



City of Yelm
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Notice of Application

Mailed on or before January 11th, 2024

Published in the Nisqually Valley News January 11th, 2024

PROJECT NAME: Rhoton Rd Industrial Binding Site Plan

PROJECT LOCATION: Unaddressed land, approximately 655 Rhoton Rd

PROJECT PARCEL NUMBERS: 22719240201 and 22719240203

LAND USE CASE NUMBER: 2023.0199

An application submitted by Eric Peterson, 901 Binghampton St E, Rainier WA, 98576, for an industrial use binding site plan, was received by the City of Yelm on December 13th, 2023. The City determined the application to be complete on December 22nd, 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 98597. For additional information, please contact the Public Services Department at (360) 458-8406.

PROJECT DESCRIPTION: developing two vacant lots into an industrial park, including 7 building pads and associated parking lot. Potential uses include warehousing, equipment storage, light manufacturing, and a hardware store

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary site plan, Traffic impact assessment, Mazama Pocket Gopher study, SEPA checklist, Geotechnical report

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

The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Clayton Wiebe, Assistant Planner, by email at claytonw@yelmwa.gov or by mail addressed to Clayton Wiebe, Planning & Building Department, 901 NW Rhoton Rd, Yelm WA 98597.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON January 26th, 2024.

This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. This project will require a SEPA threshold determination and a public hearing with the Yelm Hearing Examiner. The final decision regarding this application can be sent upon request.