



**City of Yelm**  
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**WASHINGTON**

"Proudly Serving Our Community"

## Summit at Thompson Creek Staff Report

**Project Number**

LD 2022.0109

**Applicant**

Sheri Greene, AHBL  
2215 N 30<sup>th</sup> St #300  
Tacoma, WA 98403

**Proposal**

Subdivide 34.57 acres into 109 single-family residential lots

**Public Hearing Date**

February 29, 2024 @9am

**Recommendation**

Approval with conditions

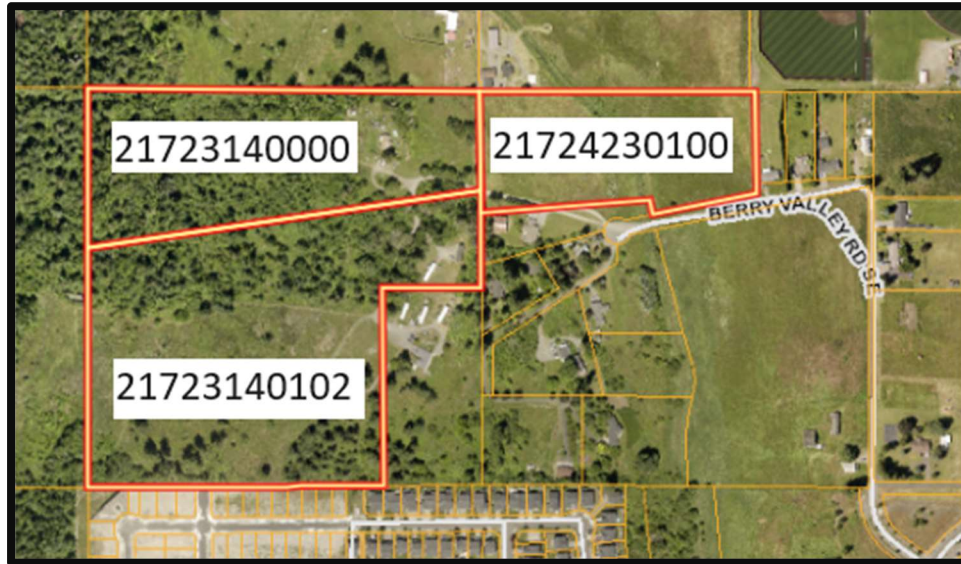
*This staff report was revised on 2/29/2024. Changes were made on page 9 and page 11.*

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## PROPOSAL

The applicant proposes to subdivide a 34.57 acre parcel (measured after a proposed BLA) into 109 residential lots for single-family dwellings. The property is zoned Low-Density Residential (R-4), which allows 4 dwelling units per gross acre of land.

## PROPERTY CHARACTERISTICS



The property is located at 14444 Berry Valley Rd SE and encompasses three parcels near the northwestern terminus of Berry Valley Rd. The property is identified by the following parcel numbers: 21724230100, 2172314000, and 21723140102.

The eastern portion of the site is a generally level grass field. The western portion features a southwest-northeast trending knoll and is partially forested. Thompson Creek, a type 5 intermittent stream, runs north-south through the center of the eastern parcel. There is an existing residence and several smaller outbuildings running along the eastern side of the two western parcels.

Surrounding properties to the north, east, and west are predominately low density/rural residential. Immediately to the south of the western parcels is the Tahoma Terra subdivision of single-family homes. Yelm High School is nearby: directly northeast of the eastern parcel. The surrounding zoning districts include Master Planned Community (MPC) to the south and west, a zone that is intended to allow space for large-scale projects featuring a full range of land uses. Directly north of the subject property is unincorporated Thurston County; this land is within the Yelm Urban Growth Area and carries a 'future zoning' designation of High-Density Residential (R-16). The area to the south/southeast is zoned R-4.

## NOTICE OF APPLICATION AND PUBLIC HEARING

Notice of this application was mailed to local/state agencies and property owners within 300 feet of the site on 12/1/2022. This notice was published in the Nisqually Valley News on 12/8/2022.

Comments were received from two nearby residents expressing a variety of concerns, including the potential for environmental degradation, additional traffic, displacement of wildlife, a loss of community culture, and trespassing. The public comments are attached to this report.

Notice of the date and time of the public hearing before the Hearing Examiner was provided as follows:

- ❖ Posted on the project site: February 16<sup>th</sup>, 2024
- ❖ Mailed to property owners within 300 feet: February 15<sup>th</sup>, 2024
- ❖ Published in Nisqually Valley News: February 15<sup>th</sup>, 2024
- ❖ Posted to the City of Yelm website: February 12<sup>th</sup>, 2024

## **STATE ENVIRONMENTAL POLICY ACT**

The City of Yelm SEPA Responsible Official issued a Mitigated Determination of Nonsignificance (MDNS) for this proposal on 1/17/2024. This determination is final and fulfills the City's responsibility for disclosure of potential significant environmental impacts. The MDNS identified the following mitigation measures:

1. Prior to issuance of any certificates of occupancy, the entirety of Berry Valley Rd must be improved to adequately serve the anticipated traffic volumes generated by the proposed subdivision. The exact road design and layout are subject to final approval at the time of Civil Plan Review.
2. If more than 5,000 board feet of timber will be removed during development, then prior to any site clearing, the applicant must obtain a Class IV-G Forest Practices Approval permit from the Washington Department of Natural Resources.
3. The applicant must work with the Department of Ecology and Thurston County Environmental Health Division in order to abandon the well located on the subject property. Prior to final plat approval, the existing well must be abandoned pursuant to all relevant Department of Ecology and Thurston County regulations.
4. The proposed crossing over Thompson Creek must feature a Washington Department of Fish and Wildlife (WDFW) compliant fish passage. The applicant must obtain Hydraulic Project Approval from the WDFW prior to commencing work over Thompson Creek. Culverts must be designed to pass a sufficient storm event in accordance with Ecology's Stormwater Management Manual for Western Washington (SWMMWW) and the Washington State Department of Transportation Hydraulics Manual.
5. Chapter 18.21.050 of the YMC establishes general critical areas protective measures. Prior to any site alteration, the boundaries at the outer edges of the wetland buffers and Thompson Creek buffer must be identified with temporary signs. Prior to issuance of any certificates of occupancy, the temporary signs must be replaced with permanent signs.

The full MDNS is attached to this staff report. Comments were received from the Washington Department of Ecology (ECY), which noted that the project is subject to existing regulations regarding hazardous waste/toxics reduction, toxics cleanup, and water quality/watershed resources protection. The letter from ECY is attached to this staff report.

## **CONCURRENCY/IMPACT FEES**

The intent of the City's concurrency management program, as required by the Growth Management Act, is based on the maintenance of specified levels of service through capacity monitoring and allocation/reservation procedures.

Concurrency describes the situation in which water, sewer and transportation facilities are available when the impacts of development occur [18.16.010 YMC].

*Water:* Concurrency with water infrastructure is achieved when the planned infrastructure identified in the six-year improvement program and water rights acquisition program of the water system plan are sufficient to provide for the proposed land division [18.16.050(C.1.b) YMC].

The State Subdivision Act, Chapter 58.17 RCW, requires that the City of Yelm make a written determination that appropriate provisions are made for potable water supplies as part of the preliminary land division process. Under current forecasting, the City of Yelm has the capacity to service the proposed subdivision.

The development is required to connect to the water main and extend it along the new proposed access roads within the subdivision. The exact water improvements required to serve the development will be identified during Civil Plan Review. This will satisfy the requirement for concurrency with water infrastructure.

The existing well on the property must be decommissioned pursuant to Department of Ecology standards and any water rights associated with this well shall be dedicated to the City of Yelm.

*Sewer:* Concurrency with sewer infrastructure is achieved when the planned infrastructure identified in the six-year improvement program of the sewer system plan are sufficient to provide for the proposed subdivision and it is reasonably anticipated that the treatment plant has sufficient capacity to provide for the proposed land division [18.16.050(C.1.c) YMC]. Under current forecasting, the City of Yelm has the capacity to service the proposed subdivision.

The property is not currently connected to the City's STEP (Septic Tank Effluent Pumping) sewer system. The development is required to connect to and extend the main along all new proposed roadways within the subdivision. The exact sewer improvements required to serve the project will be identified during Civil Plan Review. This will satisfy the requirement for concurrency with sewer infrastructure.

*Transportation:* Concurrency with transportation infrastructure is achieved when the level of service at concurrency intersections will not drop below accepted levels of service due to new trips associated with the proposed subdivision unless the planned improvements identified in the six-year transportation improvement program would maintain levels of service [18.16.050(C.1.a) YMC].



The applicant prepared a Traffic Impact Analysis (TIA) for this project due to its scale and high potential for impact to the Yelm transportation system. The TIA analyzed the effects that the proposed subdivision would have on nearby intersections. Three intersections were identified with a Level of Service (LOS) projected to not meet city standards. These intersections are SR 510/Mountain View Rd, SR 510/Cullens Rd, and SR 510/Longmire St. All three intersections are projected to operate at LOS F, below the adopted standard of LOS D. However, these three intersections are projected to drop below LOS D *with or without* the Summit at Thompson Creek project.

The City of Yelm asked the applicant to perform traffic signal warrant studies for the three intersections named above. The applicant performed a revised TIA (attached) incorporating these additional studies and found that traffic signals were not warranted for any of the three study intersections. These findings were verified through third-party peer review of the revised TIA.

