



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

## Notice of Application

*Mailed by May 21<sup>st</sup>, 2024*

*Published in the Nisqually Valley News May 23<sup>rd</sup>, 2024*

PROJECT NAME: Middle Rd Administrative Subdivision.  
PROJECT LOCATION: 16418 Middle Rd SE, Yelm, WA 98597.  
PROJECT PARCEL NUMBERS: 64303500501, 64303500505.  
LAND USE PROJECT NUMBER: 2024.0055.

An application submitted by James Crabtree, of Crabtree Surveying, 7328 104<sup>th</sup> St E, Puyallup, WA 98373, for the subdivision of two lots into 23 lots for single-family residences, was received by the City of Yelm on April 9<sup>th</sup>, 2024. The City determined the application to be complete, after the submittal of additional materials, on May 7<sup>th</sup>, 2024. The application and any related documents are available for public review during normal business hours at the City of Yelm Public Services Building, 901 NW Rhoton Rd, Yelm WA 98597. For additional information, please contact the Public Services Department at (360) 458-8406.

**PROJECT DESCRIPTION:** subdivision of two parcels, totaling 4.35 acres in area, into 23 lots for the purpose of constructing new single-family residences, with associated frontage improvements and a new internal access road. The properties are zoned R-6 (Moderate Density Residential).

**ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:** Preliminary civil plans, Trip generation report, Mazama Pocket Gopher study, Preliminary stormwater report.

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 2019 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 Clayton Wiebe, Assistant Planner, by email at [claytonw@yelmwa.gov](mailto:claytonw@yelmwa.gov) or by mail addressed to Clayton Wiebe, Planning & Building Department, 901 NW Rhoton Rd, Yelm WA 98597.

**THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON June 6<sup>th</sup>, 2024.**

This notice has been provided to appropriate local and state agencies, and mailed to property owners within 300 feet of the project site. This project is exempt from SEPA review and will not require a public hearing, unless requested and paid for (\$1,250 + consultant fees). If you would like more information about requesting a public hearing, contact Clayton Wiebe at [claytonw@yelmwa.gov](mailto:claytonw@yelmwa.gov). 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.

### CONCEPTUAL CIVIL PLANS

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 02 E, W.M.,  
CITY OF YELM, THURSTON COUNTY, WASHINGTON

**SURVEYOR INFORMATION:**  
CRABTREE SURVEYING LLC  
7328 104TH STREET EAST  
PUYALLUP, WA 98373  
(253) 845-0048

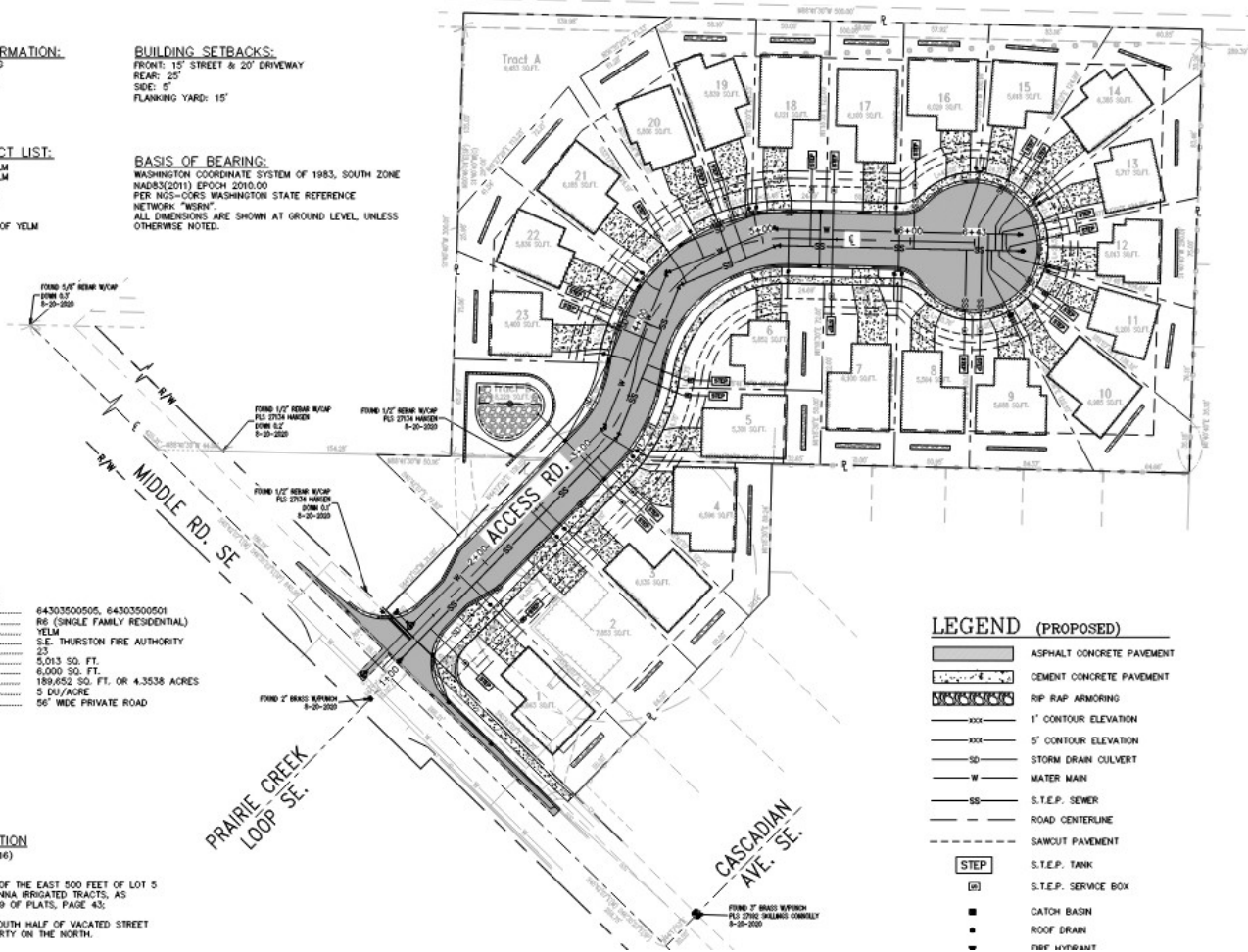
**OWNER/APPLICANT INFORMATION:**  
ARM CONTRACTORS  
P.O. BOX 7528  
TACOMA, WA 98417

