

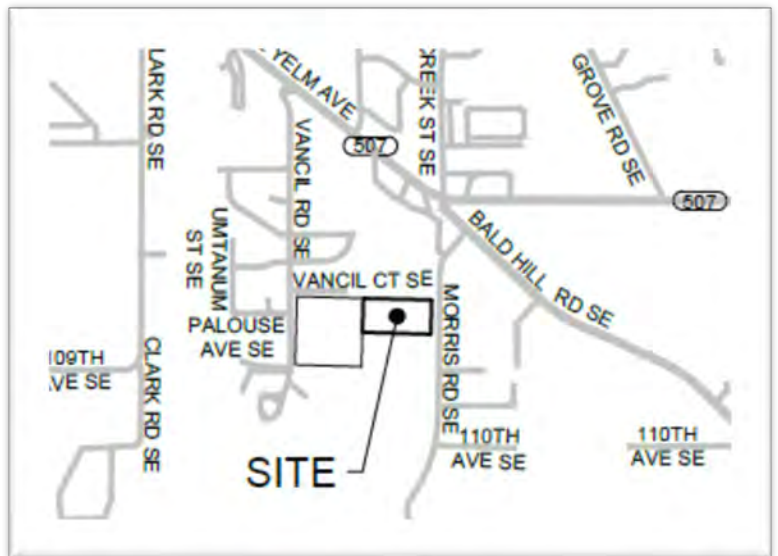
City of Yelm  
Public Hearing before the Hearing Examiner  
May 23, 2024 at 9:30AM

<b>Title:</b>	Country Meadows Estate Phase 2	<b>File number:</b>	2023.0164
<b>Project Description:</b>	The applicant proposes a two-phase development with Phase 2 creating 29 single family residential lots.		
<b>Developer:</b>	Evan Mann for Copper Ridge LLC, PO Box 73790, Puyallup, WA 98373		
<b>Parcel number:</b>	22730410000	<b>Parcel size:</b>	4.81 acres; approx. 209,638 sq ft
<b>Zoning:</b>	R-6, Moderate density residential		

**Background**

The proposed Country Meadows Estates Phase 2 is bounded by private property to the north, east, and south, and Morris Road SE to the east. The plat is in the city of Yelm, Thurston County. The project site is approximately 4.81 acres on Parcel 22730410000. The site is vacant land and was recently annexed into the city of Yelm and is zoned R-6, Moderate-Density residential. The proposal will include 29 single-family, detached residences in Phase 2.

The development will include infrastructure improvements, including stormwater management facilities, utilities, sewer, recreational open space, and public roads. This plat will extend a local public road to a proposed development known as Country Meadows Estates Phase 1 to the west. It is anticipated that Phase 1 will be developed first and that this plat will complete a local road connection that will allow through traffic between Vancil Road SE and Morris Road SE. A TIA has been submitted with this application that provides traffic volumes for the Phase 2 development. This TIA evaluates traffic patterns for both phases of development (Phase 1 is under separate application).



Country Meadows Estates Phase 2 has a connection to sewer and water out to Morris Road SE. The water will stub to the property to the east for looping of water infrastructure. If Phase 1 is delayed and Phase 2 is developed first, the utility systems will function consistent with a local road cul-de-sac.

Stormwater runoff from this plat is managed independently of other phases of development. The plat will include its own underground infiltration and treatment system, specifically sized to manage stormwater from the public right-of-way and open space tracts. Stormwater runoff from the individual lots will be collected and infiltrated on lot in individual drywells or infiltration systems. The final design will be in accordance with the most recent Washington State Department of Ecology *Stormwater Management Manual for Western Washington (SWMMWW)*.

**CONSTRUCTION SCHEDULE**

This plat is intended to be constructed after the completion of Country Meadows Estates Phase 1 (under separate application) but can be constructed independently of Phase 1. The plat improvements connect to Morris Road SE. Up to 24 lots of the 29 proposed lots can be constructed with this phase of development prior to the planned connection to Phase 1. A temporary cul-de-sac would be required (as a condition of construction plan approval) in the event that Phase 1 is delayed. Construction of Phase 1, which is being submitted under separate application, is expected to begin in the fall of 2024. The second phase of development is anticipated to begin construction in the spring of 2025.

If Phase 1 development is delayed, Phase 2 will extend public roads to the common boundary of Phase 1 to allow expansion of the residential neighborhood in the future per City of Yelm standards. The developer is aware that the hearing examiner's approval of the Preliminary Plat is good for five years.

The proposed preliminary plat and project description are attached as Exhibit A.

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### **Notice of Application**

This project was declared a complete application on November 1, 2023.

Published in the Nisqually Valley News on November 9, 2023.

Mailed to property owners within 300 feet on November 16, 2023.

The comment period ended on December 1, 2023. All public comments are attached as Exhibit B.

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### **Environmental Review**

Supporting documents submitted with the SEPA checklist are as follows:

- Stormwater Report by AHBL
- GeoTech Report by Earth Solutions NW
- Traffic Impact Analysis by Heath and Associates
- Morris Road Mazama Pocket Gopher and Regulated Prairie Absence Report by Land Services

The SEPA checklist was distributed to affected agencies November 9, 2023, via email.

An DNS for this project was issued on March 7, 2024. Exhibit C contains the distribution list, SEPA checklist, supporting documents, comments from affected agencies, and the final determination.

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### **Notice of Public Hearing**

Notice of this public hearing was published in the Nisqually Valley News on May 9, 2023.

Notice of the public hearing was mailed to all property owners within 300 feet of the site on May 9, 2023. As of the date of this report, no public comments have been received.

## **Code Review**

### **YMC 18.32.020 Permitted uses.**

The following uses are allowed within the moderate-density residential zoning district, subject to the project approvals and design standards of the Unified Development Code:

- A. Single-family residential units;
- B. Duplexes;
- C. Multifamily dwellings;
- D. Townhouses;
- E. Manufactured housing communities;
- F. Planned residential development;
- G. Secondary dwelling units;
- H. Residential care facilities;
- I. Home occupations;
- J. Family home child care providers;
- K. Attached and co-located wireless facilities;
- L. Essential public facilities.

*Staff finds that the proposal for 29 single family homes is permitted.*

### **YMC 18.59.030 Multiple building and large lot development.**

For developments with multiple buildings or large lots, mitigate impacts with the following:

- A. Provide for connecting streets and public transportation.
- B. Connect all on-site activities to adjacent pedestrian routes and street rights-of-way.
- C. Design buildings to complement adjacent activities and visual character.
- D. Incorporate open space and landscaping as a unifying element.
- E. Incorporate screening, environmental mitigation, utilities and drainage as positive design elements.

*Staff finds that all public transportation and pedestrian routes are connected in a way consistent with the City's street plans. Staff further finds that this development is bordered by single family homes to the east and north and as such will complement the adjacent activities. Landscaping, utilities and screening will be addressed at a later phase in the development.*

### **YMC 18.14.050 Preliminary subdivisions.**

1. When Required. A preliminary subdivision is required for the division of land into 25 or more lots for the purpose of sale, lease, or transfer of ownership, or for the division of land into 10 or more lots when a public hearing on an administrative subdivision is requested pursuant to RCW 58.17.095(1).
2. Decision Making Authority. The hearing examiner shall process preliminary subdivisions as provided in Chapter 18.10 YMC.
3. Criteria for Approval. A preliminary subdivision shall be approved if:
  1. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks and other features assuring safe walking conditions for students who only walk to and from school;
  2. The public use and interest will be served by the platting of such subdivision and any dedication;
  3. The proposed subdivision is in conformity with applicable zoning and other development regulations;

4. Public facilities impacted by the proposed subdivision will be adequate and available to serve the subdivision concurrently with the development or a plan to finance needed public facilities in time to assure retention of an adequate level of service;
5. The project is within an approved sewer service area with capacity to serve all lots within the subdivision.

4. Term. Approval of a preliminary subdivision shall be for five years from the date of approval.

*Staff finds that all appropriate provisions are made for public health, safety and general welfare as noted in YMC 18.14.050(C)(1). Staff further finds that the public use and interest will be served by this subdivision and it is consistent with all applicable zoning and development regulations. Public facilities impacted by this proposal are adequate and available and the approved sewer service area has capacity to serve the development.*

#### **Staff recommendation**

Staff recommends preliminary approval of Country Meadows Estate Phase 2 be approved with the following conditions:

1. Each of the "20.00' SHARED ACCESS DRIVEWAY EASEMENTS" should be labelled as an "easement for utilities and ingress and egress".
2. The water main and the sanitary force main each need to be extended to the west property boundary.
3. Please provide fire flow, lighting plan, monument plans and the detail, retaining wall calculation and details, and Signature Approval Block (leave room the electronic signature block (4" wide x 2" high) – All Sheets) by the time of submitting for the Civil Plan Review.
4. Please provide the information for existing/abandon well and septic.
5. The Joint-use driveways dimensions are shown different. Please make sure the submittals do not conflict with each other.
6. Another Fire hydrant may be needed based on what will be proposed on Phase 1.
7. Landscaping:
  - a. Please provide a note and detail (**City of Yelm Development Guidelines - Chapter 2 - Transportation Details DWG. NO. 2-19**) for all the trees that planted within 6' of the curb or sidewalk must have a root barrier (by the time of submitting for the Civil Plan Review).
  - b. **YMC 18.55.020 Types of landscaping.**  
*"f. Planting theme shall be a ratio of three street trees to one accent tree."*
  - c. Please provide a list of existing trees including the ones that will be removed from the site and the ones that will be retained.
  - d. Please include the scientific name.
8. The attached plans for Phase 1 are marked up with needed corrections. Exhibit D.
9. Preliminary approval for this project is for only five (5) years from the date of the decision. Knowledge of this deadline is the sole responsibility of the applicant, and notifications of deadlines may not be issued prior to the deadline.

**Exhibit A:** Preliminary Plat and project description

**Exhibit B:** Public comments

**Exhibit C:** SEPA distribution list, SEPA checklist, supporting documents, comments from affected agencies, and the final determination

**Exhibit D:** Marked up plans that show required corrections.

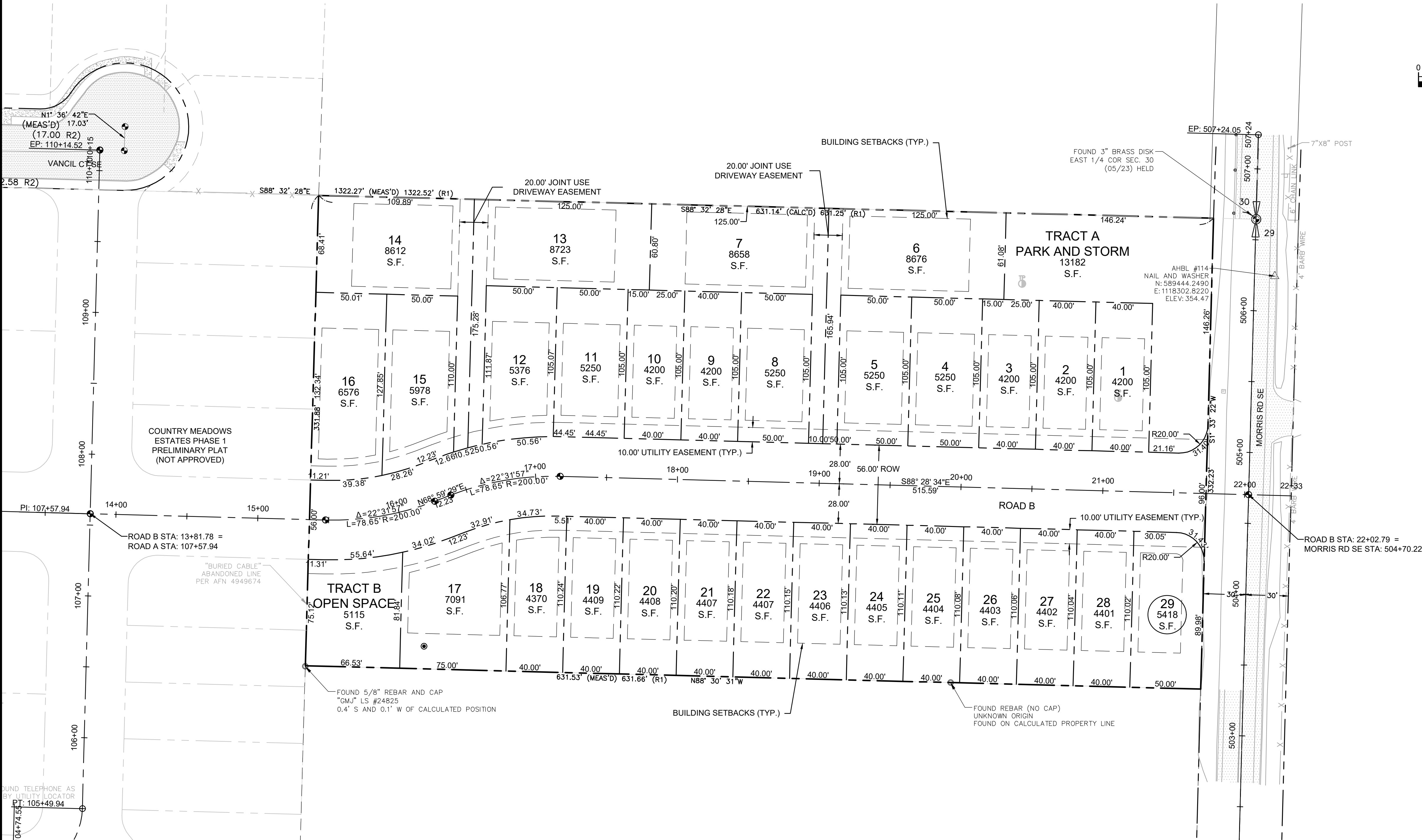
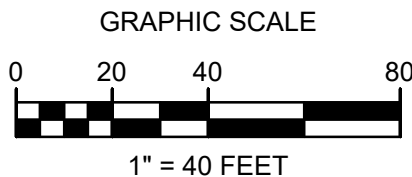
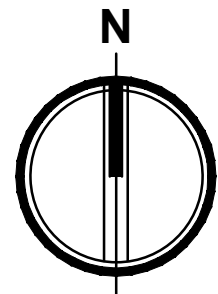