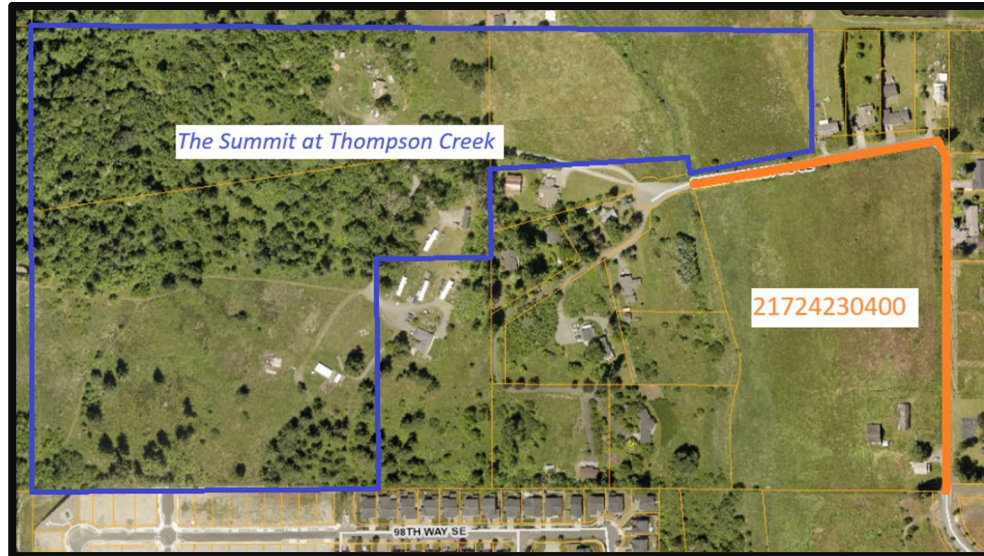
The three intersections identified as dropping below accepted levels of service are all located along the congested SR 510 corridor. This corridor is a known issue and upcoming improvements identified in the six-year transportation improvement plan are likely to improve conditions. Considering these factors, the City finds that traffic concurrency will be met through the payment of Transportation Facilities Charges at the time of building permit issuance for each single-family residence.

*Fire protection:* New development projects are required to make a contribution to the fire protection facilities plan adopted by the SE Thurston Regional Fire Authority and endorsed by resolution of the Yelm City Council. Payment of this fee at the time of building permit issuance is required.

*Schools:* New development projects are required to make a contribution to Yelm Community Schools as identified in the most current version of the capital facilities plan adopted by Yelm Community Schools and endorsed by resolution of the Yelm City Council. Payment of this fee at the time of building permit issuance is required.

## **SITE ACCESS/FRONTAGE IMPROVEMENTS**

Berry Valley Rd is not currently built to City standards and is inadequate to serve as one of the primary means of access for a residential subdivision of this size. Frontage improvements along Berry Valley Rd are required from the point current improvements end (just north of Tahoma Blvd), extending north along the eastern side of parcel 21724230400, and then west to the site of the proposed subdivision. The below image depicts the approximate location of the required frontage improvements for Berry Valley Rd in orange. This image is a rough outline for illustrative purposes only.



The exact layout and design of the frontage improvements for Berry Valley Rd are subject to final approval during a separate Civil Plan Review permit application. Parcel 21724230400 may or may not develop concurrently with the Summit at Thompson Creek project. The City of Yelm has held pre-submission meetings for townhomes/apartments on this parcel, but has not received a land use application. Whether or not parcel 21724230400 is developed as part of a separate land use application, no certificates of occupancy will be issued for any of the single-family homes proposed in the Summit at Thompson Creek project until adequate frontage improvements have been made for Berry Valley Rd.

## CRITICAL AREAS

The Yelm Critical Areas Code, Chapter 18.21 YMC, provides protection for wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat areas. The applicant has proposed access to the subdivision via an improved Berry Valley Rd, and this road will be improved within the following critical areas that roughly overlap near Thompson Creek: a wetland, riparian habitat area, and flood zone. The exact design of the improvements to this road is subject to approval during Civil Plan Review and it must comply with all sections of Chapter 18.21 YMC.

*Wetlands:* Thurston County Geodata mapping indicate four distinct wetlands within the subject property. The applicant submitted a Critical Areas Report (attached) as required by code in order to define the exact location of the wetlands' boundaries [18.21.060(C) YMC]. One of the four wetlands identified through Thurston County Geodata mapping appeared to be a decommissioned dairy pond; soil samples taken in this location did not yield wetland indicators. The other three wetlands were categorized pursuant to 18.21.060(B.1) YMC, and appropriate buffer widths were established for each. The applicant is required to identify the outer edges of these wetland buffers with temporary signs prior to any site alteration. Prior to issuance of any

certificates of occupancy, the temporary signs must be replaced with permanent signs to clearly define the outer edge of the wetland buffers.

The submitted critical areas report indicated that no impacts to wetlands were proposed. However, the exact design of the improvements to Berry Valley Rd have not been finalized. During Civil Plan Review, the critical areas report shall be reviewed to determine if the finalized proposal for improvements to Berry Valley Rd result in impacts to the wetland around Thompson Creek. If this review of the critical areas report determines that there are impacts to the wetland, then a Compensatory Mitigation Plan will be required pursuant to 18.21.060(G) YMC.

*Critical Aquifer Recharge Areas:* All of Yelm is identified as a critical aquifer recharge area. Compliance with Federal, State, and County water source protection regulations and with the City's adopted stormwater regulations are required to protect the aquifer [18.21.070(C) YMC]. The applicant submitted a preliminary stormwater report, which details plans for infiltration of onsite stormwater. The applicant plans to use a combination of individual roof runoff infiltration systems, a bio-retention swale, and an infiltration pond to meet the requirements of the most recent SWMMWW as required by 18.21.070(C.3) YMC.

*Flood zones:* There is a FEMA flood zone adjacent to Thompson Creek. There are no buildings proposed within the flood zone. The final proposed improvements to Berry Valley Rd, to be submitted during Civil Plan Review, must conform to 18.21.080 YMC *Frequently Flooded Areas* and 18.19 YMC *Flood Damage Prevention*.

*Fish and Wildlife Habitat Areas:* There is an established Riparian Habitat Area with a width of 150 feet along Thompson Creek [18.21.110(C.2.b) YMC]. The final design of the road improvements to Berry Valley Rd must comply with 18.21.110 YMC and these improvements are subject to final approval during Civil Plan Review.

In April 2014, the U.S. Fish and Wildlife Service listed the Yelm subspecies of the Mazama Pocket Gopher (MPG) as threatened under the Endangered Species Act. While the City of Yelm is not responsible for implementation or enforcement of the Endangered Species Act, it consults with the Service and provides notice to applicants that the pocket gopher is a federally protected species and a permit from the U.S. Fish and Wildlife Service may be required.

A Mazama Pocket Gopher and Regulated Prairie Absence Report was submitted with the preliminary subdivision application. This report found no evidence of MPG on the subject property.

## **ZONING & DESIGN STANDARDS**

*Zoning:* The R-4 zone is intended to provide space for single-family residences in a low-density configuration. The allowed density is four dwelling units per acre [18.31.040(A) YMC] and there

is no minimum lot size [18.31.040(B) YMC]. The proposed density of this subdivision is 3.15 units per acre, with an average lot size of 5,297 square feet (0.12 acres).

This subdivision is being processed concurrently with a proposed BLA for parcels 21724230100, 21723140000, and 21723140102. The preliminary BLA map is attached. The proposed BLA must be recorded with Thurston County prior to final subdivision approval.

*Setbacks:* The setback requirements for the R-4 Zone are as follows:

- ❖ Front yard: 15 feet from a local access street, 25 feet from a collector street, and 35 feet from an arterial street
- ❖ Side yard: 5 feet
- ❖ Flanking yard: 15 feet
- ❖ Rear yard setback: 25 feet

The preliminary site plans satisfy setback requirements.

*Street Lighting:* Adequate street lighting is necessary to provide safety to pedestrians, vehicles, and homeowners. The applicant shall submit a lighting plan during Civil Plan Review that meets all requirements of 18.59.050 YMC.

*Parking:* Residential uses require two spaces per dwelling unit. This is typically achieved with a standard driveway approach. When applying for a building permit for each lot, the applicant shall show adequate parking for each single-family residence.

*Water:* Chapter 13.04 YMC and Chapter 4 of the Development Guidelines establish requirements for connection to the City's water system. Water connections are based on Equivalent Residential Units (875 cubic feet of water consumption per month). The proposed subdivision is required to connect to the water main and extend it along the proposed internal roads. Water connections are subject to final approval during Civil Plan Review.

The City implements a cross-connection and backflow control program pursuant to Title 43 RCW and Chapter 248-54 WAC. A backflow prevention device is required in order to protect Yelm's water system from cross-connections from any irrigation systems [13.04.220(D) YMC].

Fire hydrant locks are required to be installed and paid for by the applicant.

*Sewer:* Chapter 13.08 YMC and Chapter 5 of the Development Guidelines establish requirements for connection to the City's sewer system. The property is located in the City of Yelm's STEP sewer system service area, and connection to the City sewer service is required. Sewer connections are based on Equivalent Residential Units (875 cubic feet of water consumption per month).

*Reclaimed water:* Chapter 6 of the Development Guidelines establish requirements for connection to the City's reclaimed water system. There is a reclaimed water utility line on Tahoma Blvd to the south of the proposed subdivision, and connection to the reclaimed water

will be required if it becomes available at the  
time of Civil Plan Review application.  
(revised 2/29/2024)

~~line is required.~~ Chapter 6 of the Development Guidelines also requires all open space areas to be irrigated by reclaimed water if the reclaimed water utility is available nearby.

*Building Design:* Chapter 18.61 YMC establishes requirements for building design. All proposed buildings must adhere to the allowed materials and colors listed in 18.61.050 YMC. Building design is subject to review after the applicant has submitted a building permit application for each proposed residence.

*Mailboxes:* New residential developments shall coordinate with the U.S. Postal Service for the location of mailboxes. Mailboxes shall be cluster box units (CBU) spaced throughout the development on local access residential and private streets only [18.59.080 YMC].

*Transit:* New residential developments shall coordinate with Intercity Transit to incorporate transit stops. Intercity Transit shall determine the type and location of new or upgraded stops [18.59.070 YMC].

