



# City of Yelm

EST. 1924

## WASHINGTON

SEPA#2023.0164

### MITIGATED DETERMINATION OF NONSIGNIFICANCE

PROJECT NAME: Country Meadows Estates Phase 2  
PROJECT LOCATION: xxx Morris Rd SE, Yelm WA 98597  
PROJECT PARCEL NUMBERS: 22730410000  
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 29 lot subdivision located on an unaddressed parcel on Morris Rd 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:** 29 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<sup>st</sup>, 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: garyc@yelmwa.gov

Date: March 7<sup>th</sup>, 2024

Signature: 

You may appeal this determination to the City of Yelm – Public Services Department, 901 NW Rhoton, Yelm WA 98597. You may contact Clayton Wiebe, Assistant Planner, to ask about the procedures for SEPA appeals. claytonw@yelmwa.gov or (360) 458-8496.

# 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 project's 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 Meadows 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.

CC: WA Dept of Ecology with SEPA checklist