Know what's below.  
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# COUNTRY MEADOWS ESTATES PHASE 2 PRELIMINARY PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 30, TWN. 17 N., RGE. 02 E., W.M.,  
CITY OF YELM, THURSTON COUNTY, WASHINGTON.



## STATISTICAL BREAKDOWN

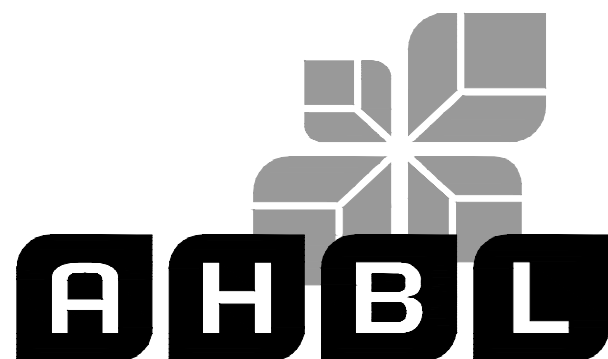
ITEM	DESCRIPTION OR AREA	
	SQUARE FEET	ACRES
SITE AREA	209,638	4.81
CRITICAL AREAS	0	0.00
PROPOSED ONSITE ROAD ROW	35,809	0.82
OPEN SPACE (5% MINIMUM = 10,476 SF)	17,321	0.39
EXISTING & PROPOSED ZONING:	R-6, RESIDENTIAL	
MAXIMUM DENSITY (6 DU/ACRE)	28.86 (USE 29)	
TOTAL NO. OF LOTS PROPOSED (SINGLE FAMILY)	29	
LARGEST LOT AREA (LOT 13)	8,723	0.20
SMALLEST LOT AREA (LOTS 1, 2, 3, 9, AND 10)	4,200	0.10
AVERAGE LOT AREA	5,377	0.12
TOTAL IMPERVIOUS SURFACE (57.10%)	109,220	2.51
ROAD	24,875	0.57
ROOF AREA (2,500 SF x 29 UNITS)	72,500	1.66
DRIVEWAYS (500 SF x 29 UNITS)	14,500	0.33

## TRACT IDENTIFICATION

ITEM	SQUARE FEET	ACRES
TRACT 'A' - OPEN SPACE / PARK / STORM	13,182	0.30
TRACT 'B' - OPEN SPACE	5,115	0.11

## LOT SETBACKS -SINGLE FAMILY

FRONT YARD	15 FT*
SIDE YARD	5 FT 15 FT (CORNER LOT)
REAR YARD	25 FT



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253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

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MEADOWS ESTATES  
PHASE 2  
PRELIMINARY PLAT**

Client:

**COPPER RIDGE LLC**

P.O. BOX 73790  
PUYALLUP, WA 98373

KURT WILSON / EVAN MANN

Project No.

2230299.10

Issue Set & Date:

**PRELIMINARY  
PLAT**

8/23/2023



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Revisions:

Sheet Title:

**PLAT MAP**

Designed by:

Drawn by:

Checked by:

MW/SK

Sheet No.

**C1.1**

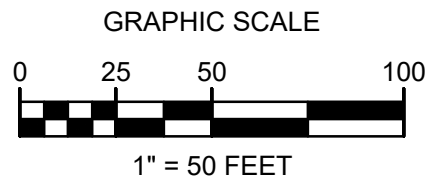
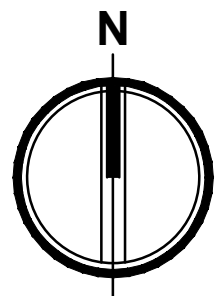
3 of 9 Sheets

APPLICATION #999???

Exhibit A



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A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 30, TWN. 17 N., RGE. 02 E., W.M.,  
CITY OF YELM, THURSTON COUNTY, WASHINGTON.

## DEVELOPER

COPPER RIDGE, LLC  
P.O. BOX 73790  
PUYALLUP, WA 98403  
CONTACT: EVAN MANN

## CIVIL ENGINEER

AHBL ENGINEERS, PLANNERS, &  
SURVEYORS  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PH. (253) 383-2422  
FAX (253) 383-2572  
CONTACT: MATT WEBER, P.E.

## SURVEYOR

AHBL ENGINEERS, PLANNERS, &  
SURVEYORS  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PH. (253) 383-2422  
FAX (253) 383-2572  
CONTACT: DAVE FOLLANSBEE, PLS.

## LEGAL DESCRIPTION

PER TITLE REPORT PROVIDED BY CHICAGO TITLE  
COMPANY OF WASHINGTON, COMMITMENT NO.  
CTTC220052951, DATED JUNE 3, 2022.

THE NORTH HALF OF THE NORTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 30, TOWNSHIP 17 NORTH,  
RANGE 2 EAST, W.M.; EXCEPTING THEREFROM  
MORRIS ROAD ALONG THE EAST;

IN THURSTON COUNTY, WASHINGTON.

## VERTICAL DATUM

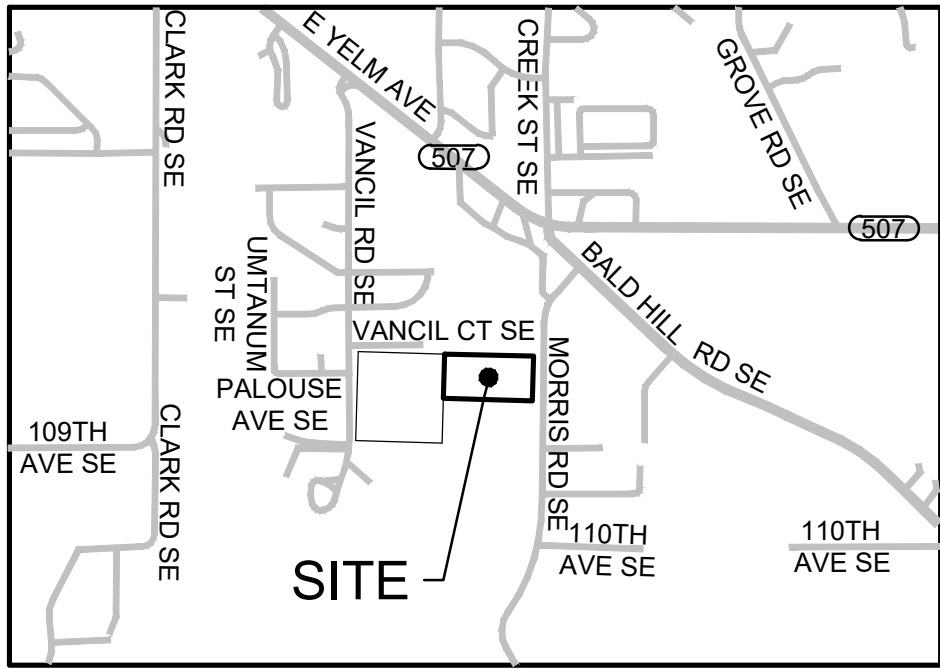
NAVD 1988 VERTICAL DATUM ON  
ORTHOMETRICALLY CORRECTED GPS  
OBSERVATIONS USING WSRN AND GEOID 2012A.

## BASIS OF BEARING

NAD 1983/11  
WASHINGTON STATE PLANE SOUTH PROJECTION,  
BASED ON GPS OBSERVATIONS USING WSRN AND  
GEOID 2012A. UNITS OF MEASUREMENT ARE US  
SURVEY FEET.

## SITE DATA

PARCEL NUMBER: 22730410000  
  
ADDRESS: MORRIS RD SE  
YELM, WA 98597  
  
SITE AREA: 209,638 SF (4.81 AC)  
  
EXISTING ZONING: R6, RESIDENTIAL

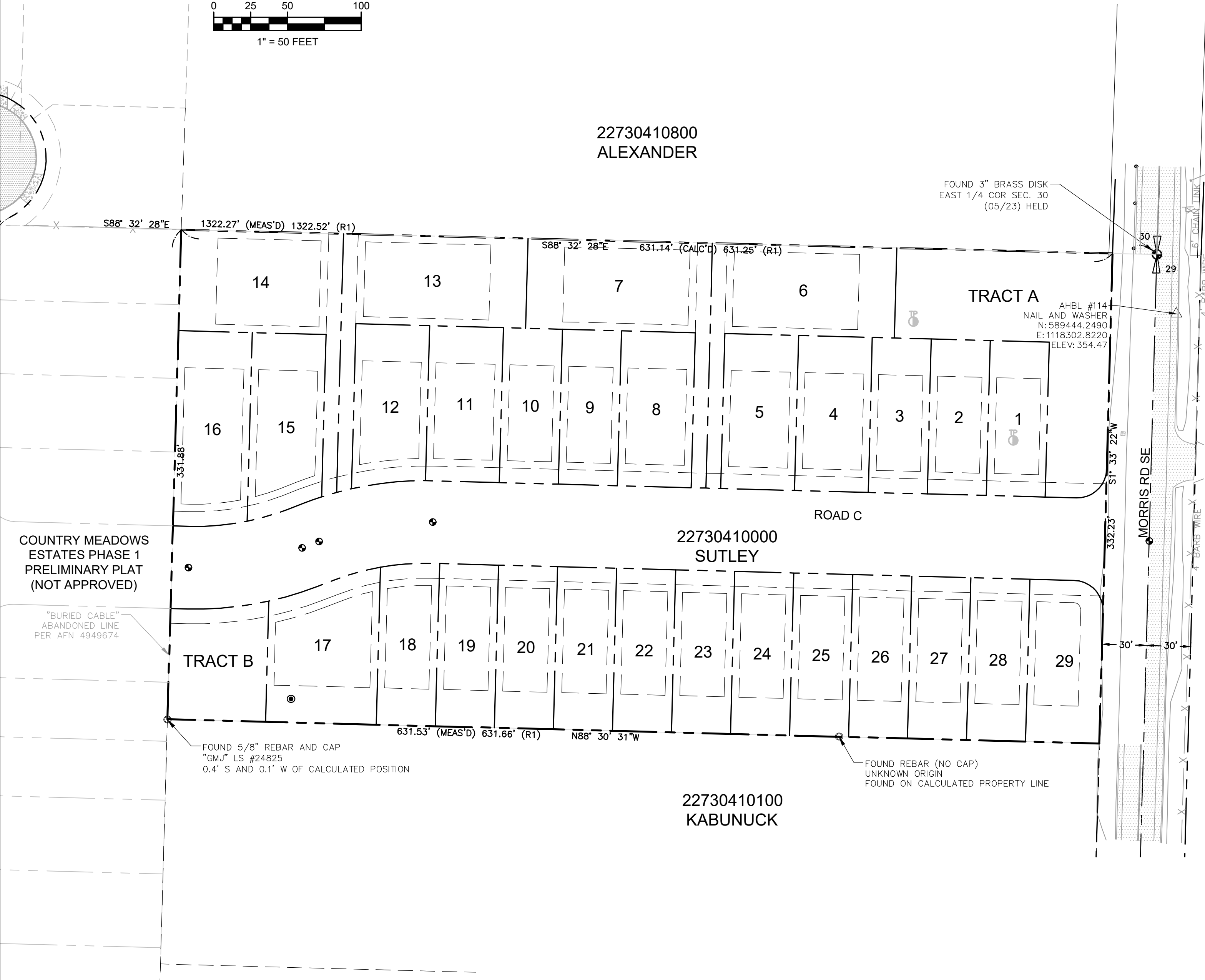


## VICINITY MAP

SCALE: 1" = 1,320' (1/4 MILE)

## LEGEND

EXISTING	PROPOSED
	FOUND SECTION CORNER
	FOUND QUARTER SECTION CORNER
	FOUND MONUMENT AS NOTED
	SET NAIL AND WASHER
	FOUND REBAR AS NOTED
	SIGN AS NOTED
	TEST PIT
	GUY ANCHOR
	UTILITY POWER POLE
	CATCH BASIN
	TELEPHONE RISER
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	CONIFEROUS TREE AS NOTED
	DECIDUOUS TREE AS NOTED
	STORM LINE
	SEWER LINE
	WATER LINE
	ELECTRICAL LINE
	COMMUNICATION LINE
	OVERHEAD UTILITIES
	UNIDENTIFIED UTILITY LINE
	FENCE
	WALL
	ASPHALT
	CONCRETE



## PROJECT SITE

SCALE 1"=50'

## FILL SPECIFICATION

IMPORTED FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR  
SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH  
OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE,  
CODE, REGULATION, RULE, ORDER, OR STANDARD.

## UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE  
ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS  
REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT  
LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND  
AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT  
HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND  
PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO  
LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

## TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE  
FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF  
WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE  
CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND  
AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL  
MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND  
HEALTH ACT, CHAPTER 49.17 RCW.

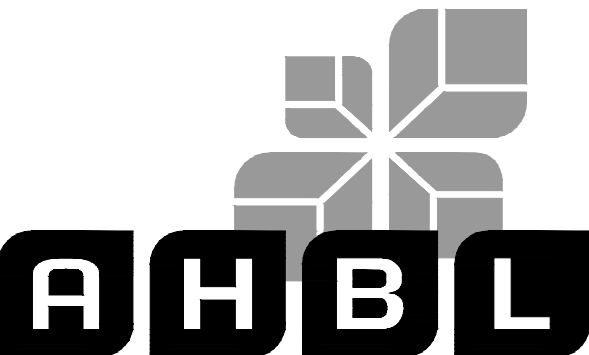
## WETLAND DELINEATION

NO WETLANDS HAVE BEEN DELINEATED ON-SITE OR IMMEDIATELY ADJACENT  
TO THE PROJECT SITE.

## EARTHWORK QUANTITIES

CUT = 12,500 CU. YDS  
FILL = 700 CU. YDS  
NET = 11,800 CU. YDS EXPORT

NOTE:  
THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR  
THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES.  
THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR  
CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM, NOR  
DO THEY ACCOUNT FOR ROADWAY SECTION.



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Revisions:

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**COVER SHEET**

Designed by: Drawn by: Checked by:  
MW/SK

Sheet No.

**C0.1**

1 of 9 Sheets

APPLICATION #999???

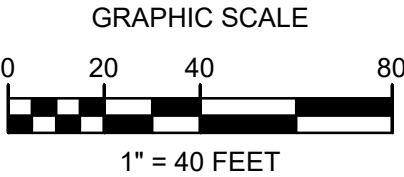
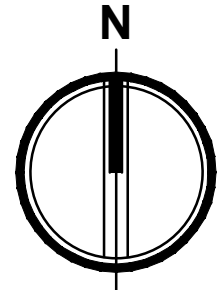
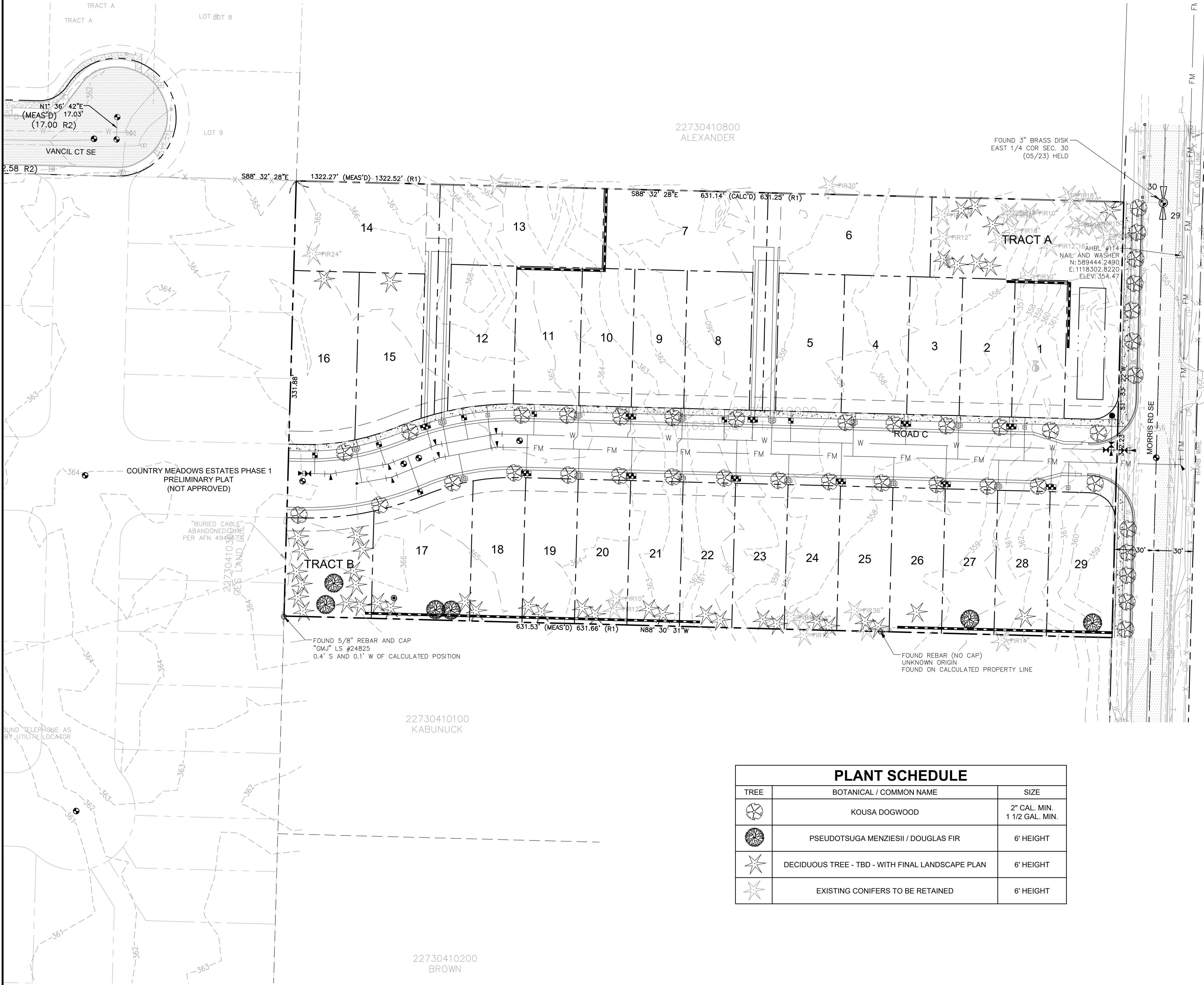




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## TOTAL EXISTING TREES: 231

TOTAL REMOVED TREES:	204
TOTAL RETAINED TREES:	27
TOTAL REPLACEMENT TREES NEEDED:	204

A PORTION OF THE REPLACEMENT TREES REQUIRED FOR COUNTRY MEADOW ESTATES PHASE 2 WILL BE PLANTED WITHIN COUNTRY MEADOW ESTATES PHASE 1.

STREET TREES PHASE 1:	90
STREET TREES PHASE 2:	40
ADDITIONAL TREES PHASE 1:	26
ADDITIONAL TREES PHASE 2:	48
TOTAL REPLACEMENT TREES:	204

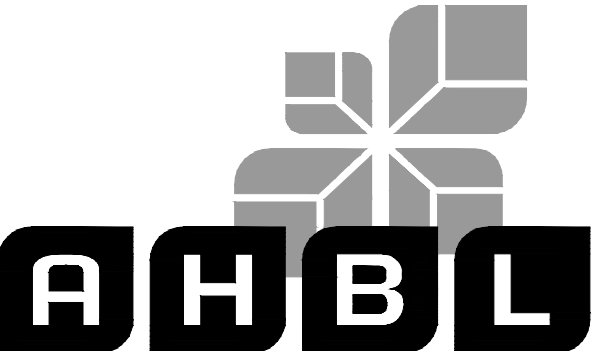
## NOTE

- THIS IS A PRELIMINARY LANDSCAPE DESIGN. SPECIES AND LOCATION OF PROPOSED TREES IS SUBJECT TO CHANGE.
- FINAL LANDSCAPE, TREE RETENTION AND VEGETATION PLAN TO BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AND SUBMITTED TO THE CITY OF YELM FOR APPROVAL PRIOR TO THE ISSUANCE OF SITE DEVELOPMENT PERMIT.
- PERIMETER LANDSCAPE TO BE PLANTED PER YELM CODE.
- STREET TREES SPACED 35' O.C. PLACEMENT ADJUSTED FOR DRIVEWAYS, UTILITIES, AND STREET LIGHTS, SHRUBS AND GROUNDCOVER PER YELM MUNICIPAL CODE 18.55.020 (C).
- IN ACCORDANCE WITH YMC18.55.050, LANDSCAPE AREAS SHALL HAVE IRRIGATION SYSTEM OR BE WITHIN 75 FEET OF A HOSE SPIGOT. IRRIGATION SYSTEM SHALL BE DESIGN/BUILD. CONTRACTOR TO COORDINATE.
- A PORTION OF THE REPLACEMENT TREES WILL BE PLANTED WITHIN COUNTRY MEADOW ESTATES PHASE 1 TO MEET THE REPLACEMENT REQUIREMENTS OF PHASE 2.

## STREETSCAPE

- PURPOSE: STREETSCAPE LANDSCAPING IS INTENDED TO PROVIDE VISUAL RELIEF WHERE CLEAR SIGHT IS DESIRED. THIS LANDSCAPING IS UTILIZED ALONG PEDESTRIAN CORRIDORS AND WALKS FOR SEPARATION OF PEDSTRIANS FROM STREET AND PARKING AREAS WHILE PROVIDING AN ATTRACTIVE SETTLING AND OVERSTORY CANOPY.
- WHEN REQUIRED: STREETSCAPE LANDSCAPING IS REQUIRED AS PART OF STREET FRONTAGE IMPROVEMENTS.
- DESCRIPTION:
  - THIS TYPE OF LANDSCAPING CONSISTS OF STREET TREES FOR A LARGE OVERSTORY CANOPY ALONG STREETS AND PEDESTRIAN CORRIDORS AND APPROVED VEGETATION FOR GROUNDCOVER.
  - STREET TREES SHALL BE CHOSEN FROM A STREET TREE LIST AS ADOPTED BY THE YELM TREE ADVISORY BOARD. DECORATIVE PROTECTION MAY BE PLACED AROUND THE TREES.
  - GROUNDCOVER SHALL BE A MINIMUM FOUR-INCH POTS SPACED 18 TO 20 INCHES ON CENTER OR ONE-GALLON POTS AT 20 INCHES ON CENTER. LOW GROWTH SHRUBS SHALL BE ONE-GALLON POTS AT THREE FEET ON CENTER. SHRUBS SHALL BE 18 TO 24 INCHES IN HEIGHT AT FIVE FEET ON CENTER OR THREE-GALLON POT AT FIVE FEET ON CENTER.
  - EARTHEN BERMS WITH GRASS OR OTHER VEGETATIVE GROUNDCOVER AND OTHER DESIGN FEATURES MAY BE WORKED INTO LANDSCAPING PROVIDED THE RESULTANT EFFECT OF PROVIDING A PEDESTRIAN-FRIENDLY ENVIRONMENT AND VISUAL RELIEF WHERE CLEAR SITE IS REQUIRED CAN BE ACHIEVED.
  - THE MINIMUM WIDTH FOR STREETSCAPE LANDSCAPING SHALL BE SIX FEET TO PROVIDE ROOTING AREA FOR LARGE STREET TREES AND TO PROVIDE ADEQUATE STREETSCAPE. A FOUR-FOOT WIDTH MAY BE USED THROUGH PARKING AREA PEDESTRIAN WALKS WHERE ACCENT TREES ARE USED AND LESS WIDTH IS REQUIRED.
  - PLANTING THEME SHALL BE A RATIO OF THREE STREET TREES TO ONE ACCENT TREE.
  - TREES SHALL BE SPACED 35 FEET ON CENTER STARTING 15 FEET FROM THE PROPERTY LINE. TREE SPACING MAY BE ADJUSTED TO ALLOW UNOBSTRUCTED SIGHT DISTANCE ON EITHER SIDE OF A DRIVEWAY AND AT STREET INTERSECTIONS. TREE SPACING MAY ALSO BE ADJUSTED WHEN IN CONFLICT WITH LUMINAIRE POLES.

