



City of Yelm

EST. 1924

WASHINGTON

NOTICE OF APPLICATION

Mailed on: 12/18/2023

PROJECT NAME: Eagle Plaza Retail
PROJECT LOCATION: 937 Yelm Avenue
PROJECT PARCEL NUMBER: 45170000400
LAND USE CASE NUMBER: 2023.1033.PR0019

An application submitted by Melena Stewart, 6021 12th St E Suite 201, Tacoma, Washington 98424 for the above referenced project was received by the City of Yelm on 12/7/2023. The City has determined the application to be complete on 12/18/2023. The application and any related documents are available for public review during normal business hours at the City of Yelm, 106 2nd Street SE, Yelm WA. For additional information, please contact the Planning and Building Division at (360) 458-3244.

PROJECT DESCRIPTION: Construct an approximate 6300sq ft building with 2 businesses, one of which is a coffee shop with a drive thru.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:

Trip Generation Report, Preliminary Site Plan, Preliminary Civil Plans, Landscaping Plans, and List of Neighbors within 300' of the property.

No preliminary determination of consistency with City development regulations has been made. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

The City of Yelm invites your comments in the review of this proposal. Comments should be directed to Planning and Building Division, 901 Rhoton Rd. SE, Yelm WA 98597, (360) 458-3244 or via email at planning@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON January 2, 2023

This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision. If the proposed project requires a City Council decision, it will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Additionally, there will be a 14-day public comment period if an environmental determination is issued. No public hearing will be held unless requested within 21 (21) days of the Notice of Application. Opportunities to request an appeal occur within twenty-one (21) days after the date the notice of decision is issued. City Council decision can be appealed through Superior Court.

