



City of Yelm
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NOTICE OF APPLICATION

Mailed on: 3/18/2024

Published in the Nisqually Valley News March 14, 2024

PROJECT NAME: Circle K Gas Station and Convenience Store

PROJECT LOCATION: 117 Killion Rd SE, YELM, 98597

PROJECT PARCEL NUMBER: 21724130100

LAND USE CASE NUMBER: 2023.0183

An application submitted by Christine Harris, 3025 Highland Parkway Suite 850 Downers Grove IL 60515 for the above referenced project was received by the City of Yelm on November 14, 2023. The City has determined the application to be complete on March 7, 2024. The application and any related documents are available for public review during normal business hours at the City of Yelm Public Services Department, 901 NW Rhoton Rd, Yelm WA 98597. For additional information, please contact the Public Services Department at (360) 458-8406.

PROJECT DESCRIPTION: Construction of a new 5,200 SF convenience store and a fuel canopy with seven fuel pumps and two high speed diesel pumps.

DOCUMENTS SUBMITTED WITH APPLICATION: Preliminary site plan, trip generation report, Mazama Pocket Gopher study, environmental checklist, preliminary stormwater report, Traffic Generation Report, and preliminary utility plans.

ENVIRONMENTAL REVIEW: No preliminary determination of consistency with City development regulations has been made at this time. 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 early in the review of this proposal. Comments should be directed to Andrew Kollar, Assistant Planner, by email at andrewk@yelmwa.gov or by mail addressed Andrew Kollar, Planning & Building Department, 901 NW Rhoton Rd, Yelm WA 98597.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON April 2, 2024.

This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. This project will undergo SEPA review but will not require a public hearing. The final decision regarding this application can be sent upon request. The final decision may be appealed to the Yelm Hearing Examiner at an open record appeal hearing; full procedures for appeal are found in Chapter 18.10.110 of the Yelm Municipal Code.