thurston County policies and plans which may affect the residents of Yelm.

Policy 13.2 Notify the Nisqually Tribe during plan reviews and updates and encourage the tribe to participate in local planning activities.

Policy 13.3 Communicate with JBLM about planning and permitting actions within the City.

MAP 1 - JOINT BASE LEWIS MCCHORD COMPATIBILITY



# JBLM Compatibility

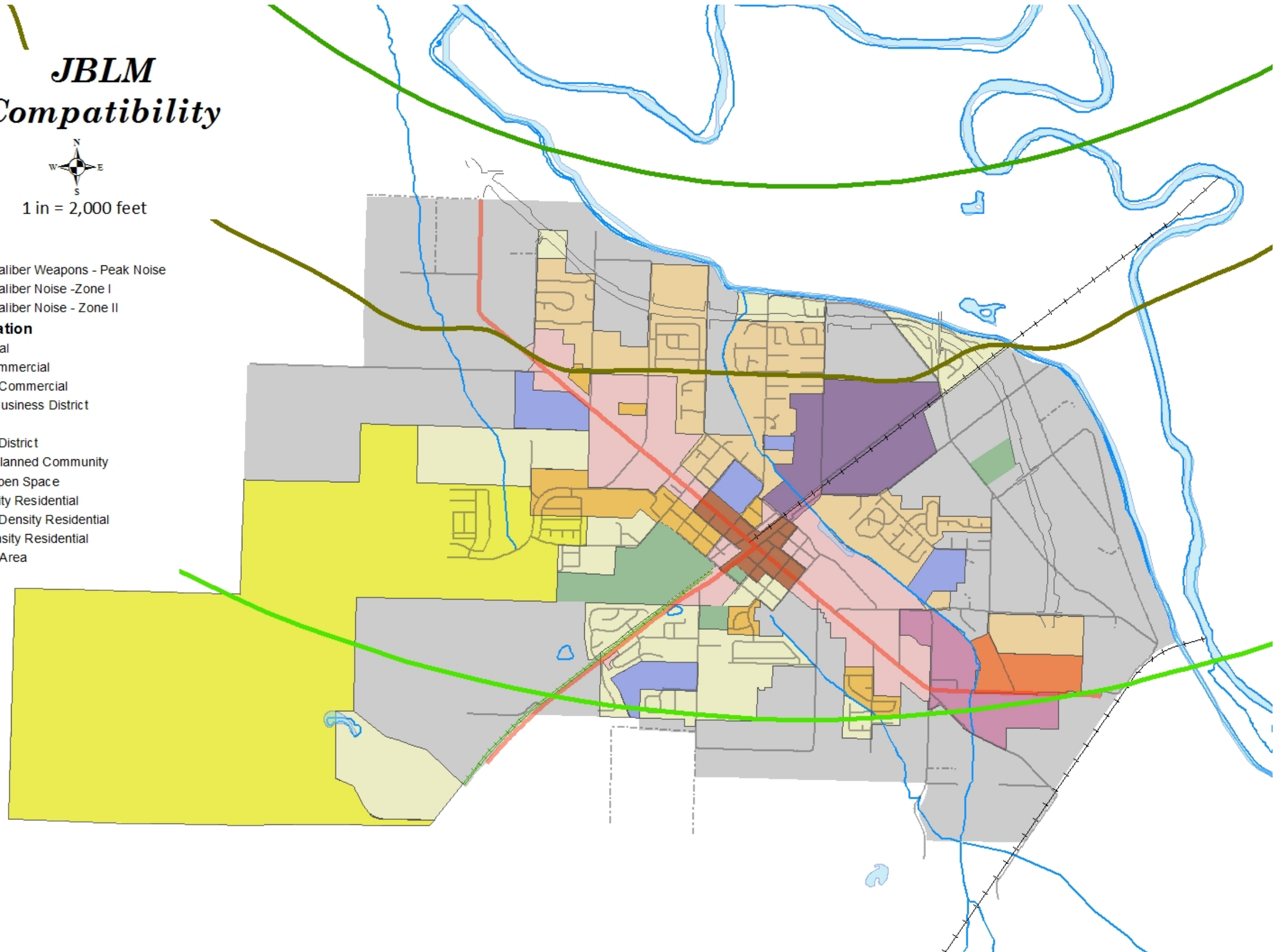


1 in = 2,000 feet

- JBLM Large Caliber Weapons - Peak Noise
- JBLM Large Caliber Noise - Zone I
- JBLM Large Caliber Noise - Zone II

## Zoning Designation

- C-1 Commercial
- C-2 Heavy Commercial
- C-3 Large Lot Commercial
- CBD Central Business District
- I Industrial
- ID Institutional District
- MPC Master Planned Community
- P/OS Parks/Open Space
- R-4 Low Density Residential
- R-6 Moderate Density Residential
- R-16 High Density Residential
- Urban Growth Area



Source: Joint Base Lewis McChord (JBLM) Joint Land Use Study, South Sound Military & Communities Partnership, October 2015

## LAND USE

The objective of the land use chapter is to establish Yelm as an urban center which provides for a wide variety of goods and services for Yelm's service area, jobs for its residents and the wider community, and a variety of housing types and style for all of its residents in an efficient and sustainable fashion while preserving Yelm's history.

### **Goal 1 Create a comprehensive plan with goals and policies which fosters balanced sustainable approaches to managing growth within Yelm and its Urban Growth Area (UGA).**

Policy 1.1 Adopt comprehensive plan goals and policies that address the statewide Growth Management Act (GMA) goals within Yelm and its Urban Growth Area (UGA).

Policy 1.2 Adopt comprehensive plan goals and policies that implement the County Wide Planning Policies (CWPP) within Yelm and its UGA.

Policy 1.3 Adopt comprehensive plan goals and policies that accommodates projected growth (legally required under the Washington State Growth Management Act) as well as economic forces which will shape the future of the community.

Policy 1.4 Adopt urban growth boundaries for Yelm which encourage urban development at urban densities with urban services.

Policy 1.5 Recognize the property rights of landowners in Yelm and its UGA.

Policy 1.6 Respect property owners legal rights when implementing this plan. Regulations should provide for compensation for the property owner of waivers from requirements if the implementation of the regulation would otherwise constitute a legally defined "taking".

Policy 1.7 Process comprehensive plan amendments no more than once per calendar year, except in cases of emergency.

Policy 1.8 Provide public notices, encourage public participation, and allow public input at all phases of the comprehensive plan review process.

### **Goal 2 Create a sustainable community.**

Policy 2.1 Utilize the following definition of sustainable development within this comprehensive plan as a foundation for decision making: "Provide for current needs while not compromising the availability of resources for future needs."

Policy 2.2 Adopt goals, policies, and development regulations designed to foster sustainable development through tools such as:

- Smart Growth;
- Low Impact Development; and
- Built Green/LEED standards.

Policy 2.3 Adopt policies and development regulations to implement smart growth principles that:

- Encourage community and stakeholder collaboration (public participation);

- Strengthen and direct development towards existing communities;
- Provide a variety of transportation choices;
- Mix land uses in appropriate scale for the neighborhood. This may include apartments over retail and commercial space, or residential and commercial areas in close proximity;
- Preserve open space, natural beauty, and critical environmental areas;
- Create a range of housing opportunities and choices;
- Foster distinctive, attractive communities with a strong sense of place;
- Create walkable neighborhoods;
- Take advantage of compact building design; and
- Make development decisions predictable, fair, and cost-effective.

Policy 2.4 Adopt development regulations that implement low impact development (LID) stormwater provisions.

Policy 2.5 Adopt development regulation incentives that encourage sustainable development such as Green/LEED or Home Energy Rating System ratings in the construction of new or significantly remodeled structures.

**Goal 3 Establish a variety of land uses and densities that supports a compact form and urban densities.**

Policy 3.1 Adopt land use designations, a land use map, and development regulations that accommodates a variety of land use categories and densities.

Policy 3.2 Adopt a single land use category for all unincorporated lands located within the Yelm UGA boundary: Single Family - 1 unit per 5 acres.

Policy 3.3 Adopt two categories of residential single family land use to meet community needs:

- Single Family - 4 units per acre; and
- Single Family - 6 units per acre.

Policy 3.4 Adopt two categories of residential multifamily land use to meet community needs:

- Multifamily - Medium Density — 6 units per acre; and
- Multifamily - High Density — 16 units per acre.

Policy 3.5 Adopt a mixed use development category which allows both residential and commercial uses suitable for planned developments on larger parcels and which provides for a variety of land uses, more efficient use of open space, and more cost effective public infrastructure.

Policy 3.6 Adopt a variety of commercial land use categories to meet community needs.

Policy 3.7 Adopt industrial land uses to meet community needs.

Policy 3.8 Adopt land use designations which reflect limited development potential. It may include:

- Publicly owned lands;
- Lands permanently set aside as open space; or
- Lands with sensitive areas.

Policy 3.9 Consider the required level of public facilities and utilities when planning for various urban densities and types of land use.

#### **Goal 4 Provide guidance for a cohesive city.**

Policy 4.1 Adopt development regulations and subdivision standards that require new multi-lot subdivisions to provide a network of connected streets which are integrated into Yelm's existing street system.

Policy 4.2 Adopt development regulations that require new development projects to address public transit, and where necessary to accommodate new and potential transit stops.

Policy 4.3 Adopt development regulations that allow parking to be shared by two or more businesses, and joint-use parking between non-competing uses (e.g. the same parking might be used for office workers during the week and by shoppers during the weekend).

Policy 4.4 Adopt development regulations that accommodate "live-work" structures (where citizens can live and work within the same structure).

Policy 4.5 Adopt sign regulations designed to support business establishments while protecting community character. The sign code may:

- Provide community "way-finding" signage;
- Encourage pedestrian-oriented signs with a consistent character; and
- Allow for eccentric signs in some locations.

Policy 4.6 Adopt development regulations that allow permits to be processed in a timely and efficient manner.

#### **Goal 5 Encourage diverse residential growth.**

Policy 5.1 Encourage new residential subdivisions to incorporate alleys into their street network by providing increased density incentives.

Policy 5.2 Adopt development standards that allow duplexes, townhouses, and accessory dwelling units within residential areas. These are intended to increase the variety of housing in the community and aid in achieving an overall urban density.

Policy 5.3 Adopt development regulations that encourage mixed use subdivisions.



## **Goal 6 Encourage commercial and industrial growth that serves the needs of the City.**

Policy 6.1 Restrict commercial developments to those lands already zoned for commercial land uses.

Policy 6.2 Define the boundaries between the Central Business District and other commercially zoned areas along Yelm Avenue. This is roughly between Solberg Street NW/SW, Stevens Avenue NE/NW, 4th Street NE/SE and Mosman Avenue SW/SE.

Policy 6.3 Adopt development and design regulations for the Central Business District (CBD) which:

- a. Allows pedestrian oriented businesses, such as open-air restaurants;
- b. Locates buildings directly on street, and prohibits off-street parking in front of the structure;
- c. Retain pedestrian-oriented character with wide sidewalks, street landscaping, and pedestrian amenities along Yelm Avenue; and
- d. Retains on-street parking throughout the CBD.

Policy 6.4 Adopt development regulations limiting the location and design of fast-food restaurants.