*Landscaping:* Chapter 18.55 YMC establishes minimum requirements and standards for landscaping for new development projects. For residential subdivisions, a perimeter fence is a suitable alternative to perimeter landscaping. Submitted plans indicate a solid board fence along the perimeter of the development. Streetscape landscaping is required for the proposed internal access roads. Final landscaping plans that indicate conformance with 18.55.020(C) YMC *Streetscapes* shall be submitted during Civil Plan Review. Stormwater facility landscaping is required [18.55.020(E.2) YMC]. The site plan indicates stormwater facilities in Tracts A, E, F, and K. Final landscaping plans must feature stormwater facility landscaping for above-ground stormwater facilities. A detailed irrigation plan is required during Civil Plan Review.

*Open Space:* Single-family residential subdivisions are required to include dedicated open space of at least 5% of the total gross area of the development. Areas dedicated to environmental protection or interpretation are suitable for the open space requirement, along with off-road trails [18.56.020(A) YMC]. The submitted site plans depict multiple open space tracts along with a trail system for active recreation. Some of the proposed open space tracts are dedicated to environmental protection in the critical area buffers. Tracts A (underground stormwater facility) and B will be available to the public. The developer has committed to providing play equipment on at least one of the open space tracts, and the inclusion of this play equipment will be a condition of preliminary approval. The submitted site plans meet the minimum requirements for open space area in terms of total land allocated and suitability of the proposed uses.

*Subdivision Name and Addressing:* The applicant submitted a Plat Name Reservation Certificate, dated 9/13/2022, reserving the name *The Summit at Thompson Creek*. This reservation expired on 9/13/2023. Prior to final subdivision approval, the applicant shall make another plat name reservation with Thurston County. During Civil Plan Review, the applicant shall provide an addressing map for approval by the City of Yelm Building Official.

## **STAFF RECOMMENDATION**

Section 18.14.050 YMC requires written findings prior to a decision on a preliminary subdivision. The applicant has established that the proposed subdivision adequately provides for the public health, safety, and general welfare; and for such open spaces, drainage ways, streets, sanitary wastes, parks and recreation, schools, and sidewalks; and that the public use and interest will be served by the subdivision of the property.

The Public Services Department recommends that the preliminary subdivision be approved. If the Hearing Examiner agrees that requirements have been met, the Department would recommend the following conditions be included with a preliminary approval:

1. The conditions of the Mitigated Determination of Nonsignificance associated with this project are hereby referenced and are considered conditions of this approval.
2. A lighting plan shall be submitted during Civil Plan Review.
3. Any proposed irrigation system shall incorporate a backflow prevention device and conform with the cross-connection and backflow control program as defined in 13.04.220(D) YMC. The final landscape plan shall be submitted during Civil Plan Review and include a detailed irrigation plan.
4. Plans submitted during Civil Plan Review shall include an addressing map for approval by the building official.
5. Plans submitted during Civil Plan Review shall include the proposed location and details for mailbox placement and these plans must conform to 18.59.080 YMC.
6. The applicant shall provide a performance assurance device in order to provide for maintenance of the required landscaping for this subdivision, until the homeowners' association becomes responsible for the landscaping maintenance. The performance assurance device shall be 150 percent of the anticipated cost to maintain the landscaping for three years.
7. Stormwater facilities shall be located in separate recorded tracts owned and maintained by the homeowners' association. The stormwater system shall be held in common by the homeowners' association and the homeowner's agreement shall include provision for the assessment of fees against individual lots for the maintenance and repair of the stormwater facilities.
8. SE Thurston Fire Authority has requested two additional fire hydrants: one at the cul-de-sac at the termination of internal 'Road 2' and one near Thompson Creek. The exact location and provision of fire hydrants is finalized during Civil Plan Review. The applicant shall submit a fire hydrant plan that is subject to review and final approval during Civil Plan Review.
9. The applicant shall secure all necessary demolition permits prior to demolition of the current structures on the property.

10. In order to provide a more complete active recreation component in the required open space area, the applicant shall install at least one play structure in at least one of the open space tracts during site development.
11. If the City of Yelm reclaimed water utility is available to this development when the applicant submits their Civil Plan Review application, the applicant shall be required to extend the reclaimed water utility into the proposed subdivision and through each of the proposed internal roads, and any irrigated open space tracts must use this reclaimed water. For the purposes of this condition, the reclaimed water utility is "available" if it is within 200 feet of the subject property.
12. During Civil Plan Review, the critical areas report shall be reviewed to determine if the finalized proposal for improvements to Berry Valley Rd result in impacts to the wetland around Thompson Creek. If this review of the critical areas report determines that there are impacts to the wetland, then a Compensatory Mitigation Plan will be required pursuant to 18.21.060(G) YMC.
13. Prior to final subdivision approval, the BLA associated with parcel numbers 21724230100, 21723140000, and 21723140102 shall be finalized and recorded with Thurston County.
14. When the applicant submits their final plat application, the tract of land labeled 'Tract H' on the attached site plan shall be dedicated to the public right of way to provide access for future developments to the west of the subject property.
15. The sewer and water utility shall be extended into 'Tract H' to provide for easier access to these utilities for future developments to the west of the subject property. These sewer and water utilities shall be of an appropriate size to accommodate any future development to the west of the subject property. The final design of these utility extensions are subject to final review and approval during Civil Plan Review.
16. Prior to final plat approval, the existing 60' ingress/egress and utilities easement depicted on the attached BLA map shall be vacated.

Note: Condition 11 has been revised, and conditions 14, 15, and 16 are new. These revisions were completed on 2/29/2024.

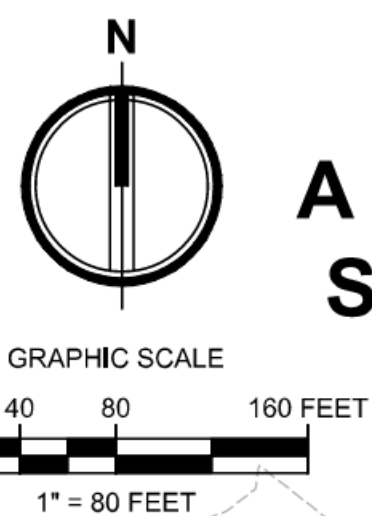
## LIST OF ATTACHMENTS

1. The Summit at Thompson Creek site plan  
*Page 13*
2. Public comment #1  
*Page 14*
3. Public comment #2  
*Page 15*
4. MDNS for Summit at Thompson Creek  
*Page 16*
5. Washington State Department of Ecology comments letter  
*Page 20*
6. Revised Traffic Impact Analysis (with traffic signal warrant studies)  
*Page 23*
7. Critical Areas Report  
*Page 46*
8. Preliminary BLA map  
*Page 72*

*The Revised Traffic Impact Analysis and the Critical Areas Report (attachments #6 and #7) had their appendices removed for brevity. The complete documents are available upon request to [claytonw@yelmwa.gov](mailto:claytonw@yelmwa.gov), or (360) 458-8496.*

