



**NOTICE OF DECISION**  
**MINISTERIAL SITE PLAN REVIEW**

DATE: June 11<sup>th</sup>, 2024  
PROJECT NAME: Quark and Odo's Escape Room  
PROJECT LOCATION: 10501 Creek St – Suite 2, Yelm, WA 98597  
PARCEL NUMBER: 69280000200  
CASE NUMBER: MU.2024.0062

**NOTICE IS HEREBY GIVEN** that the Public Services Department issued a Ministerial Site Plan Review approval to Joe DePinto at the above referenced location.

The complete decision may be viewed on the City's website at [www.yelmwa.gov](http://www.yelmwa.gov) and choosing 'I Want To' then 'View' then 'Public Notices' from the menu system. For additional information, including how to obtain a print version of this decision, please contact assistant planner Clayton Wiebe at [claytonw@yelmwa.gov](mailto:claytonw@yelmwa.gov) or (360) 584-4204.

## **FINDINGS OF FACT**

1. Joe DePinto proposes a change of use at an already-existing strip mall building located at 10501 Creek St, Suite 2, Yelm, WA 98597. The proposed use is an escape room and the previously established use was a preschool. No structural changes or construction has been proposed as part of the change of use.
2. The property is located within the Commercial District (C-1) zone. This zone is intended to provide for the location of business centers to serve the needs of the community for convenience goods, services, and entertainment. This zone is codified in Chapter 18.36 of the Yelm Municipal Code (YMC).
3. Joe DePinto submitted a land use application on 5/23/2024, which was determined to be complete on 5/29/2024. The Ministerial Site Plan Review application included a floor plan of the proposed business.
4. Ministerial permits do not require public notice or public review, pursuant to Section 18.12.010 YMC.
5. Chapter 18.16 YMC requires a determination that the infrastructure facilities necessary to serve a proposed development are in place or planned for and properly funded with a reasonable expectation that the facilities will be in place at the time needed to preserve adopted levels of service. Because no structural improvements nor new construction have been proposed, and the proposed use is less intensive than the previously established use, the City finds that concurrency requirements have been met.
6. The proposal is exempt from SEPA review pursuant to WAC 197-11-800(6)(b).

## **CONCLUSIONS OF LAW & CONDITIONS OF APPROVAL**

- A. Section 18.12.060(C) YMC allows the Site Plan Review Committee to approve a proposal when the proposal complies with all applicable development, construction, and design standards of the Unified Development Code.
- B. The City of Yelm Site Plan Review Committee finds that the proposed use of an escape room is permitted within the C-1 zone as a service-oriented establishment (18.36.020[B] YMC) that serves the entertainment needs of the community (18.36.010 YMC).

- C. Joe DePinto has established that the request for ministerial site plan review approval can satisfy all criteria set forth in Section 18.12.060(C) YMC and meet all requirements of the C-1 zoning designation, and meet all other requirements of the Yelm Municipal Code. Therefore, the ministerial site plan review shall be approved subject to the following conditions:
1. The applicant shall obtain a business license with the City of Yelm prior to opening for business. This business license shall be actively maintained/renewed throughout the life of the proposed escape room. The building will also be subject to an annual inspection by the fire marshal.
- D. This ministerial site plan review approval is valid for 18 months from the date of this approval.

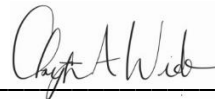
## DECISION

The request for ministerial site plan review approval is hereby granted subject to the conditions contained in the conclusions above.

Dated this 11<sup>th</sup> day of June, 2024.



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Gary Cooper  
Planning & Building Manager



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Clayton Wiebe  
Assistant Planner

## APPEAL

The Site Plan Review Committee's decision in this matter may be appealed pursuant to Chapter [18.10 YMC](#), to the City of Yelm Hearing Examiner no later than 21 days from the date of this decision. An appeal must be in writing, contain specific factual objections, and include the appeal fee of \$1,250.00.