Policy 6.5 Adopt development and design regulations that encourage compatibility and connectivity between commercial and residential land uses.

Policy 6.6 Locate industrial areas on major transportation routes, near existing utilities, and where they can be appropriately buffered from adjacent land uses.

Policy 6.7 Locate warehouse, assembly, and distribution land uses on the perimeter of the industrial area, with manufacturing/industrial located toward the center of the industrial land use designation.

## **Goal 7 Participate in joint planning with Thurston County for Yelm's urban growth area.**

Policy 7.1 Support a joint planning process between the City of Yelm and Thurston County for lands which lie within the Yelm UGA and may incorporate into Yelm's City limits.

Policy 7.2 Identify the goals and policies from the *Yelm Comprehensive Plan* which will apply to the unincorporated land within the Yelm UGA.

Policy 7.3 Review Yelm's UGA boundary no more frequently than once every ten (10) years.

Policy 7.4 Ensure that any change to Yelm's UGA boundary is consistent with the County Wide Planning Policies.

Policy 7.5 Establish pre-annexation zoning for lands within the Yelm UGA boundary.

Policy 7.6 Evaluate properties which could be annexed into Yelm based upon the availability of utilities.

Policy 7.7 Defer annexing unincorporated lands shown on the Future Land Use Map until the property can be served by the City water and sewer systems.

Policy 7.8 Defer changing the land use categories adopted in a Joint Plan for a period of three (3) years without the written concurrence from the other jurisdiction.

Policy 7.9 Analyze and provide comment to Thurston County on any proposed development within the unincorporated lands shown on the Future Land Use Map.

**Goal 8 Foster regional coordination.**

Policy 8.1 Educate the public and local businesses regarding the planning process which can include comprehensive plan amendments, development regulation updates, and the adoption of functional plans for parks, water, sewer, transportation, and capital facilities.

Policy 8.2 Coordinate and provide notification of proposed amendments to the comprehensive plan or development regulations to adjacent jurisdictions and governmental entities (e.g. Thurston County, Intercity Transit, Joint Base Lewis-McChord, and the Nisqually Tribe) providing them an opportunity to comment prior to final action.

Policy 8.3 Support the transfer of development rights (TDR) program to conserve important natural and/or cultural resources (e.g. long-term agricultural lands, historic properties, or significant wildlife habitat) within the rural portion of Thurston County.

**Goal 9 Foster historic preservation.**

Policy 9.1 Adopt development regulations that provide incentives to protect, preserve, and restore historic properties.

**Goal 10 Create vibrant centers, corridors, and neighborhoods while accommodating growth.**

Policy 10.1 Promote a greater mix of uses and densities to support efficient provision of services.

Policy 10.2 Focus neighborhood-level planning efforts.

Policy 10.3 Continue the community conversation about land use and zoning changes.

**Goal 11 Create safe and vibrant neighborhoods with places that build community and encourage active transportation.**

Policy 11.1 Plan at the neighborhood level to increase housing density and diversity while preserving neighborhood character and quality of life.

Policy 11.2 Plan for land use patterns that provide most neighborhood residents an array of basic services within a half mile or 20 minute walk from home.

Policy 11.3 Encourage appropriately scaled home-based business and live/work opportunities in neighborhoods.

Policy 11.4 Support Intercity Transit efforts to expand transit routes and increase service frequency where the density, land uses, street design, and location of neighborhoods between main activity center destinations will result in good service usage.

Policy 11.5 Identify opportunities for small urban centers with a mix of land uses and densities in Greenfield and Brownfield buildable lands.

Policy 11.6 Encourage Thurston County to streamline the annexation process within the UGA.

Policy 11.7 Identify and build street and path connections within existing neighborhoods and design well-connected streets within any new neighborhoods.

Policy 11.8 Increase opportunities for urban agriculture.

**Goal 12 Maximize opportunity to redevelop land in priority areas by investing in infrastructure and environmental remediation.**

Policy 12.1 Mitigate the additional cost of development in centers and corridors by making public infrastructure investment that adds value, safety and public enjoyment for the entire community and that result in appropriate public return on investment when adjacent properties are developed. Allow for latecomers and other methods of repayment for government outlay for infrastructure.

Policy 12.2 Identify additional funding sources to make building infrastructure as part of a priority infill housing project more financially viable.

Policy 12.3 Do soil and groundwater assessments and evaluate appropriate remediation options where contaminated soils and groundwater exist. Identify funds for assessment and remediation. Apply for grants and loans to complete clean-up.

Policy 12.4 Encourage mechanisms to allow private development that constructs public road improvements (such as curb, gutter, sidewalks, or travel lanes) the opportunity for latecomers or other methods of repayment.

**Goal 13 Support the local production, processing, and sale of local food products.**

Policy 13.1 Provide for public and private food processing centers in development regulations.

Policy 13.2 Allow for the location of farmers markets, food cooperatives, and community gardens in development regulations.

Policy 13.3 Allow the use of commercial kitchens in churches, fraternal organizations, and schools for processing local food products and to support food trucks.

Policy 13.4 Identify public spaces for community gardens and other food production.

Policy 13.5 Support regional efforts to create a local agricultural economy.

**Goal 14 Enhance land use compatibility between JBLM and property in the surrounding area to protect public health and safety.**

Policy 14.1 Consider the Military Influence Area as identified in the Joint Land Use Plan prepared by Joint Base Lewis-McChord and the surrounding communities when reviewing and updating plans and policies. Specifically consider compatible land uses based on noise from the Installation Operational Noise Management Plan.

Policy 14.2 Consider the use of open spaces adjacent to Joint Base Lewis-McChord as part of overall compatibility strategies.

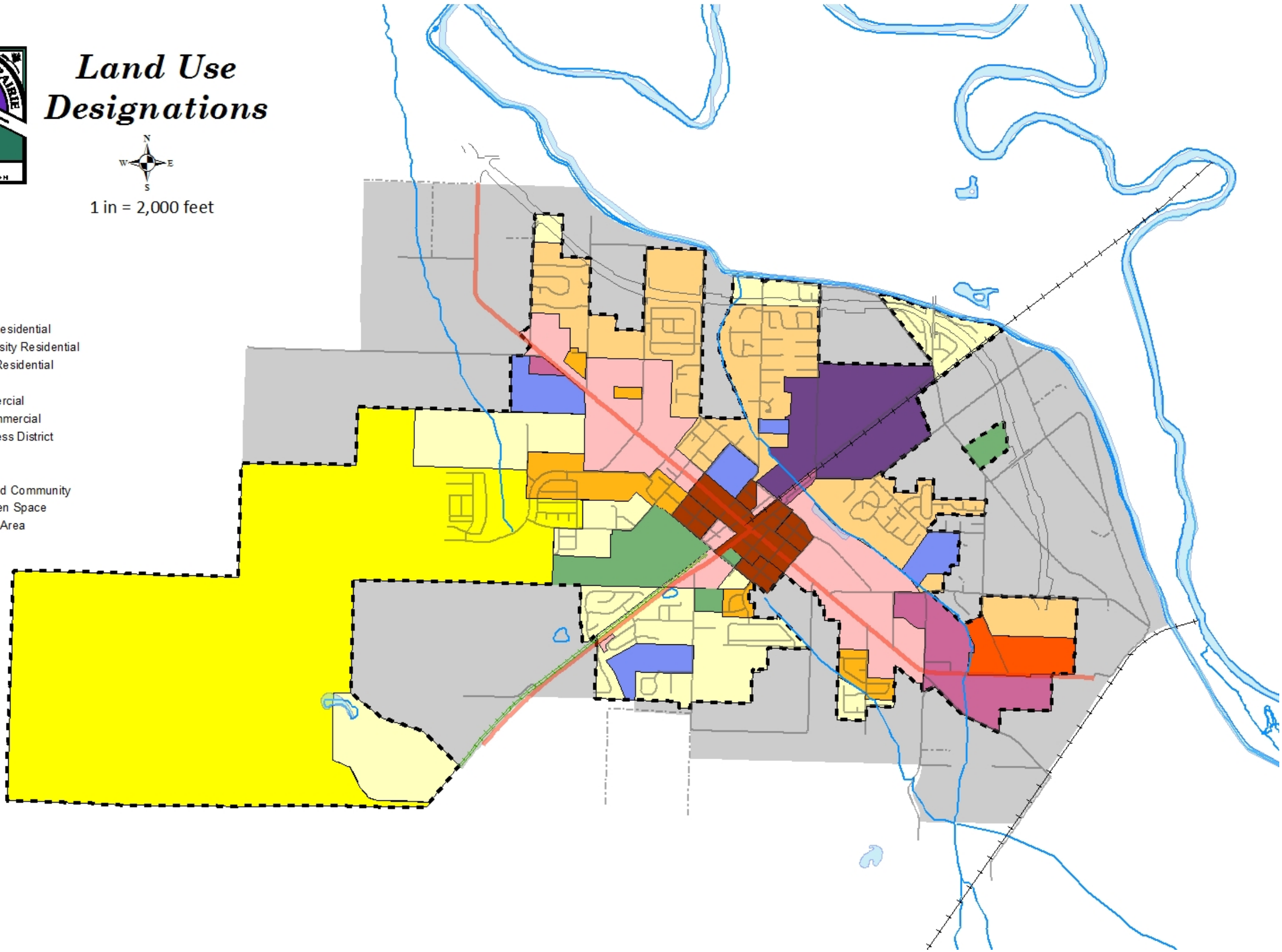


# Land Use Designations



1 in = 2,000 feet

- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Heavy Commercial
- Large Lot Commercial
- Central Business District
- Industrial
- Institutional
- Master Planned Community
- Parks and Open Space
- Urban Growth Area