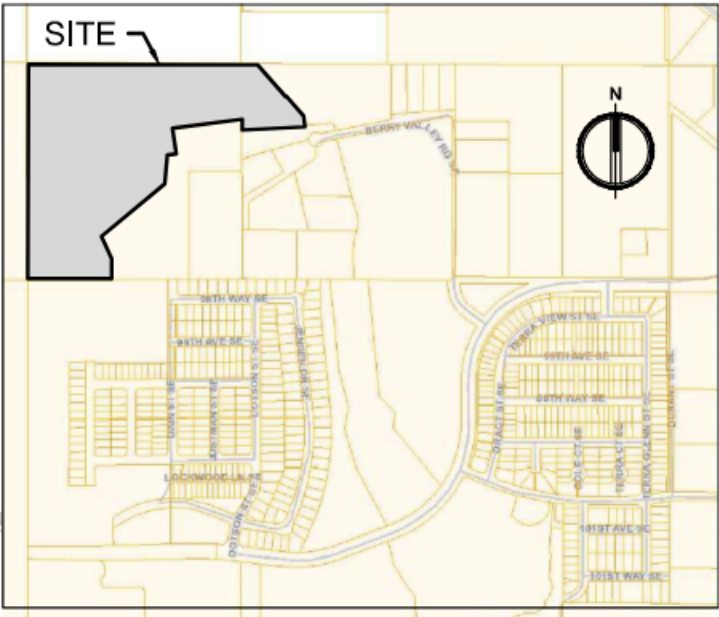


Attachment 1:  
The Summit at  
Thompson Creek  
site plan

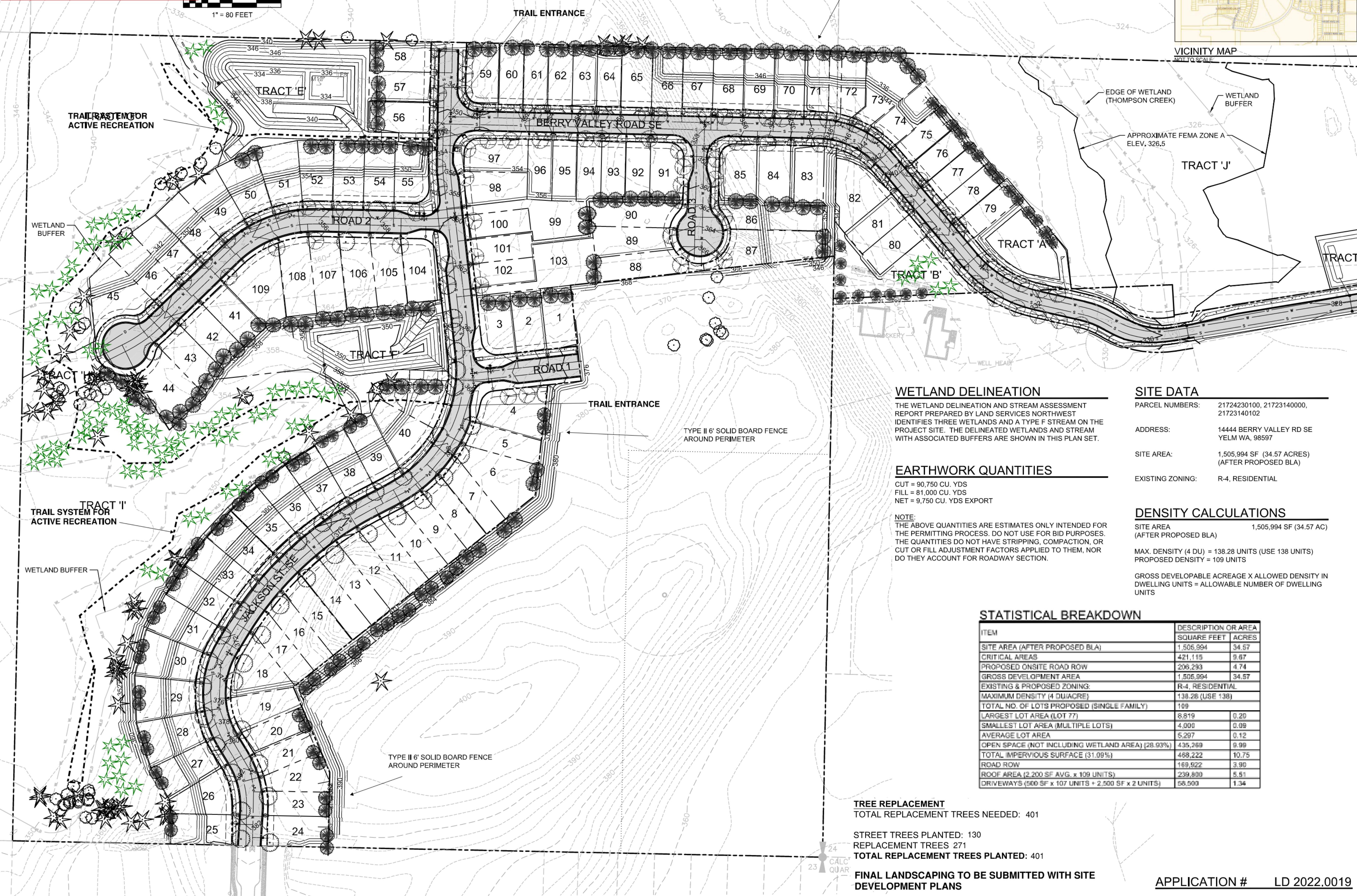


**THE SUMMIT AT THOMPSON CREEK**  
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 23 , AND A PORTION OF THE  
SW 1/4 OF THE NW 1/4 OF SEC. 24 TWN. 17 N., RGE. 1 E., W.M., CITY OF YELM,  
THURSTON COUNTY, WASHIN

TYPE II 6" SOLID BOARD FENCE  
AROUND PERIMETER



VICINITY MAP  
NOT TO SCALE



**WETLAND DELINEATION**

THE WETLAND DELINEATION AND STREAM ASSESSMENT REPORT PREPARED BY LAND SERVICES NORTHWEST IDENTIFIES THREE WETLANDS AND A TYPE F STREAM ON THE PROJECT SITE. THE DELINEATED WETLANDS AND STREAM WITH ASSOCIATED BUFFERS ARE SHOWN IN THIS PLAN SET.

**EARTHWORK QUANTITIES**

CUT = 90,750 CU. YDS  
FILL = 81,000 CU. YDS  
NET = 9,750 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.

**SITE DATA**

PARCEL NUMBERS: 21724230100, 21723140000, 21723140102  
ADDRESS: 14444 BERRY VALLEY RD SE YELM WA, 98597  
SITE AREA: 1,505,994 SF (34.57 ACRES) (AFTER PROPOSED BLA)  
EXISTING ZONING: R-4, RESIDENTIAL

**DENSITY CALCULATIONS**

SITE AREA 1,505,994 SF (34.57 AC)  
(AFTER PROPOSED BLA)  
MAX. DENSITY (4 DU) = 138.28 UNITS (USE 138 UNITS)  
PROPOSED DENSITY = 109 UNITS  
GROSS DEVELOPABLE ACREAGE X ALLOWED DENSITY IN DWELLING UNITS = ALLOWABLE NUMBER OF DWELLING UNITS

**STATISTICAL BREAKDOWN**

ITEM	SQUARE FEET	ACRES
SITE AREA (AFTER PROPOSED BLA)	1,506,994	34.57
CRITICAL AREAS	421,115	9.57
PROPOSED ONSITE ROAD ROW	206,293	4.74
GROSS DEVELOPMENT AREA	1,506,994	34.57
EXISTING & PROPOSED ZONING:	R-4, RESIDENTIAL	
MAXIMUM DENSITY (4 DU/ACRE)	138.28 (USE 138)	
TOTAL NO. OF LOTS PROPOSED (SINGLE FAMILY)	109	
LARGEST LOT AREA (LOT 77)	8,819	0.20
SMALLEST LOT AREA (MULTIPLE LOTS)	4,000	0.09
AVERAGE LOT AREA	5,297	0.12
OPEN SPACE (NOT INCLUDING WETLAND AREA) (28.93%)	435,269	9.99
TOTAL IMPERVIOUS SURFACE (31.09%)	468,222	10.75
ROAD ROW	169,922	3.90
ROOF AREA (2,200 SF AVG. x 109 UNITS)	239,800	5.51
DRIVEWAYS (500 SF x 107 UNITS + 2,500 SF x 2 UNITS)	56,500	1.34

**TREE REPLACEMENT**

TOTAL REPLACEMENT TREES NEEDED: 401

STREET TREES PLANTED: 130  
REPLACEMENT TREES 271  
TOTAL REPLACEMENT TREES PLANTED: 401

FINAL LANDSCAPING TO BE SUBMITTED WITH SITE  
DEVELOPMENT PLANS

APPLICATION # LD 2022.0019



2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
**THE SUMMIT AT THOMPSON CREEK**

Client:  
**COPPER RIDGE, LLC**

P.O. BOX 73790  
PUYALLUP, WA 98373-0790

Job No.  
2220471.10

Issue Set & Date:

**PRELIMINARY  
PLAT**

06/20/2023

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Revisions:

Sheet Title:

**SITE PLAN**

Designed by: GCH Drawn by: GCH Checked by: JMW

Sheet No.



**Attachment 2:**  
**Public comment #1**

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**From:** bill@mossmachine.net bill@mossmachine.net <bill@mossmachine.net>  
**Sent:** Friday, December 16, 2022 4:55 PM  
**To:** Planning  
**Subject:** [External]\*\*Warning Unsafe\*\*The Summit at Thompson Creek Subdivision

To Whom it may concern

We would like to how we have chosen our residence to live out our lives in a safe rural location. We have lived here since 1992 and have many concerns about The Summit at Thompson Creek subdivision building 96 homes up hill from us. We are worried about flooding, stream bank erosion, polluting our well, and aquifers, as well as public trespassing on private property.

With this development we will loose the natural absorption and filtering of ground water. there will be more impervious surfaces creating even more water runoff affecting us and the neighboring residents. There are ponds, streams, and ditches that are now barely able to handle the run off. Are these drainages going to be blocked and make us even more prone to flooding? Especially through Thompson creek.

Are buffers such as fences, shrubs, trees in the plans to lesson the noise? We have concerns with strangers trespassing on our property harassing us, or our animals, not to mention vandalizing our property. With that and the fact that the ground between Barry Valley and the Nisqually river already gets saturated to more than its capacity, we will be left with having to deal with the consequences that The Summit at Thompson creek Subdivision will create.

It wouldn't be unreasonable to ask that the homes built in that area be restricted to lots of 1 acre or more.

Thank You  
Debbie and Bill Moss  
14447 93rd Ave S.E.  
Yelm, WA. 98597

## Attachment 3: Public comment #2

**From:** Rebekah Bodiford-Lord <bekabl37@gmail.com>  
**Sent:** Monday, December 5, 2022 4:12 PM  
**To:** Planning  
**Subject:** [External]Notice of summit at Thompson creek application

To whom it may concern,

This email is concerning the notice of application I received regarding The Summit at Thompson Creek Application with project parcel number 21724230100, 21723140000, and 21723140102.

I, Rebekah Bodiford-Lord, am addressing my concerns as a resident of Yelm. I am against this continuance of rapid expansion for many reasons to include traffic issues, displacement of wildlife, community culture, and taxes.

In regards to traffic, there is an immense lack of focus on needed infrastructure to support the amount of current residents, commuter traffic from nearby towns, the persons that will be inhabiting the homes and apartments being currently built, not to mention any possible residents from future builds. The current infrastructure and road systems within Yelm cannot sustain any such additions and must be configured and remedied before any more neighborhoods are even to be considered to be added that will surely bring too much traffic and congestion to our town.

The displacement of our city's wildlife is also becoming of grave concern. Being in the neighborhood where Summit is currently building, I see this daily. Trees being cut down in vast amounts, and the builders replace these beautiful, tall, established trees with small ones that cannot support and house wildlife, not to mention, the builders move on and don't care that many of these trees were poorly planted and rot, thus being removed. Falcons are flying over our streets searching for food sources they previous sought in wooded areas being mowed down. There is so much more we see scouring for shelter and there is nothing done to remedy it as new homeowners move in and view them as pests after builders tore out their homes and replaced it with pavement. The charming community culture of this once quiet, calm, quaint town is being commercialized into a mass of identical homes with large parking lots. Once tree and field is now brick and cement. There is almost nothing charming left about it. Buildings getting taller, land lots being commercialized, traffic bumper to bumper, the beautiful community once held here is being lost in the quest to expand. It is a disgrace to longtime residents and those who sought out the lifestyle and community of a more laid back town. This builder has no regard for the culture of our community and has no interest than that of merely lining their pockets and increasing profit margins. We should value more than that.