PLANT SCHEDULE		
TREE	BOTANICAL / COMMON NAME	SIZE
	KOUSA DOGWOOD	2" CAL. MIN. 1 1/2 GAL. MIN.
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6' HEIGHT
	DECIDUOUS TREE - TBD - WITH FINAL LANDSCAPE PLAN	6' HEIGHT
	EXISTING CONIFERS TO BE RETAINED	6' HEIGHT



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8/23/2023



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Revisions:

Sheet Title:

**CONCEPTUAL  
LANDSCAPE PLAN**

Designed by:

Drawn by:

Checked by:

MW/SK

Sheet No.

**C6.1**

9 of 9 Sheets

APPLICATION #999???





November 1, 2023

City of Yelm  
Department of Community Development  
901 Rhoton Road  
Yelm, WA 98597

Project: Country Meadows Estates Phase 2, AHBL No. 2230299.10  
Subject: Project Narrative

*Civil Engineers*

Dear City of Yelm Staff:

*Structural Engineers*

To assist in your review, we have prepared the following project narrative for Country Meadows Estates Phase 2, a proposed 29-lot residential plat in the city of Yelm.

*Landscape Architects*

NAME OF PROJECT: **Country Meadows Estates Phase 2**

*Community Planners*

#### **APPLICANT**

Scott T. Kaul, PE, Senior Project Manager  
AHBL, Inc.  
2215 North 30th Street, Suite 300  
Tacoma, WA 98403  
[skaul@ahbl.com](mailto:skaul@ahbl.com)

*Land Surveyors*

*Neighbors*

#### **DEVELOPER**

Evan Mann  
Copper Ridge, LLC  
PO Box 73790  
Puyallup, WA 98373  
[evan@soundbuiltthomes.com](mailto:evan@soundbuiltthomes.com)

#### **PROJECT DESCRIPTION**

The proposed Country Meadows Estates Phase 2 is bounded by private property to the north, east, and south, and Morris Road SE to the east. The plat is in the city of Yelm, Thurston County. The project site is approximately 4.81 acres on Parcel 22730410000. The site is vacant land and was recently annexed into the city of Yelm and is zoned R-6, Moderate-Density residential. The proposal will include 29 single-family, detached residences in Phase 2. The development will include infrastructure improvements, including stormwater management facilities, utilities, sewer, recreational open space, and public roads.

This plat will extend a local public road to a proposed development known as Country Meadows Estates Phase 1 to the west. It is anticipated that Phase 1 will be developed first and that this plat will complete a local road connection that will allow through traffic between Vancil Road SE and Morris Road SE. A TIA has been submitted with this application that provides traffic volumes for the Phase 2 development. This TIA evaluates traffic patterns for both phases of development (Phase 1 is under separate application).

**TACOMA**

2215 North 30th Street  
Suite 300  
Tacoma, WA 98403-3350  
253.383.2422 TEL

[www.ahbl.com](http://www.ahbl.com)



Country Meadows Estates Phase 2 has a connection to sewer and water out to Morris Road SE. The water will stub to the property to the east for looping of water infrastructure. If Phase 1 is delayed and Phase 2 is developed first, the utility systems will function consistent with a local road cul-de-sac.

Stormwater runoff from this plat is managed independently of other phases of development. The plat will include its own underground infiltration and treatment system, specifically sized to manage stormwater from the public right-of-way and open space tracts. Stormwater runoff from the individual lots will be collected and infiltrated on lot in individual drywells or infiltration systems. Final design will be in accordance with the most recent Washington State Department of Ecology *Stormwater Management Manual for Western Washington (SWMMWW)*.

### **CONSTRUCTION SCHEDULE**

This plat is intended to be constructed after the completion of Country Meadows Estates Phase 1 (under separate application), but can be constructed independently of Phase 1. The plat improvements connect to Morris Road SE. Up to 24 lots of the 29 proposed lots can be constructed with this phase of development prior to the planned connection to Phase 1. A temporary cul-de-sac would be required (as a condition of construction plan approval) in the event that Phase 1 is delayed.

Construction of Phase 1, which is being submitted under separate application, is expected to begin in the fall of 2024. The second phase of development is anticipated to begin construction in the spring of 2025. If the Phase 1 development is delayed, Phase 2 will extend public roads to the common boundary of Phase 1 to allow expansion of the residential neighborhood in the future per City of Yelm standards. The developer is aware that the hearing examiner's approval of the Preliminary Plat is good for five years and will require a public hearing, decision of approval, and construction plan approvals.

Thank you for your thorough review of the information we have provided. If you have any questions, please call me at (253) 383-2422.

Sincerely,

Scott T. Kaul, PE, LEED AP  
Senior Project Manager

SG/STK/lsk

## Clayton Wiebe

---

**From:** Sharon Brown-Kabanuck <brownkaban92@hotmail.com>  
**Sent:** Friday, December 1, 2023 12:01 AM  
**To:** Clayton Wiebe  
**Cc:** Joann Brown; Garry Brown; Lucy Brown  
**Subject:** [External]Corrected comments on Country Meadows Estates Phase 1 and 2

Clayton Wiebe  
Assistant Planner  
Planning and Building Department  
Yelm, Washington 98597

## Exhibit B

Here are my comments for the hearing which I have submitted before the 5:00 PM 12/1/2023 deadline. Please acknowledge receipt by return email.

I am part owner of 10815 Morris RD SE so both of the Country Meadows Phase 1 and 2 developments are adjacent to my property.

This land has been in my family for over 100 years and my great grandfather Leopold Hammerschmidt operated Hammerschmidt and Sons Sawmill on Hammerschmith hill in Yelm about 1915 to 1931.

My Comments for the record:

I have reviewed the traffic study which was done in support of this project. I strongly object to the findings of that report. While I am not currently living in the home at 10823, I have lived there at various times over the past 20 years and I currently have a renter living there.

Issue 1: The traffic study only addresses what someone considers peak hours of traffic in the morning and evening primarily on Highway 507 and Vancil Road and the nearby businesses. It doesn't consider weekends or other higher traffic times. This first project adds 59 new homes to the area. The Traffic Impact Assessment calculates peak traffic from 4:00 to 5:54 PM (P 24-31) which I believe results in an undervalue assessment favorable to the developer and NOT the city. The study projects only 46 AM peak hour trips and 61 PM peak hour trips on Vancil Road alone. Given the most households have multiple vehicles, that appears to be a severe underestimate of potential traffic.

Issue 2: The Traffic Impact Assessment for Country Meadows Estates Phase 2 which communicates to Morris Road was also done looking at traffic from 4-6 PM, with no indication of traffic patterns during school hours. The traffic study for phase 2 suggests that 35 homes may access the east west corridor created by the phase 1 plat. The traffic study also concludes that for the 29 homes in Phase 2, there would only be 31 PM peak hour trips (again favorable to the developer and NOT the city for revenue generation). Considering that most people have multiple vehicles, this estimate appears to be a complete fabrication.

Issue 3: Of particular concern is the location of Prairie Elementary School with their 442 students located at Morris Road and 110th Avenue. While the school is not located within city limits, most parents appear to drive their children to and from school rather than utilizing school buses. Traffic becomes VERY congested during the morning and afternoon drop off and pickup times to the point where it is impossible for residents of Morris Road to leave their property. Compounding the problem are late start days and early dismissal days.

Issue 4: There appear to be no current plans for widening Morris Road. I know that Thurston County had a plan for improvements to the road several years ago but those plans were dropped due to budgetary constraints. With

the addition of the Alexander property and the proposed Country Estates parcels to the city limits, my question is who will have responsibility for Morris Road? Will it become a city street or remain a county road? There are NO shoulders on that road and no one in the area allows their children to walk along that road. Even adults do not walk or bicycle along the road. The additional houses, along with the potential for additional students attending Prairie Elementary, mean more traffic than before.

Issue 5: While this isn't the city's responsibility, there is an additional concern about signage for the school. There are NO school zone signs in the vicinity of the school except for one at the top of the hill. There is nothing near the school on either Morris Road or 110th Avenue.

Issue 6: I suggest that the City Council give additional consideration to the Country Meadows Estates phases 1 and 2 proposals and I remind them that they have the power to improve movement of the day to day traffic and particularly provision of emergency access for the citizens of the city.

Issue 7: I've noticed on the Phase 1 plat map the location of lots 19, 20, 47, 48, 49, and 50 and the location on the Phase 2 plat map of lots 6, 7, 13, and 14. These 10 lots appear to have very narrow driveway access. It appears that access for emergency vehicles would be very tight. It seems that emergency access should also be a consideration.

In conclusion, from reading the Nisqually Valley News and Yelm area social media, local traffic in Yelm is one of the top issues for residents of the greater Yelm area. The city council owes it to their constituents to re-examine the proposals paying particular attention to traffic impacts and availability of emergency access.

Thank you for the opportunity to comment on these proposed subdivisions. I look forward to hearing about the public hearing on the issue. I can be reached at 253-831-2915 or at [brownkaban92@hotmail.com](mailto:brownkaban92@hotmail.com).

Sharon BrownKabanuck  
Sent from my iPad



## Clayton Wiebe

---

**From:** Bill's Towing <office@billstowing.net>  
**Sent:** Thursday, November 16, 2023 10:44 AM  
**To:** Clayton Wiebe  
**Subject:** [External]\*\*Warning Unsafe\*\*Country Meadows Estates Phase 1 and 2

Hello,

I am writing today to express my concern and opposition to the Country Meadows Estates Project. I do not think the plan should be approved, at least in its present form. These are my areas of concern:

### Density

The proposed project is far denser than the surrounding neighborhoods. It proposes 10 houses in the space of 7 houses on neighboring streets. Housing this dense not only diminishes neighborhood involvement, it also promotes absentee owners which dis-invest in properties letting them deteriorate and deteriorating neighborhoods breed turnover, abandoned vehicles, higher crime, and a loss in property value. On the contrary, less dense housing promotes live-in ownership which leads to more neighborhood involvement, more civic participation, more tax money in city coffers and a healthier city overall.

### Traffic

I live at 16229 Birkland St SE, which is right across from a park where the neighborhood kids gather and play. Young kids are crossing Vancil Road at all hours to get to the park. These 78 additional houses will generate, at minimum, 140 additional cars which statistically make 3 trips a day, down Vancil Road which is now a comparably quiet street. Our street is heavily populated by playing children, as well as elderly seniors with an array of disabilities, including a blind man who walks multiple times a day on Vancil Rd. The road is not only somewhat underdeveloped, but it has NO SIDEWALKS for some of the distance. We also have some sight distance issues because of the hill on Vancil Rd, so an increase in traffic, especially speeding traffic on this road is exceptionally dangerous.

### Shortcut Traffic

This brings me to another issue. When the Phase 2 road is connected to Morris Road, this will become a shortcut for people avoiding traffic, something we have no shortage of in Yelm. During pickup and drop-off times at Prairie Elementary on Morris Road, Morris Road becomes quite backed up and as a former Yelm police officer, I believe speeding through the new development will be a huge safety concern.

### Suggestions

I believe a less dense housing plan that matches the surrounding neighborhoods would be better for our city and safer for our residents. I believe less density would keep the traffic increase at a more reasonable level. Furthermore, I believe that speed abatement devices are an absolute must for safety, and still may not deter speeders and those who seek to make the residential route a shorter or quicker alternative to the main streets.

I hope that you'll consider my comments and disallow the project as it is written.