Source: City of Yelm Community Development Department



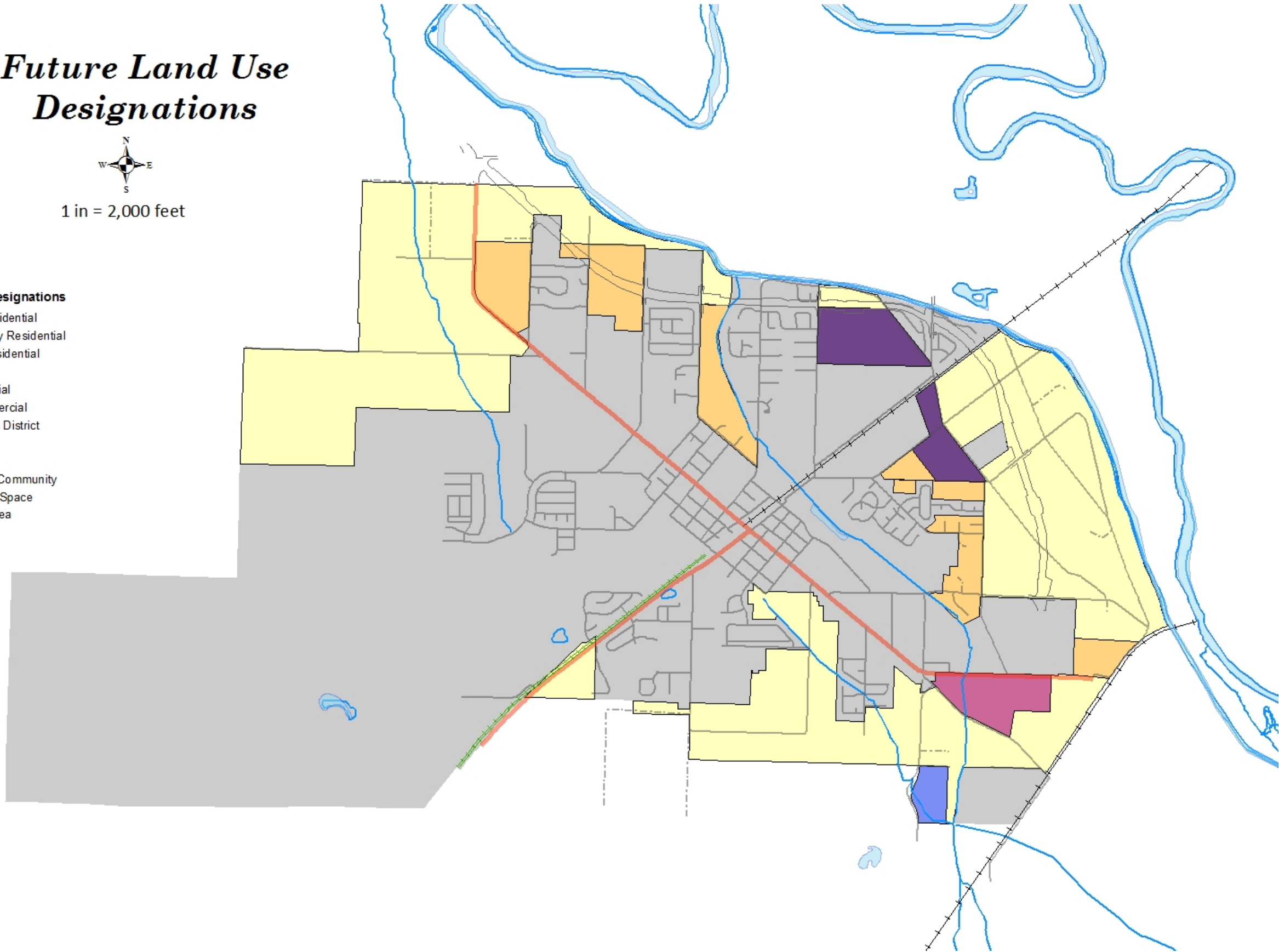
# *Future Land Use Designations*



1 in = 2,000 feet

**Future Land Use Designations**

- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Heavy Commercial
- Large Lot Commercial
- Central Business District
- Industrial
- Institutional
- Master Planned Community
- Parks and Open Space
- Urban Growth Area



Source: City of Yelm Community Development Department

**TABLE 1 - POPULATION PROJECTIONS**

	<b>2010 Census</b>	<b>2015 Estimate</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>Yelm</b>	6,850	8,170	12,570	16,990	19,910	21,980	25,070
<b>UGA</b>	1,350	1,420	1,480	1,610	2,550	4,310	5,700
<b>Total</b>	8,200	9,590	14,050	18,600	22,460	26,290	30,770

Source: Small Area Population Estimates and Population and Employment Forecast Work Program, 2014, Thurston Regional Planning Council.

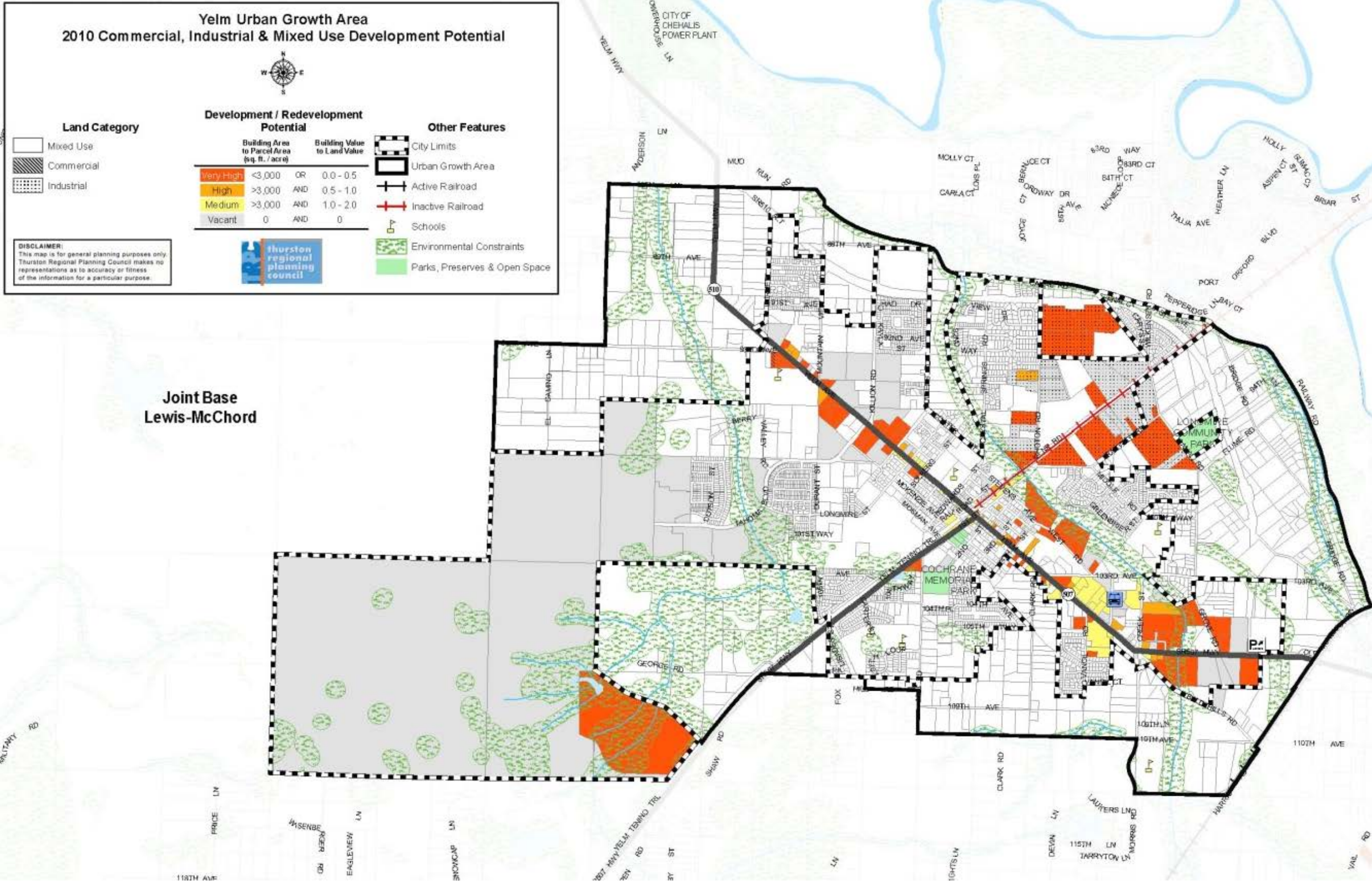
**TABLE 2 - RESIDENTIAL SUPPLY VS. DEMAND**

	<b>2010 Dwelling Units</b>	<b>Units required to accommodate 2035 population</b>		<b>Capacity for additional dwellings</b>	<b>Excess</b>
		Total	2010 – 2035	2010 plus	2035
<b>Yelm &amp; UGA</b>	3,050	10,250	7,200	10,310	30%

Source: *Buildable Lands Report 2014 for Thurston County*, 2014, Thurston Regional Planning Council.

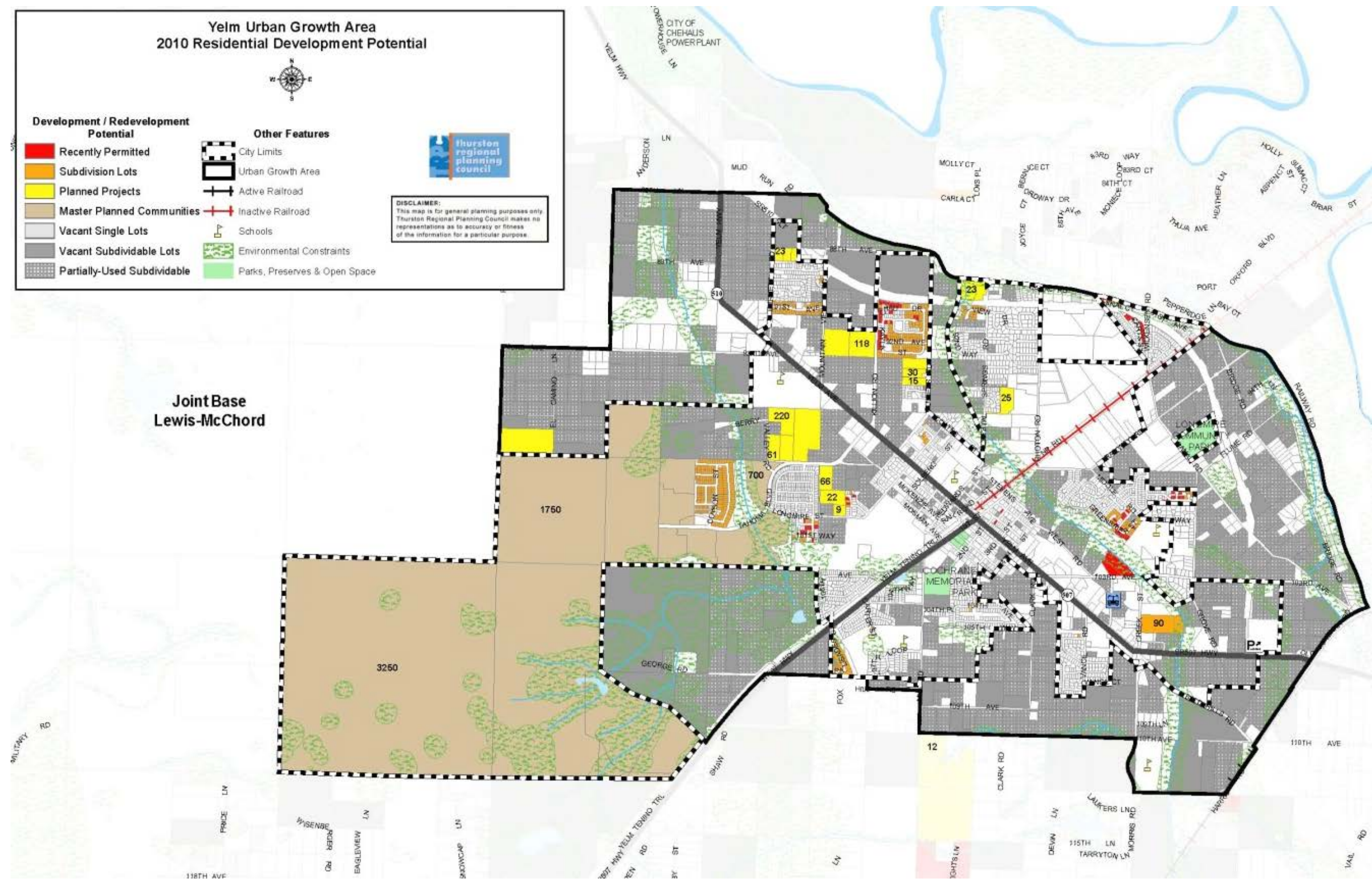


MAP 4 - 2010 COMMERCIAL, INDUSTRIAL & MIXED USE DEVELOPMENT POTENTIAL





MAP 5 - 2010 RESIDENTIAL DEVELOPMENT POTENTIAL



Source: Buildable Lands Report 2014 for Thurston County, 2014, Thurston Regional Planning Council.