The rapid expansion is inflating taxes at higher rates that many residents cannot afford. In my own neighborhood, within which Summit is currently building, many residents have been moving due to financial difficulties from property taxes. The profit of a builder, gain of taxes for the city and county for spending, should not outweigh that of current residents.

It is starting to be seen that Yelm officials may be putting their own interests and gains ahead of the residents wants and wishes. This application should not be approved. Current building not only in my neighborhood, across from it, down Tahoma Blvd, and by the Wal Mart, has not even been completed to see the full picture of the impact all of the new residents moving in will bring to this town. This application must be denied while concerns of the current town residents are truly addressed.

Thank you for your time.

Rebekah Bodiford-Lord

Attachment 4:  
MDNS for Summit  
at Thompson Creek



City of Yelm  
EST. 1924  
WASHINGTON

SEPA #: 2022.0109

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent:	Sheri Greene- AHBL, Inc
Description of Proposal:	The Summit at Thompson Creek: Subdivide approximately 34.57 acres (after BLA) into 109 single-family residential lots. Includes the construction of stormwater facilities and public streets.
Location of the Proposal:	14444 and 14504 Berry Valley Road SE, Yelm, WA 98597 (Parcel # 21724230100, 21723140000, 21723140102)
Threshold Determination:	<p>The City of Yelm as lead agency for this action has determined that this proposal <u>does not</u> have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350, the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. Therefore, an environmental impact statement (EIS) will not be required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.</p> <p>The City of Yelm will not act on this proposal for 14 days from the date below.</p> <p>January 17th, 2024</p> <p>Comments must be submitted by January 31<sup>st</sup>, 2024 to <a href="mailto:claytonw@yelmwa.gov">claytonw@yelmwa.gov</a> by 5:00 P.M.</p>
Mitigating Measures:	See Attachment A
Lead agency:	City of Yelm
Responsible Official:	Gary Cooper, Planning and Building Manager

Phone: 360.458.8408  
Address: 901 Rhoton Rd NW, Yelm WA 98597  
  
Date of Issue: January 17<sup>th</sup>, 2024  
Comment Deadline: January 31<sup>st</sup>, 2024  
Appeal Deadline: There is no local administrative appeal of a MDNS



---

Gary Cooper, Planning & Building Manager

Copies to: All agencies on SEPA mailing list  
Dept. of Ecology w/checklist

## ATTACHMENT A

Project Number 2022.0109

### Findings of Fact

- A. This Mitigated Determination of Non Significance is based on the project as proposed and the impacts and potential mitigation measures reflected in the following environmental documents:
  1. Environmental Checklist (prepared by AHBL, July 21, 2022)
  2. Wetland Delineation and Stream Assessment Report/Critical Areas Report (prepared by Land Services Northwest, August 4, 2022)
  3. Mazama Pocket Gopher and Regulated Prairie Absence Report (prepared by Land Services Northwest, September 28, 2022)
  4. Traffic Impact Analysis (prepared by Heath and Associates, January 5, 2024)
  5. Preliminary Stormwater Report (prepared by AHBL, August 2022)
  6. Geotechnical Engineering Report (prepared by South Sound Geotechnical Consulting, June 16 2022)
- B. The City of Yelm is identified as a Critical Aquifer Recharge Area, a designated environmentally sensitive area. Potential Impacts to groundwater quality and quantity will be mitigated through measures that meet or exceed the standards in the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology.
- C. The Mazama Pocket Gopher has been listed as a threatened species by the Washington Department of Fish and Wildlife since at least 2008. Yelm has protected this species through the implementation of the Critical Areas Code. In April, 2014, the U.S. Fish and Wildlife Service listed the Yelm subspecies of the Mazama Pocket Gopher (MPG) as a threatened species under the Endangered Species Act.  
MPG soil suitability maps show that the site has a combination of more preferred soils on the east side and less preferred soils on the west side of the development area. Land Services Northwest conducted a survey and discovered no evidence of gophers on the property.
- D. The submitted site plan depicts primary access to the subdivision from Berry Valley Rd; this road is not currently built to City standards.
- E. The site features 4 areas designated as wetlands by Thurston County Geodata mapping, and one stream (Thompson Creek). The submitted Critical Areas Report identifies one of the mapped wetlands as a decommissioned dairy pond; soil samples did not yield wetland indicators at the site of the former dairy pond. The other 3 wetlands were categorized pursuant to Chapter 18.21.060 of the Yelm Municipal Code (YMC), and appropriate buffer widths were delineated for each wetland. Thompson Creek is codified within the YMC as a Type 5 Stream and requires a 150 feet buffer.

**Mitigation Measures**

1. Prior to issuance of any certificates of occupancy, the entirety of Berry Valley Rd must be improved to adequately serve the anticipated traffic volumes generated by the proposed subdivision. The exact road design and layout are subject to final approval at the time of Civil Plan Review.
2. If more than 5,000 board feet of timber will be removed during development, then prior to any site clearing, the applicant must obtain a Class IV-G Forest Practices Approval permit from the Washington Department of Natural Resources.
3. The applicant must work with the Department of Ecology and Thurston County Environmental Health Division in order to abandon the well located on the subject property. Prior to final plat approval, the existing well must be abandoned pursuant to all relevant Department of Ecology and Thurston County regulations.
4. The proposed crossing over Thompson Creek must feature a Washington Department of Fish and Wildlife (WDFW) compliant fish passage. The applicant must obtain Hydraulic Project Approval from the WDFW prior to commencing work over Thompson Creek. Culverts must be designed to pass a sufficient storm event in accordance with Ecology's Stormwater Management Manual for Western Washington (SWMMWW) and the Washington State Department of Transportation Hydraulics Manual.
5. Chapter 18.21.050 of the YMC establishes general critical areas protective measures. Prior to any site alteration, the boundaries at the outer edges of the wetland buffers and Thompson Creek buffer must be identified with temporary signs. Prior to issuance of any certificates of occupancy, the temporary signs must be replaced with permanent signs.

**Attachment 5:  
Washington State  
Department of Ecology  
comments letter**



**STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY**

**Southwest Region Office**  
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

January 30, 2024

Clayton Wiebe, SEPA Contact  
City of Yelm  
Community Development Department  
PO Box 479  
Yelm, WA 98597

Dear Clayton Wiebe:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Summit at Thompson Creek Project (2022.0109) located at 14444 Berry Valley Road Southeast as proposed by Sheri Greene. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836**

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>. The applicant may also contact Rob Rieck of Ecology's Hazardous Waste and Toxics Reduction Program at (360) 407-6751 for more information about safely handling dangerous wastes and demolition debris.

**TOXICS CLEANUP: Thomas Middleton (360) 999-9594**

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at the phone number provided above.



Clayton Wiebe  
January 30, 2024  
Page 2

**WATER QUALITY/WATERSHED RESOURCES UNIT:  
Jacob Neuharth (360) 706-4599**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Discharges must not cause or contribute to a violation of surface water quality standards, groundwater quality standards, sediment management standards, and human health-based criteria. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

If there are known soil/ground water contaminants present on site, additional information will be required to be submitted. For contaminated construction sites, contact Evan Wood at [evan.wood@ecy.wa.gov](mailto:evan.wood@ecy.wa.gov), or by phone at (360) 706-4599.

**Construction Stormwater General Permit:**

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

Applicants may apply online or obtain an application from Ecology's website at:

<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>. Some projects may be eligible for coverage under an Erosivity Waiver. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

**WATER RESOURCES: Charlotte Lattimore (360) 407-6066**

Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds that can impound a volume of 10 acre-feet or more of water or other liquids above ground level. The Summit at Thompson Creek development references the construction of detention facilities, if this meets or exceeds the above referenced criteria, you will need to apply for a dam construction permit. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

WA Department of Ecology  
Dam Safety Office  
P.O. Box 47600  
Olympia, WA 98504-7600

Clayton Wiebe  
January 30, 2024  
Page 3

The construction permit application can be found by entering the following link into your search engine:

<https://apps.ecology.wa.gov/publications/summarypages/ecy07038.html>

For additional information, please contact Charlotte Lattimore by e-mail at [clat461@ecy.wa.gov](mailto:clat461@ecy.wa.gov) or by telephone at (360) 407-6066.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(JKT:202400262)

cc: Garret Peck, HWTR  
Thomas Middleton, TCP  
Jacob Neuharth, WQ  
Charlotte Lattimore, WR

Attachment 6:  
Revised Traffic Impact  
Analysis (with traffic  
signal warrant studies)

---

# THE SUMMIT AT THOMPSON CREEK

Yelm, WA

TRAFFIC IMPACT ANALYSIS (TIA)

*Updated January 5, 2024*

---



**HEATH**&ASSOCIATES  
Transportation Planning & Engineering

# HEATH&ASSOCIATES

Transportation Planning & Engineering

---

January 5, 2024

Maryam Moeinian  
City of Yelm  
Ryan Shea, PTP  
SCJ

Subject: Revisions to The Summit at Thompson Creek Traffic Impact Analysis (App #: LD 2022.0109).

This letter is in response to SCJ's second review memo dated December 22, 2023, regarding the TIA for The Summit at Thompson Creek project.

The City and Reviewer (SCJ) required signal warrant evaluation for three intersections: Yelm Avenue at Longmire (Warrants 1, 2,3), Mountain View (Warrant 3) and Cullens (Warrant 3).

Based on the findings, a signal was not found warranted at any location. See page 21 of the TIA for findings summary with supporting calculations and data starting on page 60 through 66.

Please feel free to contact me should you have any questions.