Thank You,

Bill Trull

--

Bill Trull  
Yelm Locksmith  
Bill's Towing & Recovery  
(Trusted Since 1970)  
801 Yelm Ave. W  
Yelm, WA 98597  
P 360.458.5963  
F 360.458.8473

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## Clayton Wiebe

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**From:** Garry Brown <gjbrowndo@gmail.com>  
**Sent:** Thursday, November 30, 2023 8:31 PM  
**To:** Clayton Wiebe  
**Subject:** [External]Country Meadows Estates Phase 1 and Phase 2

Clayton Wiebe  
City of Yelm  
Planning and Building Department  
901 NW Rhoton Road  
Yelm, WA 98597

Dear Mr. Wiebe,

This letter is in response to the proposed project by Country Meadows Estates involving property bordering Vancil Road and Morris Road. My wife, Lucy Patterson Brown, my sister, Joann Brown, and I own the property at 10823 Morris Road. The property was originally owned by my grandparents Ruth and Adolph Hammerschmith and was purchased by my parents, Jim and Dorothy Brown in 1953.

Traffic on Morris Road had increased logarithmically over the years especially since the construction of Prairie Elementary School and the enrollment of 442 students. The addition of 59 homes on Vancil Road and 29 homes between Vancil Road and Morris Road will dramatically increase the Morris Road traffic and raises safety concerns.

It is my opinion that the traffic survey was not conducted at peak hours when school opens and classes are released for the day and could underestimate the potential change in traffic flow by as much as one half. The survey seems to assume that there will only be one car per household when most couples will both be working. Looking at the proposed lots and roads it seems unlikely to me there will be street parking on the road connecting Vancil Road and Morris Road. Morning traffic and after school traffic even now causes congestion from 110th Avenue and the intersection with Bald Hill Road as well as at the intersection with Highway 507, Bald Hill Road, and Creek Road.

The speed limit on Morris Road is or at least was 35 mph when we were growing up however it seems that many drivers are unaware of the speed limit or simply ignore it in both directions.

My questions:

Is there a plan to widen Morris Road to four lanes or even three lanes to allow for a left turn lane to 110th?

Are there plans for sidewalks and bike lanes on Morris Road?

Are there plans for traffic circles at 110th Avenue, the road between Vancil Road and Morris Road, and Morris Road and Bald Hill Road?

Are there still plans for a major bypass road to connect Clark Road, Vancil Road, Morris Road and Bald Hill Road? If so, when might that be constructed?

Our concerns relate to student safety and traffic flow on Morris Road. Your consideration is appreciated.

Sincerely,  
Lucy Patterson Brown  
Garry Brown  
(509) 308-8691



## Clayton Wiebe

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**From:** Joann Brown <joann.g.brown@gmail.com>  
**Sent:** Friday, November 24, 2023 4:45 PM  
**To:** Clayton Wiebe; Garry Brown; Lucy Brown; Sharon Brown Kabanuck  
**Subject:** [External]Re: City of Yelm follow-up on future development (Country Meadows Estates Phase 1 and 2)

Hi Clayton,

Here are my comments for the hearing which I have submitted today 11/24 before 5:00PM.

I am part owner in 10815 Morris RD SE and 10823 Morris RD SE so both of the Country Meadows Phase 1 and 2 developments are attached to my properties.

This land has been in my family for over 100 years and my great grandfather Leopold Hammerschmidt operated Hammerschmidt and Sons Sawmill on Hammerschmith hill in Yelm about 1915.

If you google "Hammersmith Hill" the USGS map will find the latitude and longitude, along with the elevation of the hill which is above these Morris Road properties.

My Comments for the record:

1. I have a strenuous objection to the preliminary plat map for phase one of Country Meadows Estates that dumps a cul-de-sac in the middle of the plat and does not allow for direct communication from Phase 1 and Phase 2 which will communicate to Morris Road. As I discussed in the previous city council meeting, my concern is the traffic on Morris Road to Prairie elementary school which backs up traffic on Morris Road when school starts and ends, which is NOT covered in the Traffic Impact assessment for phase 1 or phase 2.

Interestingly, the Traffic Impact Assessment calculates peak traffic from 4:00 to 5:54 PM (P 24-31) which I believe results in an undervalue assessment favorable to the developer and NOT the city which presumes only 46 AM peak hour trips and 61 PM peak hour trips for 59 family homes based on Vancil road observations only (see page 22 of the Phase 1 Traffic Assessment). Additionally, as I previously voiced to the City Council, the cul-de-sac placement forces 16 families on the plots on the cul-de-sac to take an unnecessary trip through the plat to get out to Vancil Road, which I believe is an impediment to emergency vehicle access to these homes. Furthermore, it restricts the foot traffic from these homes to get to Vancil Road to access gas and groceries,

2. The Traffic Impact Assessment for Country Meadows Estates Phase 2 which communicates to Morris Road was also done looking at traffic from 4-6 PM, with no indication of traffic patterns during school hours. I would imagine all of the 29 homes planned on this 5 acre plat will most likely access Morris Road and the Bald Hill/5 corners intersections because of the nature of the cul-de-sac creation in the Phase 1 plat as I discussed above. The traffic study for phase 2 suggests that 35 homes may access the east west corridor created by the phase 1 plat. The traffic study also concludes that for the 29 homes in Phase 2, there would only be 31 PM peak hour trips (again favorable to the developer and NOT the city for revenue generation) (see page 25 of the Phase 2 Traffic Assessment) .

3. Country Meadows Estates appears to be developed by Copper Ridge LLC, which to the best of my knowledge is a multistate developer with considerable assets which I am sure they want to devote to maximizing their sales, so their planning priority is maximizing space to increase the number of homes to generate profits for themselves. I would caution the City Council to give pause to this proposal and remind them that they have the power to improve movement of the day to day traffic and provision of emergency

access for the citizens of the city. The council also has the power to ask for the cul-de-sac on Phase 1 to be removed and appropriate revisions to be submitted to the city.

I appreciate the opportunity to comment on this proposal, despite the fact that I continue not to receive written notice at my current address of these impending activities which affect my property in Yelm.

Joann Brown  
282 Beachview Avenue, #28  
Pacifica, California 94044

On Tue, Nov 21, 2023 at 10:21 AM Clayton Wiebe <[ClaytonW@yelmwa.gov](mailto:ClaytonW@yelmwa.gov)> wrote:

Good morning Joann,

This email is a follow-up to our conversation today regarding the proposed development between Morris Rd and Vancil Rd. I have attached two site plans, as this development comprises two projects (Country Meadows Estates Phase 1 and Country Meadows Estates Phase 2).

I also included the 2 traffic studies that were prepared regarding these proposals. If you'd like to reply with a comment, I can add it to our public record and it will be included in our staff report to the Hearing Examiner in advance of the required public hearing(s).

Warm regards,

**Clayton Wiebe**

Assistant Planner

City of Yelm, WA

**Tel:** 360.458.8496

**Hours:** Tue-Fri 6:30 AM – 5:00 PM

[www.yelmwa.gov](http://www.yelmwa.gov)



## Clayton Wiebe

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**From:** Lori Graves <lorigraves15@gmail.com>  
**Sent:** Sunday, November 26, 2023 8:35 PM  
**To:** Clayton Wiebe  
**Subject:** [External]Country Meadows Estate Phase 1

Good Morning Mr. Wiebe,

I am writing to you in regard to the above proposed housing development. I live in the Autumn Hill development. The proposed development is going to cause many issues for those of us already established. We will have issues with mice and rats not to mention other animals living in that area. The traffic will be unmanageable bringing additional traffic to a small area. There are already so many housing areas proposed and not enough people able to afford home ownership. This will add unnecessary stress on an already stressed area.

Please reconsider this housing area as being beneficial to our town.

Thank you,

Lori Graves  
10728 Tucannon Ct SE, Yelm, WA 98597  
912 433 2043



**NISQUALLY INDIAN TRIBE**  
**Tribal Historic Preservation Office**

4820 She-Nah-Num Drive S.E.  
Olympia, Washington 98513  
360.456.5221 (main)  
877.768.8886 (toll free)  
[www.nisqually-nsn.gov](http://www.nisqually-nsn.gov)

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November 27, 2023

To: Clayton Wiebe, Assistant Planner  
City of Yelm  
106 2nd St SE  
Yelm, WA 98597

Re: **2023.0163**

The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe doesn't have any specific concerns, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO  
Nisqually Indian Tribe  
360-528-1084  
360-456-5221 ext 1277  
[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

cc: Annette Bullchild, Director, Nisqually Indian Tribe



### Agencies for SEPA/NOA

Agency named	Contact	Email address
Yelm School District	Chris Woods, Superintendent	Christopher_Woods@yws.wednet.edu
Assistant Fire Marshall	Matt Russell	firemarshal@sethurstfire.org
WSDOT, Olympic Region	Andrew Larson	larsona@wsdot.wa.gov
Dept of Archaeology and Historic Preservation	Michelle Thompson Stephanie Jolivet	<a href="mailto:SEPA@dahp.wa.gov">SEPA@dahp.wa.gov</a> (primary contact) <a href="mailto:Stephanie.jolivet@dahp.wa.gov">Stephanie.jolivet@dahp.wa.gov</a> (backup contact)
WA Dept of Ecology	SEPA Register	<a href="https://secureaccess.wa.gov/myAccess/saw/select.do">https://secureaccess.wa.gov/myAccess/saw/select.do</a>
Squaxin Island Tribe	Shaun Dinubilo*	sdinubilo@squaxin.us
Nisqually Tribe	Brad Beach*	beach.brad@nisqually-nsn.gov
Washington Department of Fish & Wildlife	Jennifer Eberly	R6SSplanning@dfw.wa.gov
Comcast	Jane Kang*	<a href="mailto:eunji_kang@comcast.com">eunji_kang@comcast.com</a>
Intercity Transit	Pat Messmer Amanda Collins	<a href="mailto:pmessmer@intercitytransit.com">pmessmer@intercitytransit.com</a> <a href="mailto:acollins@intercitytransit.com">acollins@intercitytransit.com</a>
School Bus	Gregory Wilson(not current)	<a href="mailto:gregory_wilson@yws.wednet.edu">gregory_wilson@yws.wednet.edu</a> Need new email address, this one came back undeliverable
Police	Rob Carlson	robcb@yelmwa.gov

\*requests site plans be sent along with the NOA

# Exhibit C



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

## **ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

The State Environmental Policy Act (SEPA), chapter [43.21C](#) RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

#### **A. Background** [\[Help\]](#)

1. Name of proposed project, if applicable:

**Country Meadow Estates Phase 2**

2. Name of applicant:

**AHBL**

3. Address and phone number of applicant and contact person:

**Sheri Greene, AHBL (253) 383-2422**

**2215 N. 30th Street #300**

**Tacoma, WA 98403**

4. Date checklist prepared:

**August 22, 2023**

5. Agency requesting checklist:

**City of Yelm**

6. Proposed timing or schedule (including phasing, if applicable):

**Construction will commence upon issuance of site development permit. It is anticipated the site development permit will be issued in Winter 2023/Spring 2024.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**Country Meadow Estates Phase 1.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**SEPA Checklist, Mazama Pocket Gopher Study, Geotechnical Report, Traffic Impact Analysis**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**No**

10. List any government approvals or permits that will be needed for your proposal, if known.

**SEPA Determination, Preliminary Plat Approval, Approved Rezone, Site Development Permit, Building Permits and NPDES Permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Project proposes construction of a 29-lot residential subdivision with associated roadway. Services will include city water and sewer, and private drainage routed to onsite infiltration facilities.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The project site is located off Morris Road, Parcel 22730410000 in Yelm, Washington.**

## **B. ENVIRONMENTAL ELEMENTS** [\[Help\]](#)

### **1. Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

b. What is the steepest slope on the site (approximate percent slope)?  
**The steepest slope is 18% in the northeast corner of the site.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**According to the Geotechnical Report prepared by Earth Solutions NW dated June 14, 2023, the soils are predominately Spanaway gravelly sandy loam.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**None to our knowledge.**

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**The project is in preliminary design but it is anticipated that approximately 12,500 cy of cut and 700 cy of fill, for a net export of 11,800 cy will be needed.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Minimal erosion could occur during project construction. All applicable BMPs will be followed to prevent or minimize such impacts.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Approximately 57% of the site will be covered by impervious surfaces from the construction of the roadways and driveways (500 SF x 29 units). Additional impervious surfaces will be added at the time of home construction.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**Proposed measures include the use of BMPs to minimize the risk of erosion during construction. A drainage plan will incorporate designs that convey and infiltrate stormwater away from the disturbed areas as much as possible.**

## **2. Air [\[Help\]](#)**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Construction will result in a temporary increase in air pollution, including emissions from equipment and dust from construction activities. Dust controls will include watering soils to prevent blowing of dust. Construction vehicles will be turned off when not in use to help control emissions. Construction activities and equipment will follow the appropriate regulations for controlling emissions to the air. Post-construction emissions would include emissions from vehicle trips associated with the development.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None to our knowledge.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Potential BMPs include using water sprays or other non-toxic dust control methods on unpaved roadways, preventing the tracking out of mud onto public streets, covering soil piles when practical, and minimizing work during periods of high winds. Additionally, to minimize air quality and odor issues caused by tailpipe emissions, BMPs will be used. Such BMPs include maintaining engines of construction equipment while also minimizing the idling of construction equipment.**

## **3. Water [\[Help\]](#)**

- a. **Surface:**

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**None to our knowledge.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Not applicable.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**Not applicable.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No.**

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

**No.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

**b. Ground**

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**Water will not be withdrawn; however some stormwater runoff will be directed to stormwater treatment facilities and infiltrated onsite.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**No waste material will be discharged to the ground. The homes will be served by the City of Yelm STEP collection system and holding tanks will be maintained by the city.**

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Stormwater from the roadway will be collected, treated and conveyed to an onsite infiltration system. The individual homes will have onsite drywells to infiltrate roof runoff.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**No waste materials will enter ground or surface waters as a result of this proposal.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**No.**

- d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

**The project will provide source control of pollutants by providing treatment of stormwater prior to infiltrating onsite. No other measures are proposed.**

#### 4. Plants [\[Help\]](#)

- a. Check the types of vegetation found on the site:

☒ Deciduous tree: Alder, maple, aspen, other

☒ Evergreen tree: Fir, cedar, pine, other

☒ Shrubs

☒ Grass

☐ Pasture

☐ Crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

☐ Water plants: Water lily, eelgrass, milfoil, other

☐ Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

**Most of the existing vegetation within the project area will be removed.**

- c. List threatened and endangered species known to be on or near the site.