## **HOUSING**

The objective of the housing chapter is to provide for a variety of affordable and market rate housing choices through the creation of efficient neighborhoods that have mixed densities, mixed housing styles, and mixed housing types.

### **Goal 1 Encourage a variety of housing types, densities and a range of affordable housing within Yelm and its Urban Growth Area.**

Policy 1.1 Allow a variety of housing types within the residential and mixed use designations to promote a range of housing alternatives within the community. This may include but not be limited to: government assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group or foster homes.

Policy 1.2 Allow accessory dwelling units in all residential land use categories subject to development standards and design criteria.

Policy 1.3 Encourage opportunities for a range of housing costs to enable housing for all segments of the population.

Policy 1.4 Encourage the provision of adequate affordable building sites through appropriate zoning, infrastructure, and other development regulations.

Policy 1.5 Review development regulations to ensure that a range of housing types is available throughout Yelm.

Policy 1.6 Review development regulations to ensure residents can safely walk throughout Yelm.

Policy 1.7 Monitor the need for special needs housing and increase opportunities for such housing.

Policy 1.8 Consider density increase incentives to promote a variety of housing types, mixed uses, range of housing costs, affordability, and increased special needs housing.

### **Goal 2 Meet the county wide planning policy to ensure a fair share of affordable housing.**

Policy 2.1 Encourage a variety of housing types in the residential designations to assure choice, opportunity, and availability of a fair share of affordable housing throughout Yelm, its UGA, and adjacent areas of Thurston County.

Policy 2.2 Participate with other jurisdictions and Thurston County in a regional process to monitor Fair Share Affordable Housing targets within the County.

### **Goal 3 Conserve and improve the existing housing stock and neighborhoods.**

Policy 3.1 Maintain up-to-date development regulations for building, housing, mechanical, and other design standards.

Policy 3.2 Require owners of unsafe dwelling units to correct significant problems and encourage the maintenance of existing structures consistent with the standards of the neighborhood.

Policy 3.3 Support rehabilitation efforts for substandard housing.

Policy 3.4 Encourage and facilitate local economic development as an important element of improving housing conditions by providing economic opportunity.

Policy 3.5 Encourage local community groups, churches, and businesses to provide voluntary assistance with maintain existing structures for the elderly, low income, and those with special needs.

**Goal 4 Promote energy efficient housing to reduce the overall costs of home ownership.**

Policy 4.1 Support programs that make existing structures more energy efficient.

Policy 4.2 Periodically review the energy efficiency development regulations to ensure that they are up-to-date.

Policy 4.3 Promote residential subdivision designs that maximize solar heating opportunities.

**Goal 5 Provide sufficient housing for low- and moderate-income households within each jurisdiction.**

Policy 5.1 Provide sufficient housing for low- and moderate-income households.

Policy 5.2 Provide tenants and landlords information about housing rights and responsibilities.

Policy 5.3 Incentivize developers to set aside a percentage of multifamily housing units for low- and moderate-income buyers and renters.

Policy 5.4 Support efforts to provide funding for shared-equity policies — via community land trust or down-payment assistance models — to make buying housing of all types affordable.

**Goal 6 Provide sufficient service-enriched housing for homeless and high-risk populations.**

Policy 6.1 Allow shelters, group homes, transitional housing, and permanent housing with social services in development regulations in locations where these facilities have access to transit, parks, and other amenities.

**Goal 7 Encourage housing density and diversity in neighborhoods to add vibrancy and increase equitable access to opportunity.**

Policy 7.1 Review and amend residential development regulations to provide opportunity for the mix and density of housing needed to meet the needs of changing demographics, use land wisely, and support nearby transit and businesses.

Policy 7.2 Allow densification by providing for accessory dwelling units, small houses on small lots, attached housing types or appropriately scaled multifamily buildings, cottage housing, and village cohousing developments in development regulations.

**Goal 8 Encourage the construction, weatherization and operation of homes to boost energy efficiency.**

Policy 8.1 Prioritize home weatherization funds to preserve affordable housing.

Policy 8.2 Support regional efforts to engage landlords and property managers in energy efficiency efforts.

Policy 8.3 Support the efforts of local financial institutions to facilitate affordable financing of energy upgrades.

Policy 8.4 Support regional efforts to conduct energy audits of large power consumers to identify efficiency improvements, such as RESNET's Home Energy Rating System.

**Goal 9 Increase housing amid urban corridors and centers to meet the needs of a changing population.**

Policy 9.1 Review regulations that stymie or prevent housing development near or within urban corridors and centers.

Policy 9.2 Remove barriers or "right-size" regulations to achieve goals.

Policy 9.3 Identify priority areas ripe for housing development that will meet multiple goals.

Policy 9.4 Examine ways to encourage smaller, affordable housing units through the fee structure, especially in centers, corridors or adjacent to neighborhood service hubs.

Policy 9.5 Reduce impact fees for those projects located where there is less impact.

Policy 9.6 Use tax exemptions, such as Special Valuation, or other financing tools to make projects financially feasible.

Policy 9.7 Identify opportunities to aggregate properties where housing density is needed to achieve community goals and make multifamily projects feasible to build and finance.

**TABLE 3 - HOUSING INVENTORY BY TYPE – 2015 ESTIMATE**

	Single Family	Multi-Family	Manufactured	Total
<b>Yelm</b>	2,290	590	120	3,000
<b>UGA</b>	380	10	160	550
<b>Total</b>	2,670	600	280	3,550

Source: *Small Area Population Estimates*, 2014, Thurston Regional Planning Council

**TABLE 4 - HOUSING UNIT PROJECTION**

	2010 Census	2015 Estimate	2020	2025	2030	2035	2040
<b>Yelm</b>	2,520	3,000	4,670	6,440	7,660	8,540	9,810
<b>UGA</b>	530	550	570	620	1,000	1,710	2,280
<b>Total</b>	3,050	3,550	5,240	7,060	8,660	10,250	12,090

Source: Small Area Population Estimates and Population and Employment Forecast Work Program, 2014, Thurston Regional Planning Council

**TABLE 5 - RESIDENTIAL SUPPLY VS. DEMAND**

	2010 Dwelling Units	Units required to accommodate 2035 population		Capacity for additional dwellings	Excess
		Total	2010 – 2035	2010 plus	2035
<b>Yelm &amp; UGA</b>	3,050	10,250	7,200	10,310	30%

Source: *Buildable Lands Report 2014 for Thurston County*, 2014, Thurston Regional Planning Council.

**TABLE 6 - CAPACITY FOR ADDITIONAL DWELLING UNITS BY TYPE**

Planning Area	Total	Single-Family	Multi-Family
City Center	2,720	1,775	945
Master Planned Community	5,900	3,890	2,010
Urban Growth Area	1,690	1,460	230

Source: *Buildable Lands Report 2014 for Thurston County*, 2014, Thurston Regional Planning Council.

## CAPITAL FACILITIES

The objective of the capital facilities chapter is to plan for and fund those improvements necessary to provide appropriate levels of service in a manner that is cost effective for existing citizens and ensures that growth pays for growth.

### **Goal 1 Maintain a Capital Facilities Plan which supports the infrastructure needs of Yelm and its Urban Growth Area.**

Policy 1.1 Adopt a capital facilities plans that promote orderly compact urban growth, maximizes the use and protects the investments of existing facilities, and provides needed public facilities and services to implement the goals and policies of the comprehensive plan.

Policy 1.2 Adopt and integrate Yelm's capital facilities plans (park plan, water plan, general sewer plan, and the transportation plan) into the comprehensive plan as appendices.

Policy 1.3 Undertake a consistency review prior to local adoption of capital facilities plans to insure that the plan's proposed facilities, the level of service standards, and internal guidance are consistent with the adopted goals and policies of the comprehensive plan.

Policy 1.4 Ensure that the Capital Facilities Plan:

- Is adopted after a periodic review by the Planning Commission and City Council or Board of County Commissioners, as appropriate;
- Is consistent with the comprehensive plan;
- Includes the scope and location of capital projects or equipment;
- Includes the project's need and its links to established levels of service, comprehensive plan goals and policies, facility plans, and other capital facilities projects;
- Specifies the construction costs, timing, funding sources, and projected operations and maintenance impacts;
- Establishes priorities for capital project development;
- Provides a twenty-year forecast of future capital facility needs, and an inventory of existing capital facilities; and
- Is coordinated with Thurston County, school districts, telecommunications carriers, and private utility providers.

Policy 1.5 Adopt by reference the Capital Facilities Plans of Thurston County, Yelm Community Schools District #2, and SE Thurston Regional Fire Authority, as they apply to Yelm and its Urban Growth Area.

Policy 1.6 Encourage the public to participate throughout the development and adoption phases of capital facilities plans.

**Goal 2 Create a list of capital facility projects which addresses deficiencies in existing systems, replaces obsolete facilities, and will meet the future infrastructure needs of Yelm and its Urban Growth Area.**

Policy 2.1 When developing a list of capital facility projects give priority consideration to projects based upon the following:

- Mandated by law and those by State and Federal agencies;
- Already initiated and to be completed in subsequent phases;
- Renovate existing facilities to reduce maintenance and operating costs;
- Remove existing capital facilities deficiencies, encourage full use of existing facilities, or replace worn-out or obsolete facilities;
- Meet concurrency requirements for growth management; or
- Promote the conservation, preservation, or revitalization of commercial, industrial, and residential areas.

Policy 2.2 Evaluate and prioritize proposed capital facility projects based upon the following criteria:

- Is needed to correct existing deficiencies, replace needed facilities, or provide facilities needed for future growth;
- Eliminates a public hazard;
- Eliminates a capacity deficit;
- Is financially feasible;
- Phasing and priorities as established in the comprehensive plan;
- Site needs based on projected growth;
- Serves new development and redevelopment;
- Is compatible with plans of state agencies; and
- An acceptable impact on the local operating budget.

Policy 2.3 Use the type, location, and phasing of public facilities and utilities to direct urban expansion where it is desired.

Policy 2.4 Ensure that some of Yelm's key public facilities are located in the Central Business District.

Policy 2.5 Initiate streetscape improvements along Yelm Avenue in the Central Business District to support pedestrian activity and promote transportation choices:

- Minimize traffic-oriented improvements to the minimum necessary to move traffic efficiently;
- Construct safety medians in the center lane;
- Improve pedestrian crossings; and

- Undertake transit improvements to provide an alternative to the automobile.

Policy 2.6 Support capital facility projects which would improve public transit service to Yelm.

Policy 2.7 Adopt a concurrency management system for all public facilities which evaluates the available capacity of public infrastructure. This management system may reserve capacity for approved development commitments and permits until they are constructed, or those approvals or permits expire.

Policy 2.8 Level of Service (LOS) standards for concurrency standards are found in the Yelm Transportation Plan.

