



City of Yelm

EST. 1924

WASHINGTON

"Pride of the Prairie"

NOTICE OF APPLICATION/SEPA OPTIONAL DNS PROCESS

Mailed on or before April 4th, 2024

Published in the Nisqually Valley News April 11th, 2024

PROJECT NAME: Tahoma Ranch Mixed Use Development/Short Subdivision

PROJECT PARCEL NUMBERS: 21724131000 and 21724130302

LAND USE PERMIT NUMBERS: 2024.0170.SP0002 and 2024.0278.SP0005

LAND USE PROJECT NUMBER: 2024.0033

An application submitted by Frank Durocher, on behalf of RJ Development, 401 Central St SE, Olympia, WA, 98501 (360-810-8359, frank@rjdevelopment.com), for the above referenced project was received by the City of Yelm on February 29th, 2024. The City determined the application to be complete on April 3rd, 2024. The application and any related documents are available for public review during normal business hours at the City of Yelm Public Services Building, 901 NW Rhoton Rd, Yelm WA. For additional information, please contact Assistant Planner Clayton Wiebe at (360) 458-8496 or claytonw@yelmwa.gov.

PROJECT DESCRIPTION: The applicant proposes to subdivide and develop two separate parcels, totaling 13.74 acres, into a mixed use development. Six new commercial lots would be created along Tahoma Boulevard, with the remaining land used for 192 apartment units in eight three-story buildings and 36 townhome units in nine three-story buildings. The proposal also includes a community clubhouse and outdoor open space for recreation.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary Site Plan, Trip Generation Report, Mazama Pocket Gopher Report, Preliminary Stormwater Report, SEPA Checklist

SEPA ENVIRONMENTAL REVIEW: The City of Yelm has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS), or a Mitigated Determination of Nonsignificance (MDNS). This determination is based a review of the documents referenced above. The City of Yelm will not issue a threshold determination for at least 15 days from the date of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by April 26th, 2024,** and should be directed to Clayton Wiebe, 901 NW Rhoton Rd, Yelm WA 98597, or via email at claytonw@yelmwa.gov.

PUBLIC HEARING: This application will require a public hearing with the Yelm Hearing Examiner. Notice of this hearing will be mailed to nearby property owners and relevant local/state agencies, and will be published in the Nisqually Valley News.

TAHOMA RANCH

SITE PLAN REVIEW

SURVEY INFORMATION

HORIZONTAL DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON GPS TIES TO THURSTON COUNTY MONUMENTS 1252, 1252A2.

VERTICAL – NAVD 88 BASED ON GPS TIES TO THURSTON COUNTY MONUMENT 1252AZ WITH AN ELEVATION 340.018.

REFERENCES

1. ROS, AFN 4022469.
2. ROS, AFN 8410190039.
3. TAHOMA TERRA PHASE 1 DIVISION 1, AFN 3830707.
4. TAHOMA TERRA PHASE 1, DIVISION 2, AFN 3894277.
5. ROS, AFN 4400621.
6. ROS, AFN 4629221.
7. ROS, AFN 4212931.
8. ROS, AFN 4041448.
9. ROS, AFN 4025109.
10. ROS, AFN 3963040.
11. ROS, AFN 3081670.
12. ROS, AFN 8802290183.
13. BERRY VALLEY ESTATES AFN 3080268.
14. BLA 86-01, AFN 8612020094.
15. SHORT PLAT NO.2077, VOL 20 PG 545, AFN 8508270123.
16. MAP OF YELM WASHINGTON AVAILABLE AT DNR, AND SHOWING SOLBERG GARDEN TRACTS.
17. CITY OF YELM, SR 510/ TAHOMA BLVD. LID NO.2 PHASE 1 CONSTRUCTION PLAN.

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA IX 3" TOTAL STATION AND TOPCON VR GPS.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090
3. SURVEY COMPLETED 2/20/2023
4. ALL MONUMENTS SHOWN AS FOUND VISITED 2/2023.
5. PURPOSE OF TOPOGRAPHICAL MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
6. CONTOURS WERE ESTABLISHED FROM FIELD MAPPING, 1" CONTOURS SHOWN.
7. MTN2COAST (M2C) WAS RETAINED BY RJ DEVELOPMENT TO COMPLETE AN ALTA SURVEY OF THE DESCRIBED PROPERTY.
8. SECTION SUBDIVISION PER REFERENCED SURVEY 1 (RS1).
9. M2C COMPILED REFERENCED SURVEYS, TIED MONUMENTS AND SURVEY DATA TO COMPLETE THIS MAP.
10. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED.