**None to our knowledge.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Landscape design and buffer will be in accordance with the City of Yelm Municipal Code.**

**Plans will be submitted to the city with the site development plans for approval.**

- e. List all noxious weeds and invasive species known to be on or near the site.

**Blackberry bushes**



## 5. Animals [\[Help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other: **Crows**

Mammals: Deer, bear, elk, beaver, other: **Rabbits, mice**

Fish: Bass, salmon, trout, herring, shellfish, other:

- b. List any threatened and endangered species known to be on or near the site.

**None known.**

- c. Is the site part of a migration route? If so, explain.

**The site is within the Pacific Flyway for Migratory Birds.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**No impacts are anticipated to wildlife, therefore no special measures are proposed.**

- e. List any invasive animal species known to be on or near the site.

**None known.**

## 6. Energy and natural resources [\[Help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**The completed project will utilize electricity to provide for heating, cooling and lighting needs.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**No, the project will not affect the use of solar energy by adjacent properties.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**The project will meet the 2015 Washington State Energy Code (WSEC). Other conservation features, such as LED lighting and low-flow plumbing fixtures, will be determined upon development.**

## 7. Environmental health [\[Help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **There is the potential for construction equipment and personal vehicles to leak fuel, oil or other fluids necessary to operate the equipment/vehicles. This risk is typical of construction activities and vehicle trips associated with the development, and is minimal. The site will provide water quality treatment prior to infiltrating stormwater, further minimizing the risk of impacts.**

- 1) Describe any known or possible contamination at the site from present or past uses.  
**None known.**

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**None known.**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**None known.**

- 4) Describe special emergency services that might be required.

**No special emergency services will be required other than those normally provided such as police and fire protections.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

**None are anticipated to be required. Specialized erosion and sediment control measures will be implemented if contaminated soils are detected during the construction process. Standard dust control measures will be implemented to mitigate dust emissions resulting from construction activities. Pursuant to State Law, 811 will be contacted prior to any digging activities to prevent damage to on-site utilities.**

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**There are no off-site sources of noise that will impact this proposal. The primary source of noise in the area is generated from vehicular traffic along Morris Road SE.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Temporary, short-term noise impacts typical of construction projects will occur with operation of equipment during construction. Construction activities will be restricted to the hours permitted under the Yelm Municipal Code. Long term noise will be minimal, and will be typical of residential developments.**

- 3) Proposed measures to reduce or control noise impacts, if any: **To mitigate general noise impacts during the construction phase, measures such as locating stationary equipment away from receiving properties, limiting construction hours to the appropriate Yelm ordinance, turn off idling construction equipment, and train construction crews to avoid unnecessarily loud actions near residential areas will be employed.**

## 8. Land and shoreline use [\[Help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**The site is currently vacant. It is bounded by single family residential to the north, vacant residential land to the west and south, and Morris Road SE to the east.**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**Not to our knowledge.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**No.**

- c. Describe any structures on the site.

**There are no structures on the site.**

- d. Will any structures be demolished? If so, what?

**N/A**

- e. What is the current zoning classification of the site?

**R-6.**

- f. What is the current comprehensive plan designation of the site?

**R-6, Moderate Density Residential.**

- g. If applicable, what is the current shoreline master program designation of the site?

**Not applicable.**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**No.**

- i. Approximately how many people would reside or work in the completed project?

**Based on 2.5 persons per household, approximately 72 people will reside in the completed project.**

j. Approximately how many people would the completed project displace?

**None.**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**Does not apply.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**The proposed project is residential, consistent with the surrounding area. The project requires approval through the Preliminary Plat process to ensure it is compatible with existing and proposed land uses.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**No special measures are proposed.**

## 9. Housing [\[Help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**29 units are proposed and will be middle income housing.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None.**

c. Proposed measures to reduce or control housing impacts, if any:

**No special measures are proposed.**

## 10. Aesthetics [\[Help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**The height of the structures will not exceed the maximum height allowed in the R-6 zone. The exterior building materials will likely be wood.**

b. What views in the immediate vicinity would be altered or obstructed?

**The site will transition from a vacant property to an attractive residential neighborhood.**

c. Proposed measures to reduce or control aesthetic impacts, if any:

**Perimeter landscaping and/or sight obscuring fencing will screen the development.**

## 11. Light and glare [\[Help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**Exterior lighting from the houses and street lights will occur after dark, typical of a residential neighborhood.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**No. Lighting will be directed downward so as not to interfere with views or provide glare.**
- c. What existing offsite sources of light or glare may affect your proposal?  
**There are no off-site sources of light or glare that will impact the proposal.**
- d. Proposed measures to reduce or control light and glare impacts, if any:  
**Lighting fixtures will be shielded and cast downward to reduce light and glare impacts.  
All lighting fixtures will meet city requirements for light spillage.**

## 12. Recreation [\[Help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Prairie Elementary School is located directly south of the site, approximately 0.22 miles away. Ball fields and play equipment are available for public use during non-school hours.**
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
**No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
**The project will provide open space with active recreation amenities for the residences.**

## 13. Historic and cultural preservation [\[Help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.  
**There are no known buildings, structures, or sites within the immediate vicinity of the project site that are listed on national, state, or local preservation registers.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.  
**None, to our knowledge.**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
**The Washington State Department of Archaeology and Historic Preservation Historic Property Inventory Report was reviewed to determine there are no listings near the project site.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.  
**If cultural or archaeological objects are found during the site preparation work, the Department of Archaeological and Historic Preservation will be notified and appropriate measures will be taken.**

#### 14. Transportation [\[Help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.  
**The project will be served by Morris Road SE, with an additional access point through Country Meadows Estates Phase 1.**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
**Not to our knowledge.**
- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?  
**Each residence will have a two car garage and parking in their driveways.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).  
**Some frontage improvements may be required along Morris Road SE.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
**No.**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?  
**Based on the Traffic Impact Analysis prepared by Heath and Associates dated August 2, 2023, the project will generate 323 average weekday daily trips with 24 AM peak trips and 31 PM peak trips.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.  
**No.**

- h. Proposed measures to reduce or control transportation impacts, if any:  
Payment of traffic facilities charge.

**15. Public services** [\[Help\]](#)

- a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

There will be a need for fire or police services in the event of a fire or accident.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Impacts to the road network due to the increase in vehicular traffic will be mitigated through the payment of traffic impact fees. Impacts to schools will be mitigated through the payment of school impact fees. Property taxes collected on the property will reduce impacts to public services.

**16. Utilities** [\[Help\]](#)

- a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

PSE: Electricity

Comcast: Cable

City of Yelm: Water and Sewer

Telephone: Fairpoint Communications

Refuse: Pacific Disposal

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 8/22/2023



## **D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS** [\[Help\]](#)

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



## MITIGATED DETERMINATION OF NONSIGNIFICANCE

PROJECT NAME: Country Meadows Estates Phase 2  
PROJECT LOCATION: 17835 State Route 507 SE, Yelm WA 98597  
PROJECT PARCEL NUMBERS: 22730410300  
LAND USE CASE NUMBER: 2023.0164

An application submitted by AHBL, 2215 South 30<sup>th</sup> St, Suite 300, Tacoma, WA 98403 on behalf of Copper Ridge LLC for a 78 lot subdivision located at 17835 State Route 507 SE, Yelm was received by the City of Yelm on September 7<sup>th</sup>, 2023. The City has determined the application to be complete on November 1, 2023. 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. For additional information, please contact the Public Services Department at (360) 458-8406.

**Description of proposal:** 78-lot single family subdivision.

**Lead agency:** City of Yelm

Yelm Public Services Department has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after reviewing a completed environmental checklist and other information on file with the City. This information is available to the public on request.

☐ This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. This may be your only opportunity to comment. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its possible environmental impact **no later than March 21, 2024**. Please send your comments to the address below.

Responsible official: Gary Cooper  
Position/title: Planning and Building Manager, City of Yelm – Public Services Department  
Address: 901 NW Rhoton Rd, Yelm WA 98597  
Email: comdev@ci.Yelm.wa.us

Date: March 7, 2024

Signature: \_\_\_\_\_

You may appeal this determination to City of Yelm – Public Services Department, 901 NW Rhoton, Yelm WA 98597. All appeals must be filed with City of Yelm in writing with a \$700.00 fee submitted by 4:30 pm on March 21, 2024. You may contact Clayton Wiebe to ask about the procedures for SEPA appeals.

# CITY OF YELM COMPREHENSIVE PLAN

The proposed plan is compatible with the following goals and policies of the City of Yelm Comprehensive Plan.

## Land Use:

**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.

## Transportation:

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

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

The environmental threshold determination is based on analysis of information contained in the following documents:

- Preliminary civil plans,
- Geotechnical report,
- Trip Generation Report and updated Traffic Impact Analysis,
- Mazama Pocket Gopher Study,
- Preliminary Stormwater Report,
- SEPA Checklist,
- Title Report

## MITIGATION

Per discussions with city staff, the updated TIA includes a discussion of the impending improvement at Yelm Avenue and Bald Hill Road. This improvement has not been finalized and how it may address the Bald Hill Road and Morris Road intersection remains unclear. The TIA identifies that, as appropriate, the project will participate in a future improvement at Bald Hill Road/Morris Road proportionate to the projects impact. That impact will include the reassigned trips associated with Country Meadow Estates 1. The proposed mitigation is acceptable.

## Notes:

1. The issuance of a Determination of Nonsignificance does not constitute project approval. All building plans and site design must meet the following: 2021 International Fire Code, the 2021 International Building Code, the City of Yelm Engineering Engineering Specifications and Standard Details (YMC Title YMC 18.28) and the City of Yelm Municipal Code (CMC Title 18).
2. The Determination of Nonsignificance is based on the applicant constructing Phase 1 of Country Meadow's in accordance with the permit SEPA2023-0163, applicant's Preliminary Plans, and applicant's Stormwater Plans.
3. If contamination is currently known or observed during construction, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at 360.407.6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required contact the Toxics Cleanup Program at 360.407.6241.

4. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.

5. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work.
6. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstances) must stop and the following actions taken:
  - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
  - b. Take reasonable steps to ensure the confidentiality of the discovery site; and
  - c. Take reasonable steps to restrict access to the site of discovery.

The project proponent will notify the concerned Tribes and all appropriate local, state and federal agencies including the Department of Archaeology and Historic Preservation and the City of Yelm Community Development. The agencies and Tribes(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the project proponent regarding actions to be taken and disposition of material.

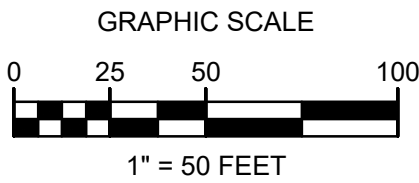
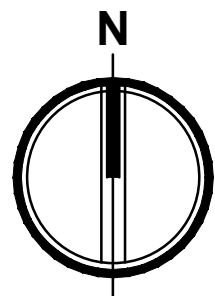
If human remains are uncovered, the City of Yelm Police Department shall be notified first and the above steps followed. IF the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.