**Goal 3 Provide adequate funding for capital facilities in Yelm and its Urban Growth Area to ensure that the community's visions and goals can be implemented.**

Policy 3.1 Manage Yelm's fiscal resources to support a balanced approach to allocating financial resources among the following:

- Maintaining existing facilities;
- Eliminating existing capital facility deficiencies; and
- Providing new or expanded facilities to serve growth.

Policy 3.2 Integrate all of the community's capital project resources regardless of funding source (e.g. grants, bonds, city funds, donations, impact fees, and any other available funding) into the Capital Facilities Plan.

Policy 3.3 Require new development projects to finance their fair share of public facilities and utilities which may include the following:

- Collection of impact fees,
- Allocation of sewer and water connection fees primarily to capital Improvements related to urban expansion, and
- Development and implementation of other appropriate funding mechanisms to ensure new development's fair share contribution to other public facilities (recreation, drainage, solid waste, and congestion management services and facilities car/van pool matching, transit shelters, bike racks, street trees, and sidewalks).

Policy 3.4 Administer impact fees on behalf of the school district and the fire authority, to ensure that new growth pays appropriately for the cost of providing necessary new services.

Policy 3.5 Allow latecomers agreements for development projects which install infrastructure with excess capacity.

Policy 3.6 Evaluate the operations and maintenance (O&M) costs associated with a new capital project, and consider adjusting the capital budget should the O&M costs be determined to be an unacceptable burden on Yelm's operations budget.

Policy 3.7 Promote joint use facilities through the use of interlocal agreements on publicly owned lands; and long-term leases, or conservation easements for privately owned lands.

Policy 3.8 Investigate potential new funding—strategies for capital facilities which may include the following:

- Growth-induced tax revenues;
- Additional voter-approved financing;
- Regional tax base sharing;
- Regional cost sharing for urban infrastructure;
- Voter-approved real estate excise transfer tax; and
- County-wide bond issues.

Policy 3.9 Explore regional funding strategies to support needed capital facilities.

Policy 3.10 Consider contingency strategies for capital facility funding shortfalls which may include the following:

- Increase revenues;
- Decrease level of service standards;
- Decrease the cost of the facility;
- Decrease the demand for the public service or facility; or
- Other fiscal management options.

Policy 3.11 Seek grants or low-interest loans to finance capital facility projects.

Policy 3.12 Maintain or improve Yelm’s bond rating through prudent fiscal management.

Policy 3.13 Implement a joint public/private parking management strategy in the Central Business District.

Policy 3.14 Support the development of a financial assistance or loan program to repair or upgrade older buildings within the Central Business District.

**Goal 4 Ensure the Capital Facilities Plan is responsive to the community’s vision and goals through periodic updates.**

Policy 4.1 Monitor the implementation of the Capital Facilities Plan on an ongoing basis. This review should include completion of major maintenance projects, expansion of existing facilities, and addition of new facilities.

Policy 4.2 Periodically review, update, and amend the Capital Facilities Plan and ensure that the various plan elements are internally consistent.

Policy 4.3 When updating the Capital Facilities Plan consider possible changes to the rate of growth, development trends, changing priorities, and budget and financial considerations.

Policy 4.4 Acknowledge that the implementation of projects in the Capital Facilities Plan may vary from the schedule and budget due to unanticipated conditions, such as:

- Revenues become available but have conditions about when they may be used; or



- The construction of a facility to serve new development occurs in an earlier or later year than predicted.

**Goal 5 Conserve and protect drinking water to meet the region's daily and long-term needs.**

Policy 5.1 Include wellhead protection areas and standards for aquifer recharge protection areas in development regulations.

Policy 5.2 Continue water-conservation measures that stretch existing drinking water supplies.

Policy 5.4 Prohibit individual exempt wells within the Yelm water service area when the City can provide service.

**TABLE 7 - RELATIONSHIPS OF VARIOUS PLANS**

	Type of Plan	Time Frame	Degree of Action	Financial Implications	Affected Area
<b>Community Vision, Goals, and Policies</b>	Comprehensive Plan	20+	Broad Policy	None	City and Urban Growth Area (UGA)
<b>Facilities Goals and Policies</b>	Water System Plan	20+	Specific Policy	Forecast of needs	City, UGA, and Regional Drainage basins
<b>Level of Service standards</b>	General Sewer Plan				
	Parks Plan				
	Transportation Plan				
<b>Strategic</b>	Capital Facilities Plan (CFP)	6-10	Prioritize Projects	Construction Estimates Revenue Estimates	Target areas and specific sites
<b>Implementation</b>	Annual Budget	1	Construction Funding	Obligated Funds	Project site or equipment specific
<b>Operations</b>	Annual Budget	1	Operations Funding	Obligated Funds	Completed facility or equipment

**TABLE 8 - CAPITAL FACILITIES PLAN FUNDING SOURCES**

	<b>Funding Source</b>
<b>Current Revenues</b>	General Fund Contributions (Including Interest) Sewer Rates Water Rates Storm water Rates Solid Waste Rates Water and Sewer System Development Charges Impact Fees (Parks, School, Fire, Transportation) ½ percent Real Estate Excise Tax
<b>Bonds</b>	Councilmanic (No Public Vote) General Obligation (Public Vote Required) Revenue (Paid by Utility Rates or other revenue source)
<b>Federal Grants</b>	Federal Aid to Urban Streets Fund Federal Highway Safety Funds Federal Surface Transportation Act Land and Water Conservation Fund
<b>State Grants and Loans</b>	Transportation Improvement Board Hazardous Bridge Replacement Stormwater Management Grants Recreation and Conservation Funding Board Arterial Street Fund (Motor Fuel Tax) Aquatic Lands Enhancement Account Public Works Trust Fund (PWTF) Loans
<b>Other</b>	Developer Contributions Private Donations Local Improvement Districts

**TABLE 9 - 10 YEAR CAPITAL FACILITIES PLAN SUMMARY**

<b>Park Projects</b>	<b>Funding Source</b>	<b>2016-2025</b>
Connection between Prairie Line trail SR 510 Alternate	Grants	\$250,000
Connection between Longmire Park and SR 510 Alternate	WSDOT	\$0
Trail Head/Skate Park picnic area and restrooms	Grants	\$200,000
70 acres of additional park	Grants	
<b>Transportation Projects</b>	<b>Funding Source</b>	<b>2016-2025</b>
Bald Hill Road to SR 507/SR 510 Intersection	Transportation Facilities Charges Grants	\$4,247,000
Extend Coates Road to Killion Road	TFCs Grants	\$2,812,000
103 <sup>rd</sup> Avenue SE Bridge Replacement	TFCs Grants	\$690,000
Burnett/93 <sup>rd</sup> Intersection	TFCs Grants	\$1,400,000
Central Business District – Cullens to 4 <sup>th</sup>	TFCs Grants	\$2,299,000
Mill Road SE - 107 <sup>th</sup> to 104 <sup>th</sup>	TFCs Grants	\$1,232,400
Mill Road SE Sidewalk - 104 <sup>th</sup> to Cochrane Park	TFCs Grants	\$291,100
Mill Road SE Sidewalk – Cochrane Park to 1 <sup>st</sup>	TFCs Grants	\$279,000
Connect Prairie Line to Tacoma Rail	TFCs Grants	\$4,083,000
Extend Prairie Line Trail to Roy	TFCs Grants	\$7,000,000
Mosman Avenue – Railroad to Longmire	TFCs Grants	\$2,000,000
Mosman Avenue – 4 <sup>th</sup> to Clark	TFCs Grants	\$2,341,900
Bald Hill Road – City Limits to 5 Corners	TFCs Grants	\$2,392,000
Cullens Street – Yelm Avenue to Van Trump	TFCs Grants	\$490,700
Cullens Street – 94 <sup>th</sup> to 450' north	TFCs Grants	\$222,000
100 <sup>th</sup> Way – Middle to Green Acres	TFCs Grants	\$468,300
1 <sup>st</sup> Street Sidewalks – Mill to Mosman	TFCs Grants	\$327,600
1 <sup>st</sup> Street Sidewalks – Mosman to Washington	TFCs Grants	\$490,100
Railway Road SE Sidewalk – 1 <sup>st</sup> to Middle	TFCs Grants	\$605,000
Middle Road Sidewalk – Railway to 300' east	TFCs Grants	\$175,500

Creek Street Sidewalk – 103 <sup>rd</sup> to Algiers	TFCs Grants	\$391,300
<b>Water Projects</b>	<b>Funding Source</b>	<b>2016-2025</b>
Water Rights Mitigation Projects	Revenue Bonds	\$1,000,000
Southwest Yelm Well 1A	Revenue Bonds	\$1,530,000
Water Treatment System 1	Revenue Bonds	\$1,749,000
Transmission Main 1	Revenue Bonds	\$250,000
Southwest Yelm Reservoir 1	Revenue Bonds	\$2,430,000
Southwest Yelm Well 2	Revenue Bonds	\$1,530,000
Transmission Main 2	Revenue Bonds	\$348,000
Southwest Yelm Well 3	Revenue Bonds	\$1,530,000
Southwest Yelm Well 4	Revenue Bonds	\$1,530,000
Southeast Yelm Reservoir	Revenue Bonds	\$2,430,000
Southwest Yelm Reservoir 2	Revenue Bonds	\$2,430,000
Water Treatment System 2	Revenue Bonds	\$1,950,000
Transmission Main 3	Revenue Bonds	\$574,200
Transmission Main 4	Revenue Bonds	\$435,000
Transmission Main 5	Revenue Bonds	\$2,790,000
Distribution System Projects	Revenue Bonds	\$1,000,000
<b>Water Reclamation Projects</b>	<b>Funding Source</b>	<b>2016-2025</b>
Collection System Upgrades	Sewer Rates System Development Charges	\$540,000
Short Term Improvements	Sewer Rates SDCs	\$300,000
Expand Cochrane Park RIBs	Sewer Rates SDCs	\$661,000
Facilities Plan	Sewer Rates SDCs	\$400,000
<b>Stormwater Projects</b>	<b>Funding Source</b>	<b>2016-2025</b>
None		
<b>General Government Projects</b>	<b>Funding Source</b>	<b>2016-2025</b>
New City Hall	G.O. Bond	\$10,000,000

**TABLE 10 - LONG TERM CAPITAL FACILITIES NEEDS**

<b>Park Projects</b>	<b>2026 - 2035</b>
26 acres of additional parks	
<b>Transportation Projects</b>	<b>2026 – 2035</b>
Vancil Road to Morris Road Connection	\$2,100,000
Morris Road to Bald Hill Road Connection	\$4,410,000
Mill Road/1 <sup>st</sup> Street Intersection Realignment	\$600,000
Mill Road Vertical Realignment	\$700,000
Mill Road to 105 <sup>th</sup> Avenue Connection	\$1,750,000
Extend 105 <sup>th</sup> Avenue between Clark Road and Vancil Road	\$1,880,000
N.P. Road Reconstruction	\$3,020,000
Parkview Drive New Connection	\$550,000
View Drive Reconstruction	\$1,110,000
Rhoton Road Reconstruction	\$5,110,000
<b>Water Projects</b>	<b>2026 – 2035</b>
Water Rights Mitigation Projects	\$1,000,000
SW Yelm Well 5	\$1,530,000
New Transmission Mains 6	\$348,000
Distribution System Projects	\$400,000
<b>Water Reclamation Projects</b>	<b>2026-2035</b>
Collection System Upgrades	\$860,000
<b>Stormwater Projects</b>	<b>2026 – 2035</b>
None	
<b>General Government Projects</b>	<b>2026 – 2035</b>
None	

**TABLE 11 - INVENTORY OF MAJOR CITY ASSETS**

<b>Parks</b>	<b>Location</b>
Cochrane Memorial Longmire Community Yelm City Park Yelm Skate Park	Mill Road Canal Road Mosman Avenue 1 <sup>st</sup> Street
<b>Transportation</b>	<b>Location</b>
Streetlights Arterials Collectors Local Access	Varies Varies Varies Varies

<b>Water</b>	<b>Location</b>
Well #1	2nd Avenue
Well #2	2nd Avenue
Well #3	100th Street
SW Yelm 1A	Tahoma Blvd
Reservoir #1	2nd Avenue
Reservoir #2	Baker Hill
Reservoir #3	Rhoton Road
SW Yelm Reservoir 1	Tahoma Blvd
<b>Sewer</b>	<b>Location</b>
Water Reclamation Facility	NP Road
Force main sewer lines	Varies
<b>General Government</b>	<b>Location</b>
Yelm City Hall	Yelm Avenue
Yelm Public Works Shop	Rhoton Road
Public Safety Building	McKenzie Street
Yelm Community Center	2 <sup>nd</sup> Avenue

## UTILITIES

The objective of the utilities chapter is to provide city operated utility services in an efficient and cost effective manner and to coordinate with private utilities, both to ensure that urban growth demands can be met with maintaining appropriate levels of service.