LEGAL DESCRIPTIONS

BASED ON CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT, COMMITMENT NO. CTT0220056479, DATED FEBRUARY 23, 2023

PARCEL A:
THE WEST 20 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M., LYING NORTH OF THE SOUTH 20 FEET OF SAID SECTION AND SOUTH OF THE SOUTH LINE OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY BOUNDARY OF BERRY VALLEY ROAD WHICH IS SOUTH 37°56' WEST 570.18 FEET FROM ITS INTERSECTION WITH THE YELM-OLYMPIA ROAD; THENCE NORTH 53°30'30" WEST PARALLEL TO SAID YELM-OLYMPIA ROAD 1,965 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH ALONG SAID WEST LINE 50.46 FEET, MORE OR LESS, TO A POINT WHICH IS 610.18 FEET SOUTHWESTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF THE YELM-OLYMPIA ROAD; THENCE SOUTH 53°30'30" EAST 1,965 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF BERRY VALLEY ROAD; THENCE NORTH 37°56' EAST 40 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION CONTAINED WITHIN A PUBLIC ROAD;
ALSO EXCEPT ANY PORTION LYING WITHIN PARCEL "A" OF CITY OF YELM BOUNDARY LINE ADJUSTMENT NO. BLA-86-01, AS RECORDED DECEMBER 2,1986 UNDER AUDITORS FILE NO. 8612020094;
ALSO EXCEPT PORTION CONVEYED TO CITY OF YELM BY INSTRUMENT RECORDED JANUARY 31, 2007 UNDER AUDITOR'S FILE NO. 3899168;
IN THURSTON COUNTY, WASHINGTON.

PARCEL B:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHWESTERLY BOUNDARY OF BERRY VALLEY ROAD WHICH IS SOUTH 37°56' WEST 570.18 FEET FROM ITS INTERSECTION WITH THE YELM-OLYMPIA ROAD; THENCE NORTH 53°30'30" WEST PARALLEL TO SAID YELM-OLYMPIA ROAD 1,965 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH ALONG SAID WEST LINE 50.46 FEET, MORE OR LESS, TO A POINT WHICH IS 610.18 FEET SOUTHWESTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF THE YELM-OLYMPIA ROAD; THENCE SOUTH 53°30'30" EAST 1,965 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF BERRY VALLEY ROAD; THENCE NORTH 37°56' EAST 40 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PUBLIC ROAD;
ALSO EXCEPT ANY PORTION LYING WITHIN PARCEL "A" OF CITY OF YELM BOUNDARY LINE ADJUSTMENT NO. BLA-86-01, AS RECORDED DECEMBER 2,1986 UNDER AUDITOR'S FILE NO. 8612020094;
ALSO EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE MOST NORTHWESTERLY LINE OF THAT PORTION CONVEYED TO THE CITY OF YELM FOR KILLION RIGHT OF WAY RECORDED JANUARY 31, 2007 UNDER AUDITOR'S FILE NO. 3899168;
IN THURSTON COUNTY, WASHINGTON.

PARCEL C:
THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 20 FEET NORTH AND 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24; RUNNING THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 1,008.79 FEET; THENCE SOUTHEASTERLY PARALLEL WITH HIGHWAY 510 A DISTANCE OF 1,664.72 FEET, MORE OR LESS, TO A POINT 20 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 1,317.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THAT PORTION CONVEYED TO CITY OF YELM FOR KILLION RIGHT OF WAY RECORDED JANUARY 31, 2007 UNDER AUDITOR'S FILE NO. 3899168;
IN THURSTON COUNTY, WASHINGTON.