Know what's below.  
Call before you dig.



# COUNTRY MEADOWS ESTATES PHASE 2 PRELIMINARY PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 30, TWN. 17 N., RGE. 02 E., W.M.,  
CITY OF YELM, THURSTON COUNTY, WASHINGTON.

## DEVELOPER

COPPER RIDGE, LLC  
P.O. BOX 73790  
PUYALLUP, WA 98403  
CONTACT: EVAN MANN

## CIVIL ENGINEER

AHBL ENGINEERS, PLANNERS, &  
SURVEYORS  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PH. (253) 383-2422  
FAX (253) 383-2572  
CONTACT: MATT WEBER, P.E.

## SURVEYOR

AHBL ENGINEERS, PLANNERS, &  
SURVEYORS  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PH. (253) 383-2422  
FAX (253) 383-2572  
CONTACT: DAVE FOLLANSBEE, PLS.

## LEGAL DESCRIPTION

PER TITLE REPORT PROVIDED BY CHICAGO TITLE  
COMPANY OF WASHINGTON, COMMITMENT NO.  
CTTC220052951, DATED JUNE 3, 2022.

THE NORTH HALF OF THE NORTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 30, TOWNSHIP 17 NORTH,  
RANGE 2 EAST, W.M.; EXCEPTING THEREFROM  
MORRIS ROAD ALONG THE EAST;

IN THURSTON COUNTY, WASHINGTON.

## VERTICAL DATUM

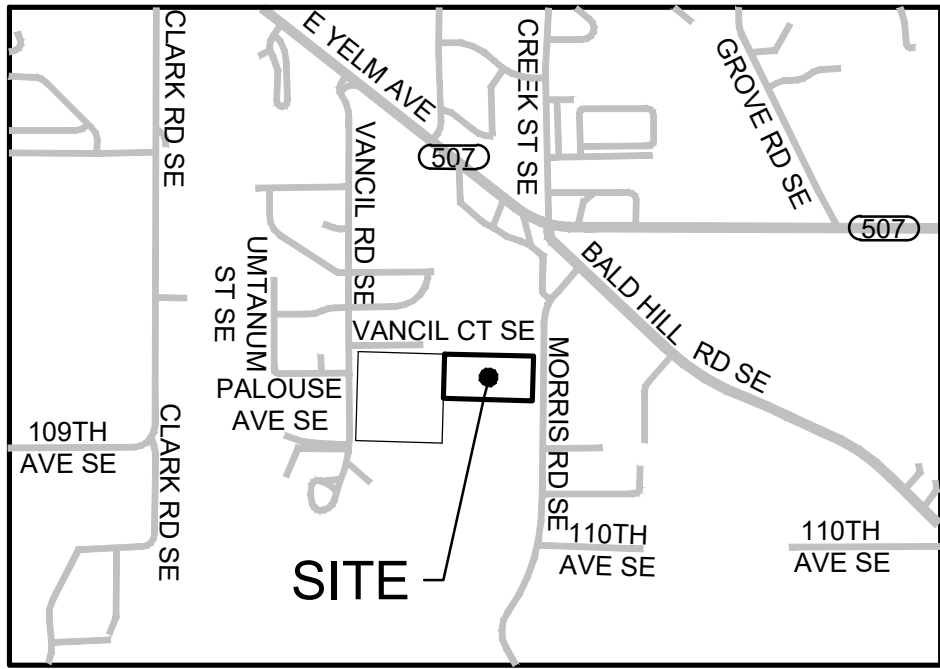
NAVD 1988 VERTICAL DATUM ON  
ORTHOMETRICALLY CORRECTED GPS  
OBSERVATIONS USING WSRN AND GEOID 2012A.

## BASIS OF BEARING

NAD 1983/11  
WASHINGTON STATE PLANE SOUTH PROJECTION,  
BASED ON GPS OBSERVATIONS USING WSRN AND  
GEOID 2012A. UNITS OF MEASUREMENT ARE US  
SURVEY FEET.

## SITE DATA

PARCEL NUMBER: 22730410000  
  
ADDRESS: MORRIS RD SE  
YELM, WA 98597  
  
SITE AREA: 209,638 SF (4.81 AC)  
  
EXISTING ZONING: R6, RESIDENTIAL



VICINITY MAP  
SCALE: 1" = 1,320' (1/4 MILE)

## LEGEND

EXISTING	PROPOSED
	FOUND SECTION CORNER
	FOUND QUARTER SECTION CORNER
	FOUND MONUMENT AS NOTED
	SET NAIL AND WASHER
	FOUND REBAR AS NOTED
	SIGN AS NOTED
	TEST PIT
	GUY ANCHOR
	UTILITY POWER POLE
	CATCH BASIN
	TELEPHONE RISER
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	CONIFEROUS TREE AS NOTED
	DECIDUOUS TREE AS NOTED
	STORM LINE
	SEWER LINE
	WATER LINE
	ELECTRICAL LINE
	COMMUNICATION LINE
	OVERHEAD UTILITIES
	UNIDENTIFIED UTILITY LINE
	FENCE
	WALL
	ASPHALT
	CONCRETE

COUNTRY MEADOWS  
ESTATES PHASE 1  
PRELIMINARY PLAT  
(NOT APPROVED)

"BURIED CABLE"  
ABANDONED LINE  
PER AFN 4949674

TRACT B

FOUND 5/8" REBAR AND CAP  
"GMJ" LS #24825  
0.4' S AND 0.1' W OF CALCULATED POSITION

FOUND REBAR (NO CAP)  
UNKNOWN ORIGIN  
FOUND ON CALCULATED PROPERTY LINE

PROJECT SITE  
SCALE 1"=50'

## FILL SPECIFICATION

IMPORTED FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR  
SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH  
OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE,  
CODE, REGULATION, RULE, ORDER, OR STANDARD.

## UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE  
ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS  
REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT  
LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND  
AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT  
HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND  
PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO  
LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

## TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE  
FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF  
WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE  
CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND  
AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL  
MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND  
HEALTH ACT, CHAPTER 49.17 RCW.

## WETLAND DELINEATION

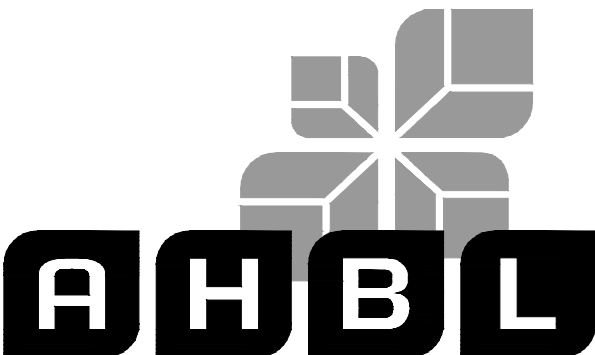
NO WETLANDS HAVE BEEN DELINEATED ON-SITE OR IMMEDIATELY ADJACENT  
TO THE PROJECT SITE.

## EARTHWORK QUANTITIES

CUT = 12,500 CU. YDS  
FILL = 700 CU. YDS  
NET = 11,800 CU. YDS EXPORT

NOTE:  
THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR  
THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES.  
THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR  
CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM, NOR  
DO THEY ACCOUNT FOR ROADWAY SECTION.

Exhibit D



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Project Title:

**COUNTRY  
MEADOWS ESTATES  
PHASE 2  
PRELIMINARY PLAT**

Client:

**COPPER RIDGE LLC**

P.O. BOX 73790

PUYALLUP, WA 98373

KURT WILSON / EVAN MANN

Project No.

2230299.10

Issue Set & Date:

**PRELIMINARY  
PLAT**

8/23/2023



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Revisions:

Sheet Title:

**COVER SHEET**

Designed by:

Drawn by:

Checked by:

MW/SK

Sheet No.

**C0.1**

1 of 9 Sheets

APPLICATION #999???

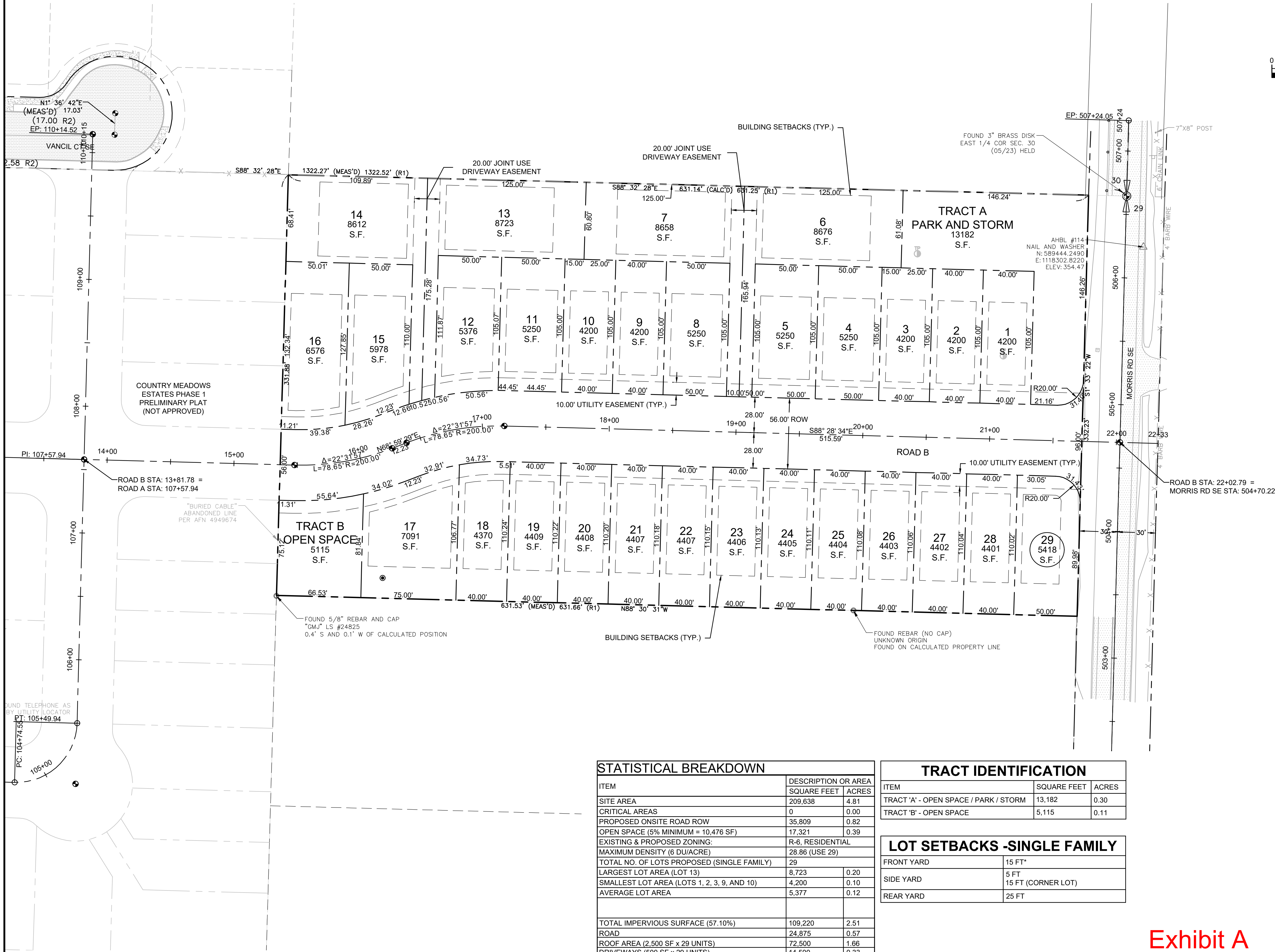
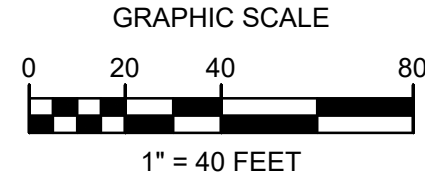
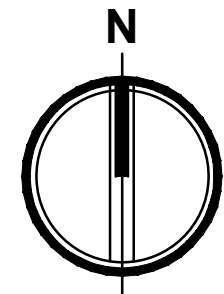




Know what's below.  
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# COUNTRY MEADOWS ESTATES PHASE 2 PRELIMINARY PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 30, TWN. 17 N., RGE. 02 E., W.M.,  
CITY OF YELM, THURSTON COUNTY, WASHINGTON.