**Goal 1 Ensure that utilities and public facilities are sized appropriately to accommodate the growth that is anticipated to occur within Yelm and its Urban Growth Area.**

Policy 1.1 Rely upon the utility purveyor to determine the sequence of lines and facilities to adequately serve the community.

**Goal 2 Ensure that utilities and public facilities are environmentally sensitive, safe, provide reliable service, are available at a reasonable economic cost to the consumer and are compatible with the surrounding land uses.**

Policy 2.1 Promote the co-location of new public and private utility distribution facilities in shared trenches.

Policy 2.2 Provide timely notice to utilities of City sponsored construction and road maintenance projects to encourage coordination of public and private utility trenching activities.

Policy 2.3 Promote the joint use of transportation rights of way and utility corridors.

Policy 2.4 Adopt development regulations that require new electrical distribution and communication lines be placed underground.

Policy 2.5 Encourage utilities to underground existing electrical distribution and communication lines.

Policy 2.6 Adopt development regulations that require new above ground facilities to be appropriately landscaped and/or architecturally compatible with adjacent land uses.

Policy 2.7 Encourage the directional pruning of trees and phased replacement of improperly located vegetation planted in public rights-of-ways.

Policy 2.8 Facilitate environmental stewardship by encouraging energy conservation retrofits and the use of alternative energy sources.

**Goal 3 Process permits for public facilities and utilities in a timely and predictable manner.**

Policy 3.1 Allow the extension of utilities beyond the City limits or the Urban Growth Area boundary only when there is a declared public health emergency by the Thurston County Board of Health; and the action will not impose a financial burden on Yelm.

Policy 3.2 Encourage the cooperation with other jurisdictions in the planning and implementation of multi-jurisdictional public facility and utility additions and improvements.

Policy 3.3 Make decisions regarding utility facilities in a manner that is consistent with and complementary to regional demand and resources.

Policy 3.4 Review applications for public facility and utility permits simultaneously when feasible.

Policy 3.5 Jointly undertake a periodic review of comprehensive plan utility chapters and regional utility plans with adjacent jurisdictions. Identify procedures for making specific land use decisions to achieve consistency of timing and substantive requirements.

Policy 3.6 Coordinate with utility providers to periodically obtain up-to date plans of their proposed facilities. Recognize that the scale of these plans may be such that the proposed location of new facilities may not be site specific.

**Goal 4 Provide efficient and effective drinking water infrastructure.**

Policy 4.1 Continue to advance hydrogeological modeling to better quantify the region's available groundwater resources.

Policy 4.2 Support regional efforts to develop a water system plan that includes an exploration of ways to manage water resources within the region more holistically and in collaboration among state and local governments.

**Goal 5 Manage wastewater in a cost-effective and environmentally sound way.**

Policy 5.1 Support regional efforts to develop a regional sewerage plan.

Policy 5.2 Build governmental capacity to address septic system conversions.

Policy 5.3 Continue conversions from onsite septic systems to sanitary sewers where septic systems are impacting water resources.

Policy 5.4 Where sewers are available, require new developments within 200 feet of existing sewer infrastructure to connect.

Policy 5.5 Develop criteria for requiring connection to city sewer systems for properties near sewer infrastructure.

**Goal 6 Manage stormwater in a cost-effective and environmentally sound way.**

Policy 6.1 Explore new technology to sweep streets to prevent stormwater pollution at the source.

Policy 6.2 Support applied research in Western Washington on cost-effective stormwater management technologies, routine maintenance, and low-impact development (LID) practices.

Policy 6.3 Coordinate with Thurston County to meet stormwater goals by watershed.

Policy 6.4 Encourage innovative and creative solutions for addressing stormwater runoff.

Policy 6.5 Establish a mechanism to retrofit existing developments with stormwater infrastructure that meets current standards.

Policy 6.6 Conduct comprehensive stream restoration plans for Yelm and Thompson creeks that include plans for in-stream improvements, stormwater retrofits, riparian and wetland restoration.

Policy 6.7 Encourage the use of low impact development standards for the treatment and disposal of stormwater.



**Goal 7 Expand the use of reclaimed water for non-potable uses.**

Policy 7.1 Continue to expand the role of reclaimed water to benefit the region.

**Goal 8 Increase energy generation from renewable resources to reduce the region's carbon footprint.**

Policy 8.1 Explore incentives for the installation of distributed generation equipment, such as rooftop solar panels.

Policy 8.2 Investigate large-scale renewable energy projects.

Policy 8.3 Adopt uniform building codes and permitting practices in jurisdictions to make the installation of solar panels, or other distributed generation technologies, easier and faster.

**Goal 9 Enhance the region's electricity distribution, monitoring and storage infrastructure to support adoption of cleaner technologies and practices.**

Policy 9.1 Support energy suppliers' equipment upgrades, new programs, and service offerings related to adding information technology to the system or grid.

Policy 9.2 Support voluntary programs for adding vehicle chargers to homes, businesses, and public parking infrastructure.

Policy 9.3 Allow for electric vehicle charging stations in locations where they are needed.

Policy 9.4 Increase the City's use of electric vehicles.

**Goal 10 Increase energy efficiency and conservation to reduce the region's carbon footprint.**

Policy 10.1 Develop new incentives for green buildings, both commercial and residential.

Policy 10.2 Encourage new public buildings to be constructed to green building standards.

Policy 10.3 Support regional efforts to adopt uniform energy-efficiency building standards.

**Goal 11 Plan and take action to reduce, reuse and recycle as much waste as possible and meet the needs of current and future populations.**

Policy 11.1 Support regional efforts to maintain and expand recycling efforts through participation on the Solid Waste Advisory Committee.

Policy 11.2 Develop standards for multifamily, commercial and mixed use projects which accommodate easy and convenient recycling for occupants to divert waste and for haulers to collect recyclables and garbage.

**Goal 12 Continue to plan for, educate, assist and offer access to safely and efficiently manage disposal and reduce hazardous waste.**

Policy 12.1 Support regional efforts to maintain and expand the collection and safe disposal of hazardous waste through participation on the Solid Waste Advisory Committee.

## TRANSPORTATION

The objective of the transportation chapter is to plan for multi-modal improvements to the transportation system that provides for safe and efficient travel through and to neighborhoods and to accommodate future urban growth in a cost effective manner while ensuring that growth pays for growth.

### **Goal 1 Create a transportation system that is compatible with neighboring cities, Thurston County, Washington State, and other transportation providers.**

Policy 1.1 Encourage the public to participate in all transportation related decisions.

Policy 1.2 Coordinate the planning, construction, and operations of transportation facilities and programs.

Policy 1.3 Cooperate with neighboring jurisdictions, Thurston and Pierce Counties, Joint Base Lewis-McCord, and the Washington State Department of Transportation to address regional transportation issues.

Policy 1.4 Support and participate in the Thurston Regional Planning Council 2040 Regional Transportation Plan.

Policy 1.5 Coordinate the planning and operation of Yelm's transportation system to provide efficient and varied means of transportation.

Policy 1.6 Create a community transfer site and support the expansion of transit service within Yelm and to surrounding communities and employment centers.

Policy 1.7 Support the development of a regional park-and-ride lot system.

Policy 1.8 Preserve the existing railroad rights-of-way within Yelm's Urban Growth Area and connections to the national rail network.

Policy 1.9 Support scheduled air service at the Port of Olympia air terminal in Tumwater.

Policy 1.10 Coordinate with service providers on the location of major utility and transportation corridors and the construction of roadway improvements.

Policy 1.11 For planning purposes, the City adopts the Washington State Department of Transportation Urban LOS D standard.

Policy 1.12 Accommodate the transportation needs and impacts of special events and assess the costs of such accommodation to the event promoter.

### **Goal 2 Create a well maintained transportation system that provides safe and cost effective movement of goods, services, and people.**

Policy 2.1 Disburse traffic throughout the community rather than concentrating it through the urban core, by providing an interconnected network of streets and trails that offer a variety of travel choices and different ways to get around the community.

Policy 2.2 Adopt Level of Service (LOS) standards for roads, facilities, and services that reflect the preference of the community. Use this standard for transportation concurrency

and planning purposes which promote development of transportation alternatives, for both routes and modes of transport. This would be an alternative to enlarging existing arterials.

Policy 2.3 Classify Yelm's streets according to federal, state, regional, and local guidelines.

Policy 2.4 Ensure adequate and safe access to property through a system of public and private roads.

Policy 2.5 Apply design standards, guidelines, and endorsed criteria that result in attractive and functional transportation facilities.

Policy 2.6 Utilize transportation system management strategies to efficiently operate transportation facilities. These could include:

- Signal interconnection systems, signal coordination and synchronization, and other signal systems to ease traffic flow;
- Roundabouts;
- Turn lanes and pockets to allow turning vehicles to move out of through traffic lanes; and
- Access control for arterials and major collectors to minimize disruptions in traffic flow
- Non-motorized infrastructure

Policy 2.7 Encourage travel by means other than the automobile and provide for the safety of pedestrians and bicyclists throughout Yelm and its Urban Growth Area.

Policy 2.8 Ensure mobility for all residents, including the elderly and persons with disabilities by providing an accessible and affordable transportation system within Yelm and its Urban Growth Area.

Policy 2.9 Maintain the transportation system at a level that is comparable with the design standards applied to new facilities.

Policy 2.10 Limit and provide access to the street network in a manner consistent with the function and purpose of each roadway.

Policy 2.11 Permit construction of private roads to assist with access to private properties.

Policy 2.12 Manage the demand for transportation systems through strategies mandated by state law.