PARCEL D:
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 89°11'05" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 280.00 FEET; THENCE SOUTH 1°04'20" EAST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 250.13 FEET; THENCE SOUTH 36°29'30" WEST TO THE SOUTHWESTERLY LINE OF TRACT 30 OF THE UNRECORDED PLAT OF SOLBERG'S GARDEN TRACTS; THENCE NORTH 53°30'30" WEST TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 1°04'30" WEST TO THE POINT OF BEGINNING; BEING A PART OF LOTS 29, 30, 31 OF THE UNRECORDED PLAT OF "SOLBERG'S GARDEN TRACTS" IN THURSTON COUNTY, WASHINGTON.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

TPN: 21724240000
14920 BERRY VALLEY RD SE
YELM, WA 98597
YELM COMMUNITY SCHOOLS

TPN: 21724240101
9791 TAHOMA BLVD SE
YELM, WA 98597
YELM COMMUNITY SCHOOLS NO. 2

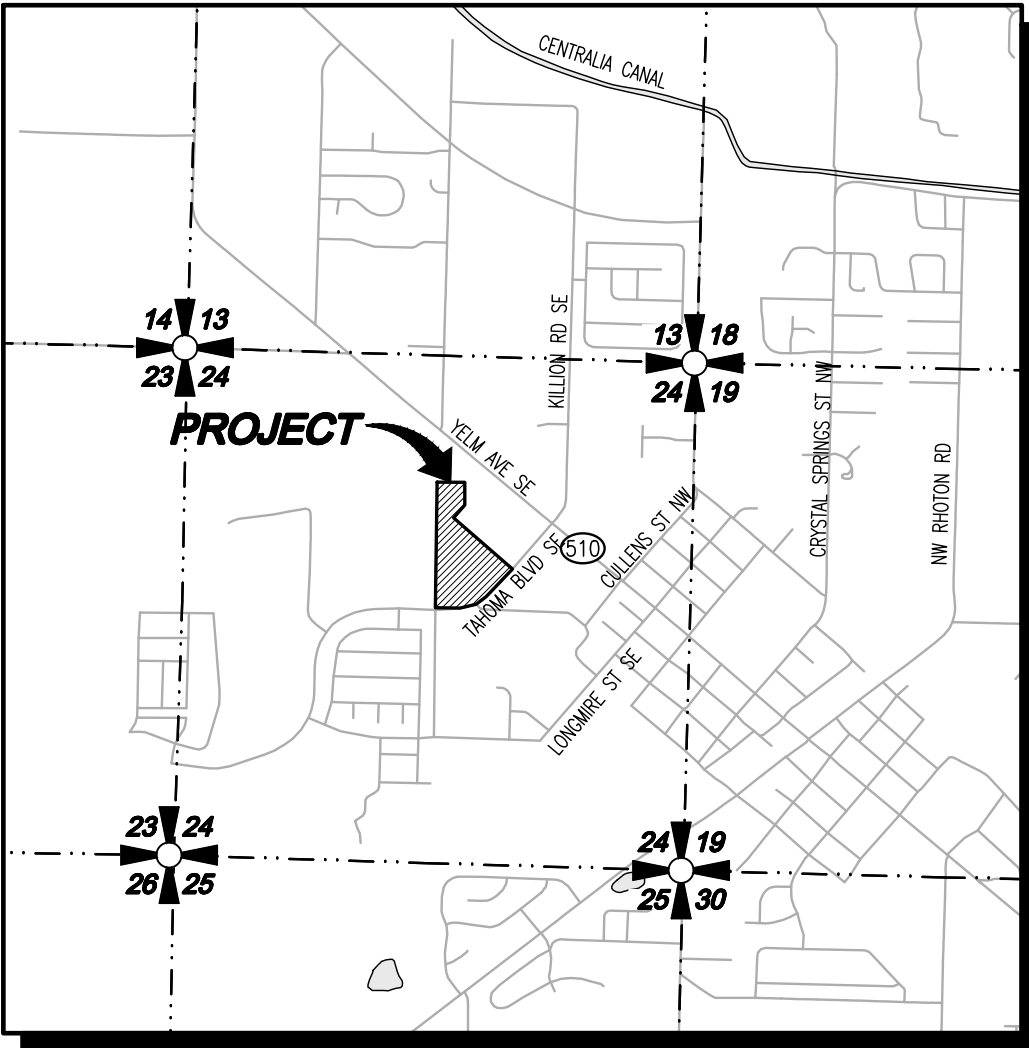
TPN: 21724420300
15025 TAHOMA BLVD SE
YELM, WA 98597
WYNDSTONE INVESTMENT HOMES LLC