**ENGINEER INFORMATION:**  
JKA CIVIL ENGINEERING  
PO BOX 1325  
PUYALLUP, WA 98371  
(253) 539-1400

**BUILDING SETBACKS:**  
FRONT: 15' STREET & 20' DRIVEWAY  
REAR: 25'  
SIDE: 5'  
FLANKING YARD: 15'

**UTILITY CONTACT LIST:**  
SEWER - CITY OF YELM  
WATER - CITY OF YELM  
POWER - PSE  
GAS - CITY OF YELM  
CABLE - XFINITY  
STORM - CITY OF YELM  
SOLID WASTE - CITY OF YELM

**BASIS OF BEARING:**  
WASHINGTON COORDINATE SYSTEM OF 1983, SOUTH ZONE  
NAD83(2011) EPOCH 2010.00  
PER NGS-CORS WASHINGTON STATE REFERENCE  
NETWORK "WSRN"  
ALL DIMENSIONS ARE SHOWN AT GROUND LEVEL UNLESS  
OTHERWISE NOTED.



**SITE INFORMATION:**  
PARCEL NUMBER..... 64303500505, 64303500501  
ZONING..... R6 (SINGLE FAMILY RESIDENTIAL)  
SCHOOL DISTRICT..... YELM  
FIRE DISTRICT..... S.E. THURSTON FIRE AUTHORITY  
TOTAL LOTS..... 25  
SMALLEST LOT SIZE..... 5,013 SQ. FT.  
AVERAGE LOT SIZE..... 6,000 SQ. FT.  
TOTAL SITE AREA..... 189,652 SQ. FT. OR 4.3538 ACRES  
DENSITY..... 5 DU/ACRE  
ACCESS..... 56' WIDE PRIVATE ROAD

**LEGAL DESCRIPTION**  
(PER DEED AFN 4794316)  
PARCEL A:  
THE NORTH 290 FEET OF THE EAST 500 FEET OF LOT 5  
IN BLOCK 35 OF MCKENNA IRRIGATED TRACTS, AS  
RECORDED IN VOLUME 9 OF PLATS, PAGE 43,  
TOGETHER WITH THE SOUTH HALF OF VACATED STREET  
ADJOINING SAID PROPERTY ON THE NORTH.

**LEGEND (PROPOSED)**

	ASPHALT CONCRETE PAVEMENT
	CEMENT CONCRETE PAVEMENT
	RIP RAP ARMORING
	1' CONTOUR ELEVATION
	5' CONTOUR ELEVATION
	STORM DRAIN CULVERT
	WATER MAIN
	S.T.E.P. SEWER
	ROAD CENTERLINE
	SAWCUT PAVEMENT
	S.T.E.P. TANK
	S.T.E.P. SERVICE BOX
	CATCH BASIN
	ROOF DRAIN
	FIRE HYDRANT