Policy 2.13 Provide public education regarding the future transportation system needed to serve Yelm and its Urban Growth Area.

**Goal 3 Develop a transportation system with minimal environmental impact and energy consumption that provides for a high quality of life to be enjoyed by the citizens.**

Policy 3.1 Design transportation facilities that minimize adverse environmental impacts resulting from their construction and operation.

Policy 3.2 Design a transportation network that is compatible with the economic and development goals of Yelm.

Policy 3.3 Ensure that transportation system improvements are compatible with adjacent land uses and minimize potential conflicts.

Policy 3.4 Ensure that the development of commercial land use is consistent with the transportation projects and programs in the Comprehensive Transportation Plan.

Policy 3.5 Allow major land use changes only when those proposals accompany specific documentation or proposed plans showing how the transportation system can adequately support the needs of existing and proposed development.

Policy 3.6 Retain existing public rights-of-way.

**Goal 4 Responsibly fund needed transportation system improvements with public and private sector participation.**

Policy 4.1 Implement transportation planning and development in the Urban Growth Area as a joint exercise of responsibility between Yelm, the County and the State.

Policy 4.2 Use a standardized, well documented, and objective process to establish clear priorities for transportation expenditures within Yelm and its Urban Growth Area.

Policy 4.3 Secure adequate long-term funding sources for transportation through a variety of means described in the Capital Facilities chapter.

Policy 4.4 Prioritize transportation expenditures according to the following ranking:

- Correct known safety hazards in the road system and improve traffic operations through low cost improvements;
- Maintain the existing transportation system to prevent deterioration of facilities and avoid the need for major reconstruction of roads and bridges; and
- Widen existing or construct new roadways to alleviate existing capacity problems and to accommodate increases in traffic.

Policy 4.5 Ensure that any transportation improvements or strategies that are required to mitigate impacts are constructed or financed concurrent with a development project.

Policy 4.6 Share the responsibility of mitigating transportation development impacts between the public and private sector.

Policy 4.7 Cooperate with private investors to provide for the recovery of facility improvement costs which are attributable to other development projects.

**Goal 5 Encourage safe and active school transportation to improve community health, economic, and environmental outcomes.**

Policy 5.5 Acknowledge primary responsibility of schools for education as well as common interest in the health and safety of students.

Policy 5.6 Continue to support and act on the Healthy Kids – Safe Streets Action Plan and other programs that are working to build a generation of healthy and safe walkers, bicycle, and bus riders.

Policy 5.7 Collaborate with Yelm Community Schools on school siting, design, and safe travel infrastructure around schools to encourage walk, bike, and bus trips to school.

Policy 5.8 In new neighborhoods, site and design schools that maximize opportunity for neighborhoods and the community, and encourage travel to schools on foot, by bike or by bus.

Policy 5.9 Participate in public/private partnerships to maximize and leverage revenue for schools and other facilities, including surrounding safe walk/bike routes.

**Goal 6 Improve infrastructure around schools that results in safe pedestrian, bicycle, and bus access.**

Policy 6.1 Support Yelm Community Schools efforts on funding support for safety education and infrastructure improvements around schools.

Policy 6.2 Prioritize infrastructure improvements around schools.

Policy 6.3 Identify targeted revenue source for sidewalk and safety improvements around schools — especially those with walk and bike safety education and encouragement programs.

**Goal 7 Reduce transportation congestion and environmental impacts.**

Policy 7.1 Encourage through densification the use of alternative forms of transportation.

Policy 7.2 Provide for park-and-pool facilities that increase vanpool and carpool options in development regulations.

Policy 7.3 Connect urban and rural bicycle and pedestrian pathways with parks and open spaces to encourage more active transportation and use of natural areas.

**Goal 8 Consider freight mobility needs in local and regional planning.**

Policy 8.1 Ensure that transportation plans and funding strategies explicitly consider the need to move goods and services within and between local communities, and between the Thurston Region and other markets.

**Goal 9 Integrate transportation considerations into land use decisions, and vice versa.**

Policy 9.1 Provide for increased densities in urban neighborhoods and activity centers near transportation corridors in development regulations.

Policy 9.2 Development regulations should allow for more compact forms of development to ensure that future land-use patterns will be efficient to serve with transit, freight or other transportation infrastructure.

Policy 9.3 Align transportation infrastructure funding to support the preferred land-use vision for vibrant centers, corridors, and neighborhood centers.

Policy 9.4 Evaluate integration of location-efficiency into transportation impact fee structures.

## ECONOMIC DEVELOPMENT

The objective of the economic development chapter is to encourage the location of jobs, goods, and services for the residents of Yelm and Yelm's service area as an urban center serving southeast Thurston and south Pierce counties.

### **Goal 1 Create a healthy economic base for the community by supporting clean industry, tourism, higher education, vocational education, and retail services.**

Policy 1.1 Support the development of retail and commercial services to meet the needs of the community.

Policy 1.2 Support clean industry by providing large parcels suitable for development and supporting infrastructure.

Policy 1.3 Support actions to preserve the charm and improve the character of Yelm's historic Central Business District.

Policy 1.4 Encourage new commercial services to locate in existing commercially zoned areas.

Policy 1.5 Encourage the location of higher education and vocational education institutions in Yelm, focused on the areas of interest in Yelm, such as:

- Agriculture
- Horticulture
- Forestry

Policy 1.6 Market Yelm's attractions to tourists: such as its agricultural setting, views of Mount Rainier, location at the head of the proposed regional railway right-of-way trail, fishing, hiking, bicycling, horseback riding, and day-trip proximity to Mount Rainier, ocean, and theme parks.

Policy 1.7 Support the development of a survey of the strengths and weaknesses of the local economy and develop strategies to address the results.

Policy 1.8 Support the development of a summary of the state of the local economy.

Policy 1.9 Join with the Thurston Economic Development Council to identify potential businesses to locate in Yelm's industrial areas.

Policy 1.10 Join with the Thurston Economic Development Council to promote cottage industries within the community.

Policy 1.11 Coordinate with State run Universities and Community Colleges to promote Yelm as a satellite location for a State education center.

### **Goal 2 Coordinate economic development efforts to attract and retain businesses and jobs.**

Policy 2.1 Support efforts by the Thurston Economic Development Council and Yelm Chamber of Commerce to develop an intergovernmental collaboration and coordination panel focused on sustainability and aligned with economic development organizations.

Policy 2.2 Support regional efforts to establish and update a matrix of development processes and publish a white paper as the guidepost for comprehensive plan updates and local land use issues.

Policy 2.3 Coordinate with other permitting jurisdictions to advocate for permitting vision, clarity, and predictability.

Policy 2.4 Support regional efforts to create a community-wide vision and action plan for coordinated and efficient governance that enlists multiple organizations in the implementation of defined community priorities and goals.

Policy 2.5 Encourage the creation of a City economic development effort to include marketing to attract new businesses that are consistent with the community's vision, to support retaining existing businesses, and to support small businesses.

Policy 2.6 Explore opportunities to defer or delay system development charges to encourage new business and facilitate revitalization in the City.

Policy 2.7 Explore incentive opportunities to encourage infill development within the City.

**Goal 3 Foster industry clusters to create jobs, and increase revenue circulation locally.**

Policy 3.1 Support efforts to create local opportunities for educational funding.

Policy 3.2 Support efforts to encourage the Washington State Legislature to create business tax incentives/credits.

**Goal 4 Create an innovation culture to encourage entrepreneurship.**

Policy 4.1 Support regional efforts to explore public-private partnerships for creation of a community artist's center as a place for arts to exist and interact.

Policy 4.2 Support efforts to evaluate the potential for creating a South County telework center, perhaps co-located with a small business incubator, library, or other appropriate use.

Policy 4.3 Support private efforts to recruit artists and entertainers in order to create vital urban places that make the community an exciting place to live and attract young innovators.

**Goal 5 Provide robust infrastructure to support economic development.**

Policy 5.1 Support/preserve long-term investment in multimodal transportation.

Policy 5.2 Build capacity in telecommunications and fiber networks for commercial & industrial properties/business parks and employment centers.

Policy 5.3 Identify telecom/infrastructure gaps in the network, and place conduit during public works construction projects.

Policy 5.4 Consider "last mile" freight delivery needs when developing site design and ingress/egress requirements, street standards, and neighborhood – commercial circulation.

Policy 5.5 Advocate for sustainable funding mechanisms.

**Goal 6 Ensure adequate supply of shovel-ready land along primary transportation corridors and invest in commercial and industrial redevelopment.**

Policy 6.1 Assess buildable land availability/readiness.

Policy 6.2 Support regional efforts to protect employment-bearing lands and ensure an adequate supply to match target industries (medical, manufacturing, food, chemical).

Policy 6.3 Support brownfield clean-up strategies/planned actions for development and redevelopment.

**Goal 7 Create a robust economy through sustainable practices.**

Policy 7.1 Support the Economic Development Councils efforts to implement the Sustainable Economy action plan.



## **PARKS AND RECREATION**

The objective of the parks and recreation chapter is to ensure that adequate active and passive recreational and community facilities are provided to serve all residents

**Goal 1 Create a network of park and open space lands that serve the residents of Yelm regardless of their age.**

Policy 1.1 Construct a system of parks, a network of trails, and community recreation facilities.

Policy 1.2 Design parks to include play areas and picnic areas, community gathering areas and nature walk spaces.

Policy 1.3 Design a trail network to be accessible, expandable, and effectively connect sidewalks with on and off street bicycle facilities. Regularly review the design and implementation of the trail network.

Policy 1.4 Design sports and community recreation facilities to provide opportunities for learning new skills, exercise and activities for all ages, and respond to the interests of as many citizens as possible. Regularly review the design and implementation of the sports and recreation facilities.

Policy 1.5 Enhance the existing park and recreation network by:

- Adding opportunities for all neighborhoods to have a gathering or play space within walking distance of homes, or linkages via sidewalks and paths that encourage bicycling and walking;
- Meeting the demands of a more diverse population, increasingly aware of the importance of exercise and activity for the mental and physical wellbeing of young and old;
- Continuing to support youth and adult sport activity needs, building new facilities in cooperation with schools and other public and private partners; and
- Accommodating community needs for gathering spaces and for events and accommodate - as much as possible - regional and state user needs for special events in park and recreation facilities.

Policy 1.6 Continue efforts toward developing, maintaining and improving current park areas, facilities and programs according to their current master plans including:

- Cochrane Memorial Park;
- Longmire Community Park;
- Yelm City Park;
- Yelm Sidewalk and Bikeways Program; and
- Thurston Regional Trails Plan.

Policy 1.7 Create a unified system of open space lands for public use and enjoyment which integrates critical area, habitat buffers, wastewater reuse or recycling areas, habitat restoration or enhancement areas, and public lands.

Policy 1.8 Prioritize available funds for parks and open space lands to:

- Maintain existing park and trail areas;
- Add land to existing and identify new park or open space areas;
- Construct identified facilities within existing park areas; and
- Develop new park or recreation facilities.

**Goal 2 Acquire and develop additional park and open space lands to meet the needs of the community.**

Policy 2.1 Acquire land and develop new park, trail, and recreation facilities which may include the following community priorities:

- Land for athletic fields and play areas;
- Community recreation facilities that can accommodate facilities such as a swimming pool, gym, meeting areas, and multiuse spaces;
- Neighborhood parks and a special use park; and
- Mini parks, such as play lots and playgrounds, which are available within a neighborhood and may be part of a larger neighborhood park. In master planned communities, mini parks may be called “pocket parks”.