TPN: 21724130300
1011 TO 1017 YELM AVE W
YELM, WA 98597
LESH PROPERTIES LLC

TPN: 45170000001
919 YELM AVE W
YELM, WA 98597
LOT OWNERS OF EAGLE PLAZA BSP

TPN: 21724131001
15152 BERRY VALLEY RD SE
YELM, WA 98597
DEUTSCHER, ALLEN L & MARIUKE M

TPN: 21724420200
15037 TAHOMA BLVD SE
YELM, WA 98597
SBJ'S PROPERTIES LLC & YELM INVESTORS LLC



VICINITY MAP

SCALE: 1"=2000'

CONTACT LIST

OWNER/APPLICANT:
RJ DEVELOPMENT
401 CENTRAL STREET SE
OLYMPIA, WA 98501
CONTACT: FRANK DUROCHER

ARCHITECT:
LAMBETH ARCHITECTURE
355 NW 48TH ST.
SEATTLE, WA 98103
CONTACT: BRENT LAMBETH, AIA
PHONE: (303) 818-9430
EMAIL: brent@blamarchitect.com

GEOTECH:
EARTH SOLUTIONS NW LLC
15365 NE 90TH STREET, SUITE 100
REDMOND, WA 98052
CONTACT: CHASE G. HALSEN, L.E.G.
PHONE: (425) 449-4704

CIVIL ENGINEER:
LDC, INC.
321 CLEVELAND AVE SE, SUITE 209
TUMWATER, WA 98501
CONTACT: ROSS JARVIS, PE
PHONE: (360) 634-2065
FAX: (425) 482-2893
EMAIL: rjarvis@ldccorp.com

SURVEYOR:
MTN2COAST LLC
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
CONTACT: SETH PRIGGE, PLS
PHONE: (360) 688-1949

PROJECT INFORMATION

TAX PARCELS: 21724131000, 21724130302
SITE ADDRESS: 15010 BERRY VALLEY RD SE
YELM, WA 98597

SITE AREA: 598,514 SF (13.74 AC)
CURRENT ZONING: C-1
PROPOSED ZONING: C-1
PROPOSED LAND USE: RESIDENTIAL LIVING
BUILDING SETBACKS: 15' FRONT
10' SIDE
20' REAR

PROPOSED UNITS: 192 UNITS TOTAL
WATER: CITY OF YELM UTILITIES
SEWER: CITY OF YELM UTILITIES
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY
TELEPHONE: COMCAST OR CENTURYLINK
CABLE: COMCAST
SCHOOL DISTRICT: YELM
FIRE DISTRICT: YELM
PARKING: 334 STALLS

TABLE OF CONTENTS

- 1 CV-01 COVER SHEET
- 2 SV-1 ALTA/NSPS LAND TITLE SURVEY
- 3 SV-2 ALTA/NSPS LAND TITLE SURVEY
- 4 SV-3 ALTA/NSPS LAND TITLE SURVEY
- 5 EC-01 DEMOLITION AND TESC PLAN
- 6 SP-01 SITE IMPROVEMENT PLAN
- 7 CG-01 GRADING AND DRAINAGE PLAN
- 8 UT-01 WATER AND SEWER PLAN

EARTHWORK QUANTITIES

CUT: 14,050 CY
FILL: 21,175 CY
NET: 7,125 CY
DISTURBED AREA: 588,060 SF

NOTE: THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED ONLY FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES.

PROPOSED SURFACES SUMMARY

IMPERVIOUS SURFACES:	7.35 ACRES	(53.5% OF SITE)
UNDISTURBED EXISTING:	0.18 ACRES	
NEW:	7.17 ACRES	
PERVIOUS SURFACES:	6.39 ACRES	
UNDISTURBED EXISTING:	0.16 ACRES	
LANDSCAPING/OPEN SPACE:	3.31 ACRES	
CLEARED COMMERCIAL LOTS:	2.92 ACRES	
TOTAL PROPOSED DEVELOPMENT:	13.74 ACRES	



REVISIONS	
NO.	DATE

Surveying
Engineering
Planning

LDC

Woodinville
Tumwater
Kent

321 Cleveland Ave SE, #209
Tumwater, WA 98501
T 425.606.1869 www.LDCcorp.com F 425.482.2883

RJ DEVELOPMENT

TAHOMA RANCH

COVER SHEET

JOB NUMBER: C23-188
DRAWING NAME: C23-188 CV-01
DESIGNER: R. WEEDEN
DRAFTING BY: S. ORDONEZ
DATE: FEBRUARY, 2024
SCALE: AS NOTED
JURISDICTION: CITY OF YELM

CV-01

SHEET 1 OF 8