Sincerely,  
Aaron Van Aken, P.E., PTOE



# THE SUMMIT AT THOMPSON CREEK TRAFFIC IMPACT ANALYSIS

## Prepared for:

Matt Weber  
Mweber@AHBL.com  
AHBL

## Prepared by:

Heath & Associates  
PO Box 397  
Puyallup, WA 98371  
(253) 770 1401  
Heathtraffic.com

## License:



HeathTraffic.com

# THE SUMMIT AT THOMPSON CREEK

## TRAFFIC IMPACT ANALYSIS

### CONTENTS

- 1. Introduction.....4
- 2. Project Description.....4
- 3. Existing Conditions .....6
- 4. Forecast Traffic Demand and Analysis .....13
- 5. Conclusions & Mitigation .....22

### TABLES

- 1. Roadway Network .....6
- 2. Transportation Improvement Projects.....8
- 3. Existing PM Peak Hour Level of Service.....11
- 4. Project Trip Generation .....13
- 5. Forecast 2026 PM Peak Hour Level of Service .....19

### FIGURES

- 1. Vicinity Map & Roadway System.....4
- 2. Site Plan .....5
- 3. Existing PM Peak Hour Volumes.....7
- 4. PM Peak Hour Pedestrian Activity .....9
- 5. PM Peak Hour Bicycle Activity.....10
- 6. PM Peak hour Trip Distribution & Assignment.....15
- 7. PM Peak Hour Pipeline Volumes .....16
- 8. Forecast 2026 PM Peak hour Volumes without Project.....17
- 9. Forecast 2026 PM Peak Hour Volumes with Project.....18

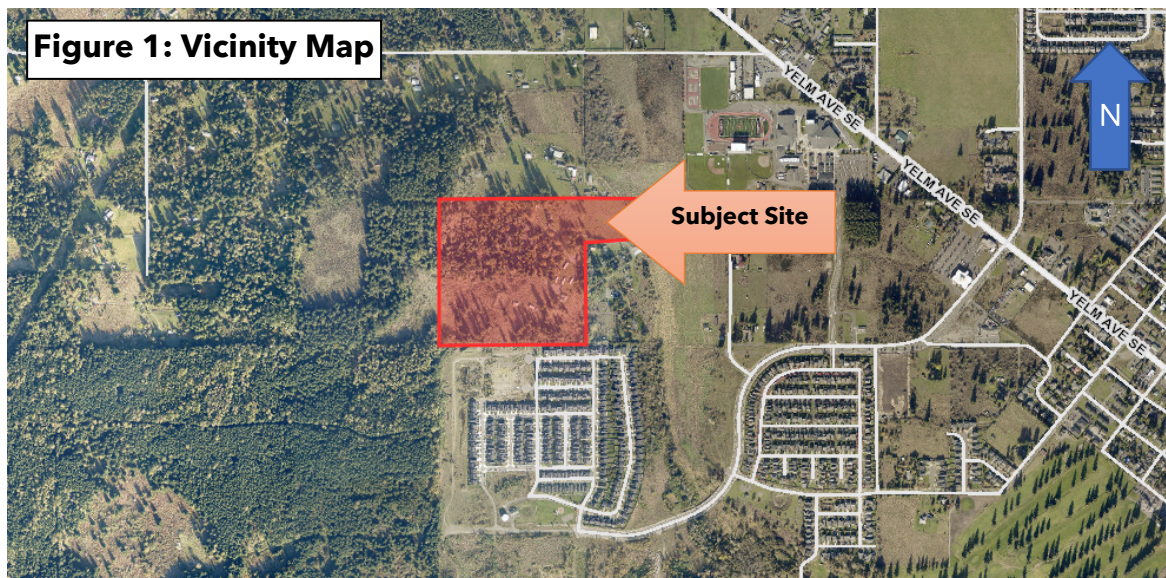
# THE SUMMIT AT THOMPSON CREEK TRAFFIC IMPACT ANALYSIS

## 1. INTRODUCTION

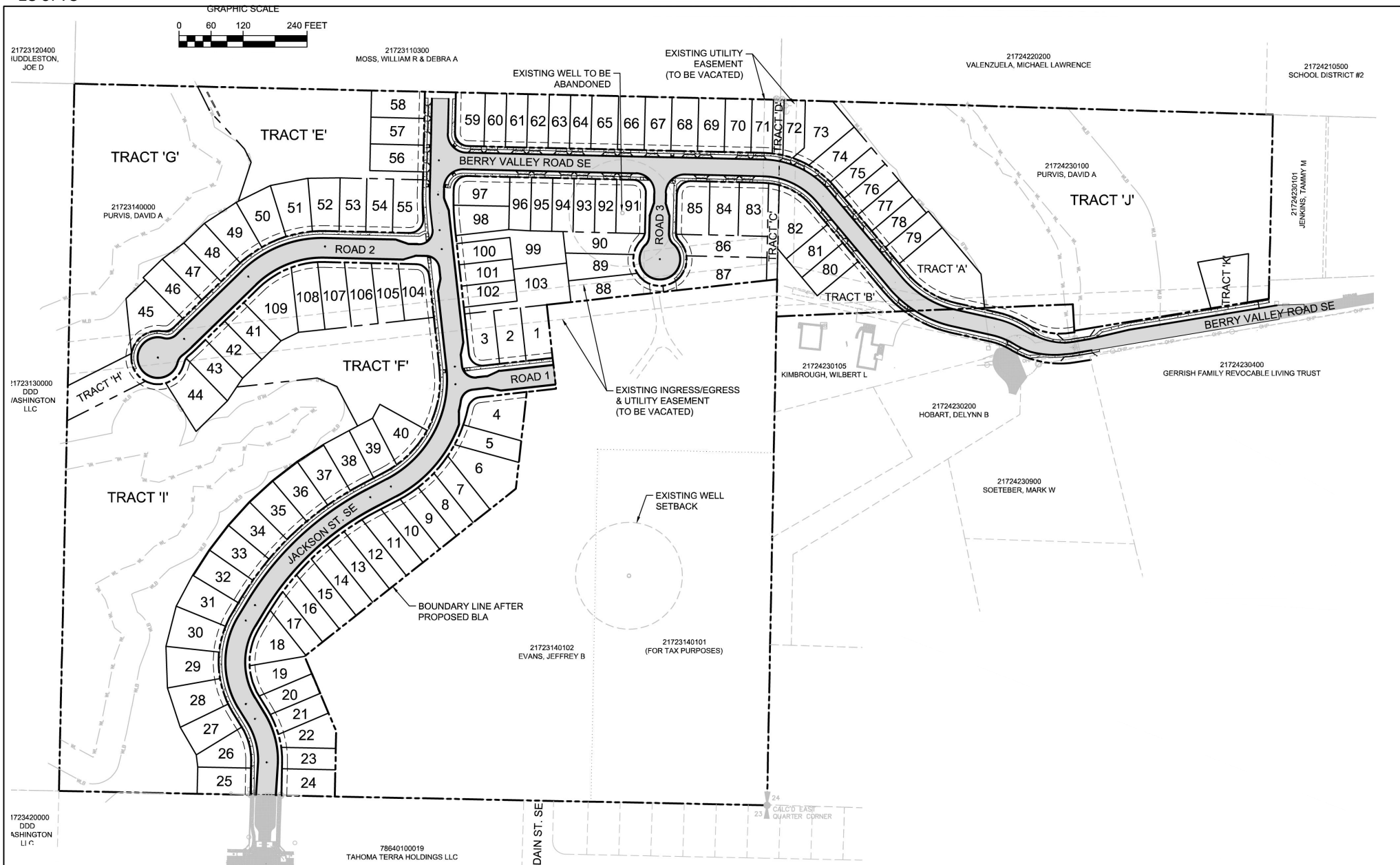
The main goals of this study focus on the assessment of existing roadway conditions and forecasts of newly generated project traffic. The first task includes the review of general roadway information on the adjacent streets serving the subject site and gathering existing vehicular volumes within a defined study area. Forecasts of future traffic and dispersion patterns on the street system are then determined using established trip generation and distribution techniques. As a final step, appropriate conclusions and mitigation measures are defined, if needed.

## 2. PROJECT DESCRIPTION

The Summit at Thompson Creek proposes for the construction of 109 single family dwelling units located in the city of Yelm. The subject site is partially bordered to the south/east by Berry Valley Road SE and is located northwest of Tahoma Boulevard SE, situated on 34.57-acres within tax parcel #'s: 21723140000, 21724230100, 21723140102. Primary access to and from the subject site is proposed via a westerly extension of Berry Valley Road SE from its current terminus near the east property limits. Secondary access by way of internal connectivity via Jackson Street SE would also be available. Figure 1 below identifies the subject site in red. Illustrated in Figure 2 is a preliminary site plan with the overall plat and proposed roadway and access configuration.









### 3. EXISTING CONDITIONS

#### 3.1 Existing Street System

Characteristics of the major roadways and arterials serving the subject site are provided in Table 1 below.

**Table 1: Roadway Network**

Functional Classification	Roadway	Speed Limit	Lanes	Sidewalk/ Walking Path	Street Parking	Bike Lane
<b>Major Arterial</b>	SR 510 (Yelm Ave)	20-35 mph	2-3	In vicinity	Some	Yes
<b>Urban Arterial</b>	Tahoma Blvd SE	35 mph	4-5	Yes	No	Yes
	Killion Rd SE	35 mph	2-3	Yes	No	Yes
<b>Neighborhood Collector</b>	93rd Ave SE	25 mph*	2	No	No	No
	Mountain View Rd SE	25 mph	2	Some	No	No
	Cullens St NW	25 mph	2	Yes	No	No
<b>Local</b>	Berry Valley Rd SE	25 mph	2	Some	No	Some
	Longmire St SE	25 mph	2	Some	No	Some

\*No observed speed limit so city standard 25 mph applies.