Policy 2.2 Give preference to new recreational facilities which are located near residential populations or adjacent to schools.

Policy 2.3 Adopt development regulations which require park, trails, and community recreation facilities to:

- Accommodate the physically handicapped and the elderly;
- Provide adequate parking at each facility;
- Considers the long-term maintenance of the facility;
- Design landscaping and amenities that allows easy surveillance from street edges and surrounding properties, and
- Provide incentives for developments that provide additional parks, trails, or improvements to existing facilities.

Policy 2.4 Avoid creating parks and recreational facilities in hazardous areas or sites which are known to flood.

**Goal 3 Plan and develop a trail network that serves all parts of the community.**

Policy 3.1 Continue to implement the *Thurston Regional Trails Plan* which identifies a trail system that connects neighborhoods, cities, and neighboring counties.

Policy 3.2 Acquire and protect land from encroachment that would block trail development along existing or potential corridors, such as railroad rights-of-way and power line easements.

Policy 3.3 Collaborate with adjacent jurisdictions, tribes, and transportation providers on the planning, financing, and development of regional trail facilities.

Policy 3.4 Connect the trail network to major destinations and activity centers including parks, schools, business districts, other public facilities or sites, and park and ride lots.

**Goal 4 Encourage public and private efforts to provide parks, recreation facilities, and recreation programs to the community.**

Policy 4.1 Enhance Yelm's existing park and recreation network by making efficient use of existing facilities.

Policy 4.2 Support partnerships with private organizations to raise funds to develop park and recreation areas.

Policy 4.3 Support a partnership with the Yelm School District to provide, coordinate, and maintain park and recreation facilities.

Policy 4.4 Support new recreational programs on public properties located near residential populations or adjacent to schools.

Policy 4.5 Seek support from various local groups (e.g. Yelm Chamber of Commerce, Yelm Lions Club, Youth Athletic Association, Rotary, and other organizations) to participate in providing needed improvements to local parks, such as: Yelm City Park, Cochrane Memorial Park, and Longmire Park.

**Goal 5 Conserve open space corridors to provide definition between natural areas and urban land uses.**

Policy 5.1 Identify natural areas, railroad right-of-ways, and planned trail routes as open space corridors.

Policy 5.2 Coordinate and cooperate with other public and private landowners to set aside land and resources necessary to provide high quality open space before the most suitable sites are developed.

Policy 5.3 Protect unique environmental features from development and allow public access provided that it will not degrade the site.

## ENVIRONMENTAL PROTECTION AND CRITICAL AREAS

The objective of the environmental protection and critical areas chapter to protect and enhance the natural environment while accommodating urban growth.

### **Goal 1 Protect Yelm's natural environment by regulating development within critical areas.**

Policy 1.1 Work with adjacent jurisdictions, state, federal, and regional agencies to protect and conserve Yelm's critical areas.

Policy 1.2 Protect and restore environmental quality through land use plans, surface water management plans and programs, comprehensive park plans, and development regulations.

Policy 1.3 Adopt development regulations and land use categories that concentrate higher densities and intensities in suitable areas.

Policy 1.4 Encourage new development located in or adjacent to critical areas to utilize clustering, low impact development (LID), and planned unit development (PUD) techniques.

Policy 1.5 Protect groundwater and encourage wise management of this valuable resource.

Policy 1.6 Adopt development regulations for wellhead protection areas based upon the best available science and hydrologic modeling.

Policy 1.7 Require all development within the urban area to be on sewers which after treatment can provide reclaimed water to enhance aquifer recharge and hydrologically connected surface streams.

Policy 1.8 Require treatment of stormwater on site using swales, ponds, biofiltration, detention and other conveyance facilities prior to discharge to either ground or surface waters.

Policy 1.9 Implement the policies and programs of the sewer and water comprehensive plans.

Policy 1.10 Take action in cooperation with the Washington Department of Ecology to improve areas with degraded ground or surface water.

Policy 1.11 Explore contingency plans for drinking water supplies should an existing water source become unusable.

Policy 1.12 Protect Yelm's aquatic resources, and where possible restore or enhance their natural functions.

Policy 1.13 Adopt stormwater development regulations that prevent turbidity and siltation from construction sites and restrict stormwater runoff to predevelopment levels through the use of low impact development (LID) management techniques.

Policy 1.14 Adopt development regulations for wetlands, streams, and their associated buffers that are based upon best available science.

Policy 1.15 Manage wetlands, rivers, streams, ponds, and lakes as hydrologically interconnected natural systems and not as isolated units.

Policy 1.16 Provide mechanisms within development regulations to allow buffer averaging, enhancement, and other mitigation measures that do not degrade or further impact sensitive areas in order to achieve maximum allowed densities.

**Goal 2 Prevent the loss of life and property in frequently flooded areas.**

Policy 2.1 Adopt the Federal Flood Insurance Program and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps for any developments located within a frequently flooded area.

Policy 2.2 Adopt development regulations for frequently flooded areas that prohibits development within a floodway and discourages the filling of floodplains unless necessary to meet a public purpose.

Policy 2.3 Allocate frequently flooded areas to low intensity land uses for which they are best suited.

**Goal 3 Prevent the loss of life and property in areas subject to erosion, landslides, or other geologic hazards.**

Policy 3.1 Adopt development regulations areas subject to erosion, landslides, or other geologic hazards based upon best available science.

Policy 3.2 Continue to gather and review seismic data to assess the community's risk to earthquake hazards.

Policy 3.3 Preserve, protect, and enhance fish and wildlife habitat.

Policy 3.4 Preserve native vegetation in riparian areas and enhance this habitat wherever possible.

Policy 3.5 Manage publicly owned aquatic and riparian habitats in a way that enhances its ability to sustain fish and wildlife.

Policy 3.6 Encourage residents and businesses to use native plants in residential and commercial landscaping.

**Goal 4 Protect air quality.**

Policy 4.1 Support state and federal air quality standards which regulate activities that emit pollutants into the air.

Policy 4.2 Encourage commute trip reduction efforts and the use of transportation demand management techniques to reduce energy consumption and air pollution.

**Goal 5 Control excessive noise that diminishes the use, value, and enjoyment of property within Yelm.**

Policy 5.1 Rely upon the state noise standards to ensure that excessive noise does not impair permitted land use activities.

**Goal 6 Reduce air pollution that endangers human health.**

Policy 6.1 Reduce the region's vehicle miles traveled by focusing more job and housing density in Yelm.

Policy 6.2 Continue to support regional efforts to monitor air quality and take actions to reduce air pollution.

**Goal 7 Protect, preserve and restore streams, wetlands, and shorelines to protect water quality.**

Policy 7.1 Enforce existing environmental-protection regulations.

Policy 7.2 Allow the use of low-impact development (LID) practices where feasible in development regulations.

Policy 7.3 Continue to support local efforts to identify and restore degraded streams and shorelines of Puget Sound.

**Goal 8 Preserve environmentally sensitive lands, farmlands, forest lands, prairies, and rural lands through the development of compact urban areas.**

**Goal 9 Protect and improve water quality, including groundwater, rivers, streams, lakes, and the Puget Sound.**

Policy 9.1 Support Thurston County's efforts to preserve stream basins that still have the opportunity to function properly.

Policy 9.2 Participate with Thurston County in any watershed-based land-use planning activities in Yelm or the Yelm urban growth area.

**Goal 10 Maintain air quality standards.**

Policy 10.1 Support regional efforts to continue to focus on reducing vehicle miles traveled and improving the efficient movement of people and goods on the transportation network.

**Goal 11 Invasive Species**

Policy 11.1 Discourage the use of any invasive species in any landscaping within the City limits and the Urban Growth Area.

## ESSENTIAL PUBLIC FACILITIES

The objective of the essential public facilities chapter is to identify and allow facilities necessary to accommodate urban growth.

### **Goal 1 Provide for the siting of essential public facilities.**

Policy 1.1 Cooperatively establish a fair share process for locating essential public facilities identified by Yelm, county, and state which are needed for the community and the region.

Policy 1.2 Adopt a permit process for essential public facilities which accommodates locating the use while mitigating its impacts.

Policy 1.3 Locate City of Yelm essential public facilities based upon the following criteria:

- Allow all essential public facilities in all land use categories with appropriate safeguards;
- Exclude public safety facilities (e.g. central police, court, and detention facilities from residential land uses; and
- Accommodate schools within the Yelm urban growth area consistent with adopted development regulations.

Policy 1.4 Locate county-wide and state-wide essential public facilities based upon the following criteria:

- Prohibit facilities that would have a probable significant adverse impact on critical areas or resource lands; and
- Prohibit major public facilities which generate substantial traffic unless they are sited near major transportation corridors.

Policy 1.5 Locate existing and proposed essential public facilities (such as well sites, reservoirs, wastewater treatment plants, parks and other publicly owned lands) on the future land use map.

Policy 1.6 Encourage the public to participate in all stages of identifying and permitting essential public facilities within Yelm and its Urban Growth Area.

### **Goal 2 Provide emergency services in a dependable and efficient manner to meet the dynamic needs of a diverse society.**

Policy 2.1 Cooperate with regional efforts to provide emergency services.

Policy 2.2 Develop and maintain an emergency plan.

### **Goal 3 Create a resilient region by improving disaster preparedness, response, and recovery efforts, as well as by expanding public safety education.**

Policy 3.1 Support regional efforts to fund an update to the region's Federal Emergency Management Agency-approved Natural Hazards Mitigation Plan every five years.

Policy 3.2 Identify cost-effective mitigation actions that provide all sectors of the community protection from disaster events.

Policy 3.3 Consider emergency facilities in community planning and permitting.

Policy 3.4 Participate in regional emergency exercises and recovery planning processes.

Policy 3.5 Support regional efforts to expand the eligibility of Federal Emergency Management Agency (FEMA) mitigation grant programs to allow replacement of aging structures.

**Goal 4 Promote good health for city residents.**

Policy 4.1 Support awareness of the Washington Health Plan Finder (Health Care Exchange) and local navigator assistance for users of the program.

Policy 4.2 Support efforts by health care providers to improve health care availability and services for all within the Yelm area.

Policy 4.3 Identify the health and human services in the Yelm area for:

- Young women
- Low income
- Special needs and behavioral health needs
- Clinics and family practices
- Fitness and gym facilities

**Goal 5 Improve community coordination to create schools that use land, tax dollars, and other resources efficiently.**

Policy 5.1 Participate in meetings with Yelm Community Schools to share information and discuss issues related to long- and short-term planning for schools, parks, bike/pedestrian/bus network or other facilities.

Policy 5.2 Support efforts by Yelm Community Schools to explore innovative strategies, such as public-to-public land swap opportunities, to create suitably-sized parcels for new schools close to existing neighborhoods or where there is convenient access to good transit service.

Policy 5.3 Identify joint use and cost-sharing opportunities when co-locating facilities or making infrastructure investments.

Policy 5.4 Allow schools to locate within walking distance of large student populations or near available transit routes through development regulations.



## **JOINT PLANNING POLICIES**