## STATISTICAL BREAKDOWN

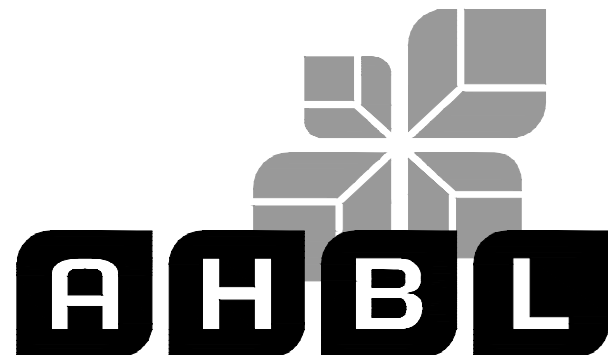
ITEM	DESCRIPTION OR AREA	
	SQUARE FEET	ACRES
SITE AREA	209,638	4.81
CRITICAL AREAS	0	0.00
PROPOSED ONSITE ROAD ROW	35,809	0.82
OPEN SPACE (5% MINIMUM = 10,476 SF)	17,321	0.39
EXISTING & PROPOSED ZONING:	R-6, RESIDENTIAL	
MAXIMUM DENSITY (6 DU/ACRE)	28.86 (USE 29)	
TOTAL NO. OF LOTS PROPOSED (SINGLE FAMILY)	29	
LARGEST LOT AREA (LOT 13)	8,723	0.20
SMALLEST LOT AREA (LOTS 1, 2, 3, 9, AND 10)	4,200	0.10
AVERAGE LOT AREA	5,377	0.12
TOTAL IMPERVIOUS SURFACE (57.10%)	109,220	2.51
ROAD	24,875	0.57
ROOF AREA (2,500 SF x 29 UNITS)	72,500	1.66
DRIVEWAYS (500 SF x 29 UNITS)	14,500	0.33

## TRACT IDENTIFICATION

ITEM	SQUARE FEET	ACRES
TRACT 'A' - OPEN SPACE / PARK / STORM	13,182	0.30
TRACT 'B' - OPEN SPACE	5,115	0.11

## LOT SETBACKS -SINGLE FAMILY

FRONT YARD	15 FT*
SIDE YARD	5 FT 15 FT (CORNER LOT)
REAR YARD	25 FT



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Revisions:

Sheet Title:

**PLAT MAP**

Designed by:

Drawn by:

Checked by:

MW/SK

Sheet No.

**C1.1**

3 of 9 Sheets

APPLICATION #999???

Exhibit A

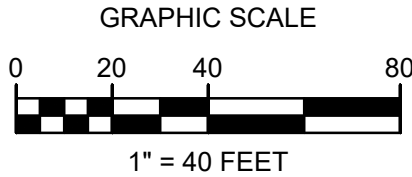
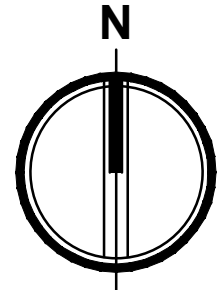
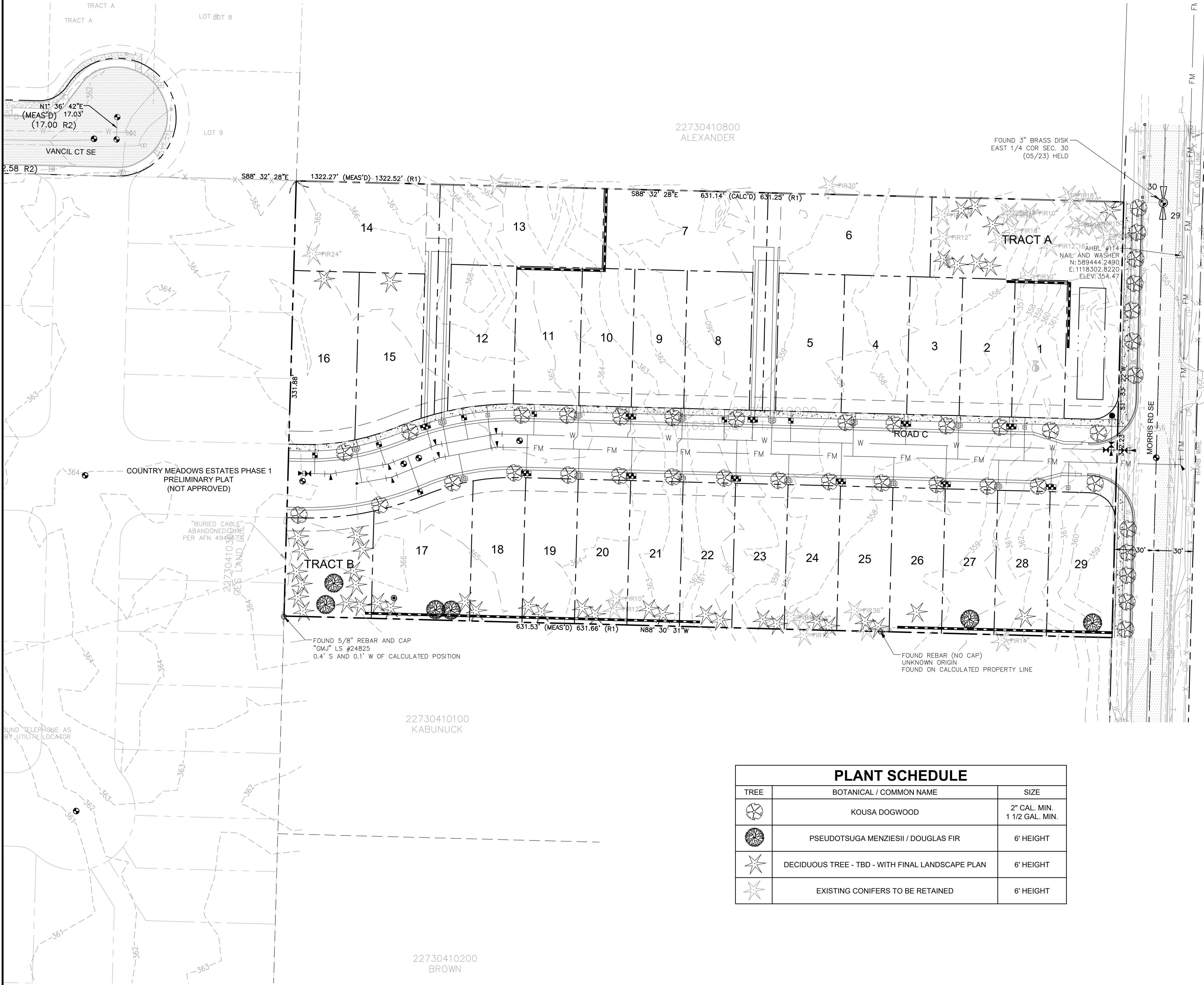




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# COUNTRY MEADOWS ESTATES PHASE 2 PRELIMINARY PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 30, TWN. 17 N., RGE. 02 E., W.M.,  
CITY OF YELM, THURSTON COUNTY, WASHINGTON.



## TOTAL EXISTING TREES: 231

TOTAL REMOVED TREES:	204
TOTAL RETAINED TREES:	27
TOTAL REPLACEMENT TREES NEEDED:	204

A PORTION OF THE REPLACEMENT TREES REQUIRED FOR COUNTRY MEADOW ESTATES PHASE 2 WILL BE PLANTED WITHIN COUNTRY MEADOW ESTATES PHASE 1.

STREET TREES PHASE 1:	90
STREET TREES PHASE 2:	40
ADDITIONAL TREES PHASE 1:	26
ADDITIONAL TREES PHASE 2:	48
TOTAL REPLACEMENT TREES:	204

## NOTE

- THIS IS A PRELIMINARY LANDSCAPE DESIGN. SPECIES AND LOCATION OF PROPOSED TREES IS SUBJECT TO CHANGE.
- FINAL LANDSCAPE, TREE RETENTION AND VEGETATION PLAN TO BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AND SUBMITTED TO THE CITY OF YELM FOR APPROVAL PRIOR TO THE ISSUANCE OF SITE DEVELOPMENT PERMIT.
- PERIMETER LANDSCAPE TO BE PLANTED PER YELM CODE.
- STREET TREES SPACED 35' O.C. PLACEMENT ADJUSTED FOR DRIVEWAYS, UTILITIES, AND STREET LIGHTS, SHRUBS AND GROUNDCOVER PER YELM MUNICIPAL CODE 18.55.020 (C).
- IN ACCORDANCE WITH YMC18.55.050, LANDSCAPE AREAS SHALL HAVE IRRIGATION SYSTEM OR BE WITHIN 75 FEET OF A HOSE SPIGOT. IRRIGATION SYSTEM SHALL BE DESIGN/BUILD. CONTRACTOR TO COORDINATE.
- A PORTION OF THE REPLACEMENT TREES WILL BE PLANTED WITHIN COUNTRY MEADOW ESTATES PHASE 1 TO MEET THE REPLACEMENT REQUIREMENTS OF PHASE 2.

## STREETSCAPE

- PURPOSE: STREETSCAPE LANDSCAPING IS INTENDED TO PROVIDE VISUAL RELIEF WHERE CLEAR SIGHT IS DESIRED. THIS LANDSCAPING IS UTILIZED ALONG PEDESTRIAN CORRIDORS AND WALKS FOR SEPARATION OF PEDSTRIANS FROM STREET AND PARKING AREAS WHILE PROVIDING AN ATTRACTIVE SETTLING AND OVERSTORY CANOPY.
- WHEN REQUIRED: STREETSCAPE LANDSCAPING IS REQUIRED AS PART OF STREET FRONTAGE IMPROVEMENTS.
- DESCRIPTION:
  - THIS TYPE OF LANDSCAPING CONSISTS OF STREET TREES FOR A LARGE OVERSTORY CANOPY ALONG STREETS AND PEDESTRIAN CORRIDORS AND APPROVED VEGETATION FOR GROUNDCOVER.
  - STREET TREES SHALL BE CHOSEN FROM A STREET TREE LIST AS ADOPTED BY THE YELM TREE ADVISORY BOARD. DECORATIVE PROTECTION MAY BE PLACED AROUND THE TREES.
  - GROUNDCOVER SHALL BE A MINIMUM FOUR-INCH POTS SPACED 18 TO 20 INCHES ON CENTER OR ONE-GALLON POTS AT 20 INCHES ON CENTER. LOW GROWTH SHRUBS SHALL BE ONE-GALLON POTS AT THREE FEET ON CENTER. SHRUBS SHALL BE 18 TO 24 INCHES IN HEIGHT AT FIVE FEET ON CENTER OR THREE-GALLON POT AT FIVE FEET ON CENTER.
  - EARTHEN BERMS WITH GRASS OR OTHER VEGETATIVE GROUNDCOVER AND OTHER DESIGN FEATURES MAY BE WORKED INTO LANDSCAPING PROVIDED THE RESULTANT EFFECT OF PROVIDING A PEDESTRIAN-FRIENDLY ENVIRONMENT AND VISUAL RELIEF WHERE CLEAR SITE IS REQUIRED CAN BE ACHIEVED.
  - THE MINIMUM WIDTH FOR STREETSCAPE LANDSCAPING SHALL BE SIX FEET TO PROVIDE ROOTING AREA FOR LARGE STREET TREES AND TO PROVIDE ADEQUATE STREETSCAPE. A FOUR-FOOT WIDTH MAY BE USED THROUGH PARKING AREA PEDESTRIAN WALKS WHERE ACCENT TREES ARE USED AND LESS WIDTH IS REQUIRED.
  - PLANTING THEME SHALL BE A RATIO OF THREE STREET TREES TO ONE ACCENT TREE.
  - TREES SHALL BE SPACED 35 FEET ON CENTER STARTING 15 FEET FROM THE PROPERTY LINE. TREE SPACING MAY BE ADJUSTED TO ALLOW UNOBSTRUCTED SIGHT DISTANCE ON EITHER SIDE OF A DRIVEWAY AND AT STREET INTERSECTIONS. TREE SPACING MAY ALSO BE ADJUSTED WHEN IN CONFLICT WITH LUMINAIRE POLES.

## PLANT SCHEDULE

TREE	BOTANICAL / COMMON NAME	SIZE
	KOUSA DOGWOOD	2" CAL. MIN. 1 1/2 GAL. MIN.
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6' HEIGHT
	DECIDUOUS TREE - TBD - WITH FINAL LANDSCAPE PLAN	6' HEIGHT
	EXISTING CONIFERS TO BE RETAINED	6' HEIGHT



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**CONCEPTUAL  
LANDSCAPE PLAN**

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