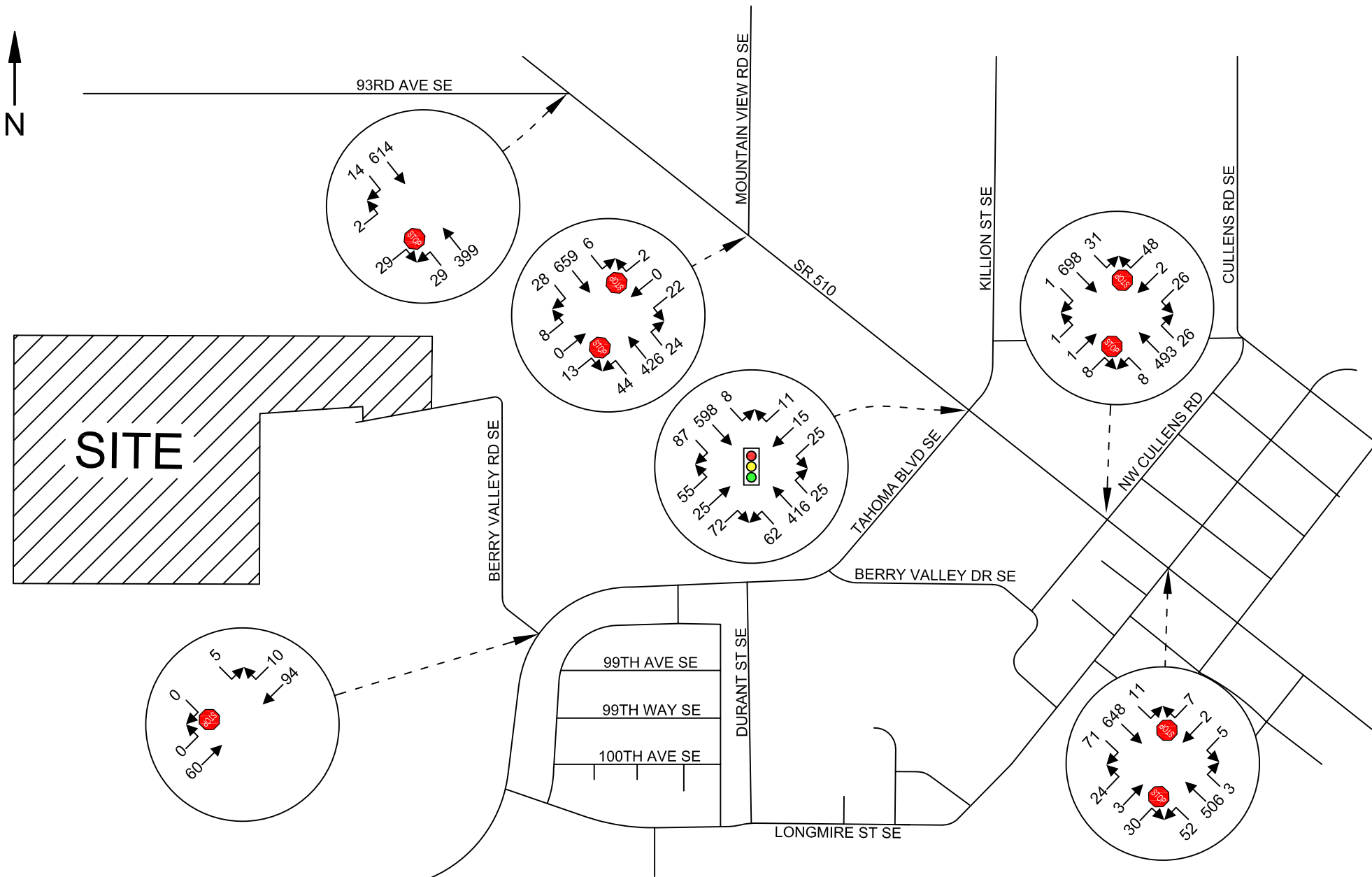
#### 3.2 Existing Peak Hour Volumes

Field data for this study was administered at six outlying study intersections. Each intersection is listed below with the associated PM peak hour count date.

- SR 510 (Yelm Ave) & 93rd Ave SE (3/30/2023)
- SR 510 (Yelm Ave) & Mountain View Rd SE (3/30/2023)
- SR 510 (Yelm Ave) & Tahoma Blvd SE/Killion St SE (3/30/2023)
- Tahoma Blvd SE & Berry Valley Rd SE (5/24/2022)
- SR 510 (Yelm Ave) & NW Cullens Rd (3/30/2023)
- SR 510 (Yelm Ave) & NW Longmire St (3/30/2023)

Data were obtained during the evening peak period from 4:00 – 6:00 PM, which generally translates to the highest overall roadway volumes in a given 24-hour period. The one hour reflecting highest overall roadway volumes (peak hour) was then derived from these counts and used in analysis. Figure 3 illustrates the PM peak hour turning movements at each study intersection. Full count sheets are listed in the appendix for reference. It is important to note that the count administered in 2022 (Tahoma Boulevard SE & Berry Valley Road SE) received a 4 percent growth rate to bring the volumes to baseline 2023 conditions.





### 3.3 Roadway Improvements

The city of Yelm's most recent (2022-2027) Transportation Improvement Plan and the Washington State STIP (Statewide Transportation Improvement program) (2023-2026) were both reviewed. Improvements are planned in the vicinity of the project, each project is listed and describes below.

**Table 2: Transportation Improvement Projects**

Name	Location	Improvement	Cost
<b>City of Yelm</b>			
Burnett/93rd Intersection (ID#: 12)	Intersection	Signal at 93rd Ave requires the realignment of both Burnett Rd and 93rd Ave.	\$1,875,000
Coates Ave NW (ID#: 17)	Killion to Cullens Rd	Approximately 1,300 linear feet of new roadway on Coates Ave NW between Killion Rd and Cullens Rd. Sidewalks, curbs, gutters, utilities, streetlights, ect.	\$2,775,000
Longmire/SR-510 (ID#: 12)	Intersection	A signal at Longmire & SR 510 requires commercial property for the ROW.	\$1,045,000
<b>Statewide Transportation Improvement Plan</b>			
SR 510/Yelm Loop	SR 510	Traffic throughout the city is extremely congested at this time. This project will construct the second stage of a new alignment for SR 510 through the city of Yelm. When complete, this project will relieve congestion and improve motorist safety.	\$58,697,552

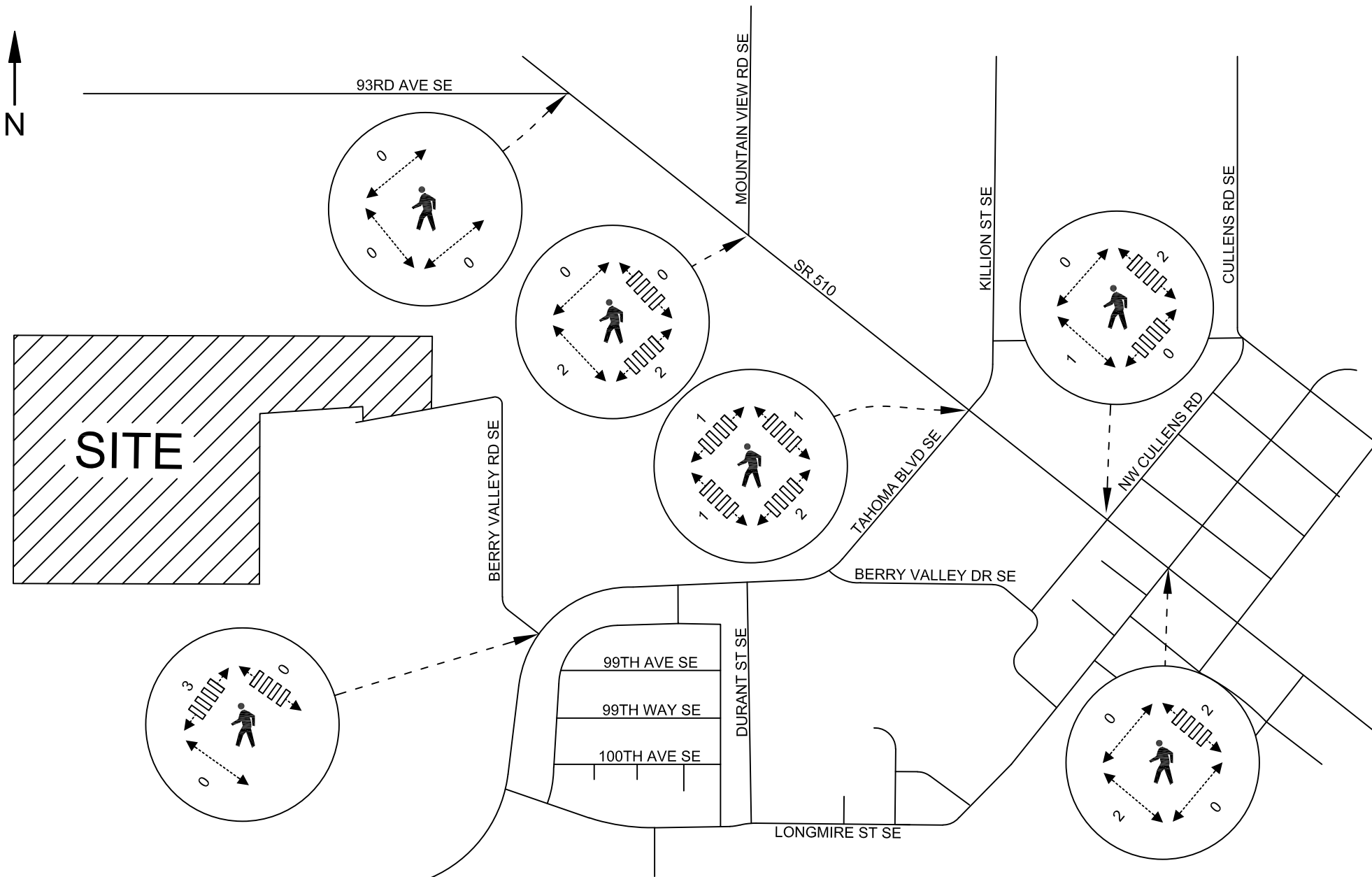
It is important to note that there are planned improvements at two study intersections. A signal is planned along with realignment of 93rd Avenue & Burnett Road. A signal is also proposed at SR 510 & Longmire Street SE.

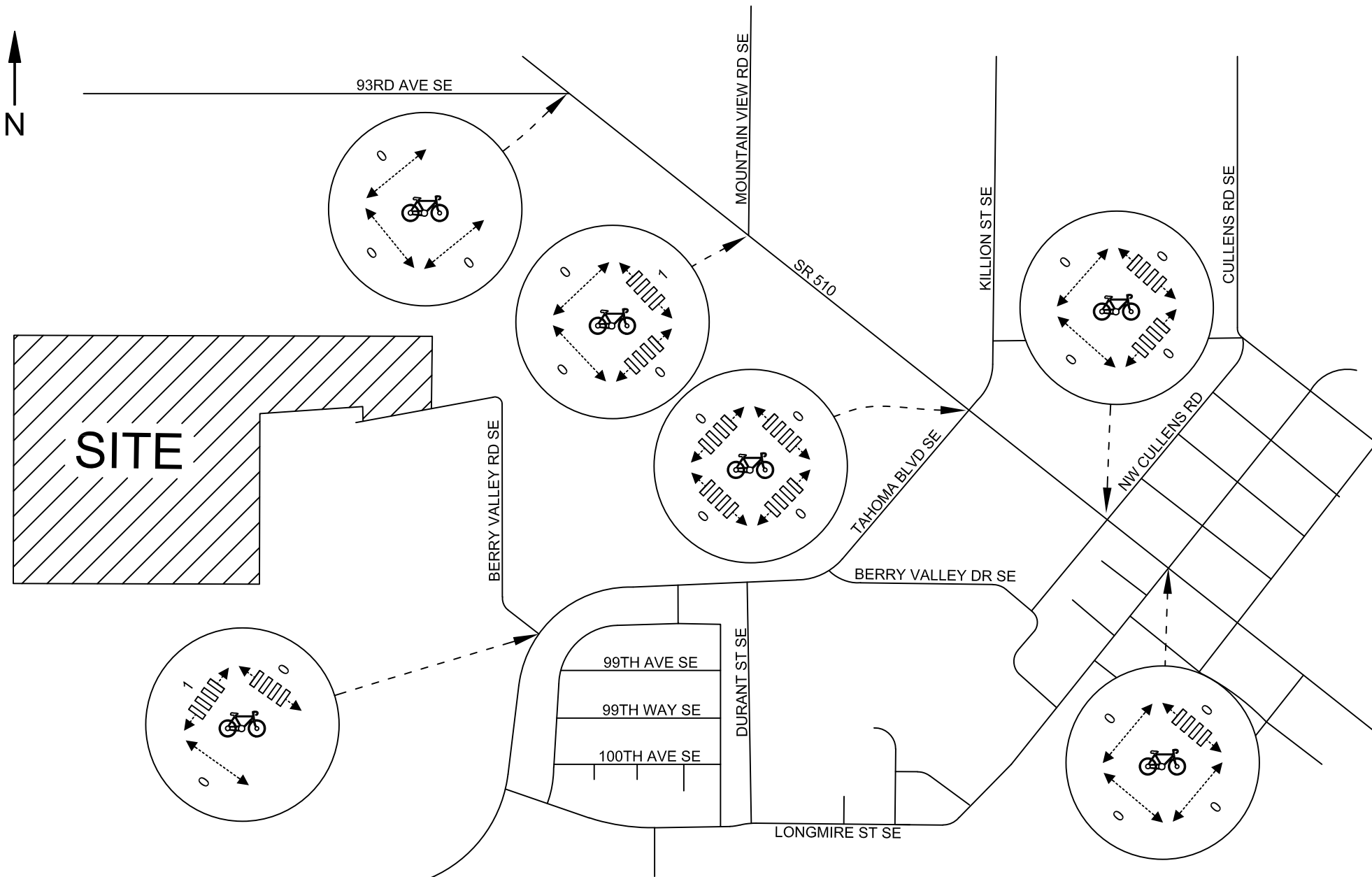
### 3.4 Non-Motorist Traffic

Pedestrian and bicycle activity were monitored on the nearby street segments studied for this project. Observations were made during routine peak hour movement counts at each study intersection. Figures 4 and 5 highlight pedestrian and bicycle crossings at each study intersection.

Tahoma Boulevard SE offers complete pedestrian infrastructure along either side of the roadway including dedicated bike lanes approximately 5-feet in width. Non-motorist infrastructure continues to SR 510 (Yelm Avenue) where marked crosswalks via actuated signalization provides crossing opportunities for access to local amenities and transit.







3.5 Transit Service

A review of the Intercity Transit service system indicates that Route 94 provides bus service in the vicinity of the proposed The Summit at Thompson Creek development. The route provides service between Yelm and The Olympia Transit Centers. The nearest stops in relation to the subject site are provided at the intersection of SR 510 & Tahoma Boulevard SE, just under a mile walking distance east of the subject site. Weekday service is provided from 6:04 AM – 9:58 PM with approximately 60-minute headways. Weekend service is provided from 7:15 AM – 9:58 PM with approximately 60-minute headways. Refer to the Intercity Transit Route Finder for more detailed information.

3.6 Existing Level of Service

Peak hour delays were determined through the use of the *Highway Capacity Manual* 6th Edition. Capacity analysis is used to determine level of service (LOS) which is an established measure of congestion for transportation facilities. The range<sup>1</sup> for intersection level of service is LOS A to LOS F with the former indicating the best operating conditions with low control delays and the latter indicating the worst conditions with heavy control delays. Detailed descriptions of intersection LOS are given in the 2016 Highway Capacity Manual. Level of service calculations were made through the use of the *Synchro 11* analysis program. For signalized controlled intersections, LOS is determined by the overall average delay. For side-street stop-controlled intersections, LOS is determined by the approach with the highest delay. Table 3 on the following page summarizes existing LOS and delays for the key intersections of study.

<sup>1</sup> Signalized Intersections - Level of Service		Stop Controlled Intersections - Level of Service	
Level of Service	Control Delay per Vehicle (sec)	Level of Service	Control Delay per Vehicle (sec)
A	≤10	A	≤10
B	> 10 and ≤20	B	> 10 and ≤15
C	> 20 and ≤35	C	> 15 and ≤25
D	> 35 and ≤55	D	> 25 and ≤35
E	> 55 and ≤80	E	> 35 and ≤50
F	> 80	F	> 50

Highway Capacity Manual, 6th Edition

**Table 3: Existing PM Peak Hour Level of Service***Delays given in seconds per vehicle*

Intersection	Control	Movement	LOS	Delay
SR 510 & 93rd Ave SE	Stop	EB	B	13.8
SR 510 & Mountain View Dr SE	Stop	SB	E	36.6
SR 510 & Tahoma Blvd SE/Killion St SE	Signal	Overall	B	15.3
Tahoma Blvd SE & Berry Valley Rd SE	Stop	SEB	A	9.3
SR 510 & NW Cullens Rd	Stop	SWB	D	25.8
SR 510 & NW Longmire St	Stop	NEB	D	34.9

\*SEB-Southeast Bound

**City Level of Service Standards<sup>2</sup>:** Yelm has an adopted a Level of Service Standard D.

**State Level of Service Standards<sup>3</sup>:** SR 510 also has an adopted a Level of Service Standard D.

Existing PM peak hour conditions are shown to operate with LOS D conditions or better meeting state and city level of service standards except for the intersection of SR 510 (Yelm Ave) & Mountain View Drive SE which is shown to operate with LOS E conditions.

It is important to note that a new route SR 510/Yelm Loop is proposed in WSDOT's Statewide Improvement Plan which is reported to relieve congestion along SR 510 and thus lowering the delay time.

---

<sup>2</sup> Yelm Comprehensive Plan.

<sup>3</sup> WSDOT - Level of Service Standard - ArcGIS



## 4. FORECAST TRAFFIC DEMAND & ANALYSIS

### 4.1 Project Trip Generation

Trip generation is used to determine the magnitude of project impacts on the surrounding street system. This is usually denoted by the quantity or specific number of new trips that enter and exit a project during a designated time period, such as a specific peak hour (AM or PM) or an entire day. Data presented in this report was taken from the Institute of Transportation Engineer's publication *Trip Generation*, 11th Edition. The designated land use for this project is defined as Single-Family Detached Housing (LUC 210). Dwelling units were used as the input variable and ITE equations were used to determine trip ends. Table 4 below summarizes the estimated project trip generation. Included are the average weekday daily traffic (AWDT) and the AM and PM peak hours. Refer to the appendix for trip generation output.

**Table 4: Project Trip Generation**

Land Use	Units	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing	109	<b>1,092</b>	20	61	<b>81</b>	68	40	<b>108</b>

Based on the data presented in Table 4, the project is anticipated to generate 1,092 average weekday daily trips with 81 trips (20 inbound/61 outbound) occurring in the AM peak hour and 108 trips (68 inbound/40 outbound) occurring in the PM peak hour.

### 4.2 Distribution & Assignment

Trip distribution describes the anticipated travel routes for inbound and outbound project traffic during the peak hour study period. Trip distribution percentages are based on a TAZ map provided by TRPC which indicates an approximate 52%/48% west/east split along SR 510. Most traffic is anticipated to utilize Tahoma Blvd E as it provides a more direct route to SR 510; however, a small percentage (12.5%) was assigned to the south via the Jackson Street SE connection, Longmire Street SE and subsequently to the southeast via SR 510. Figure 6 displays the PM peak hour trip distribution & assignment.





### 4.3 Future Peak Hour Volumes

A 3-year horizon of 2026 was used for future traffic delay analysis. Forecast 2026 background traffic volumes were derived by applying a four percent compound annual growth rate to the existing volumes shown in Figure 3 to account for partially built out developments in the area (residential development to the south of the proposed project).

Also taken into consideration are in-process developments near the site of which include: The Hutch, Durant Street Plat, Alpine Estates, Tahoma Blvd Apartments, and El Rey Burro. Each development was examined and accounted for. PM peak hour pipeline volumes are shown in Figure 7.

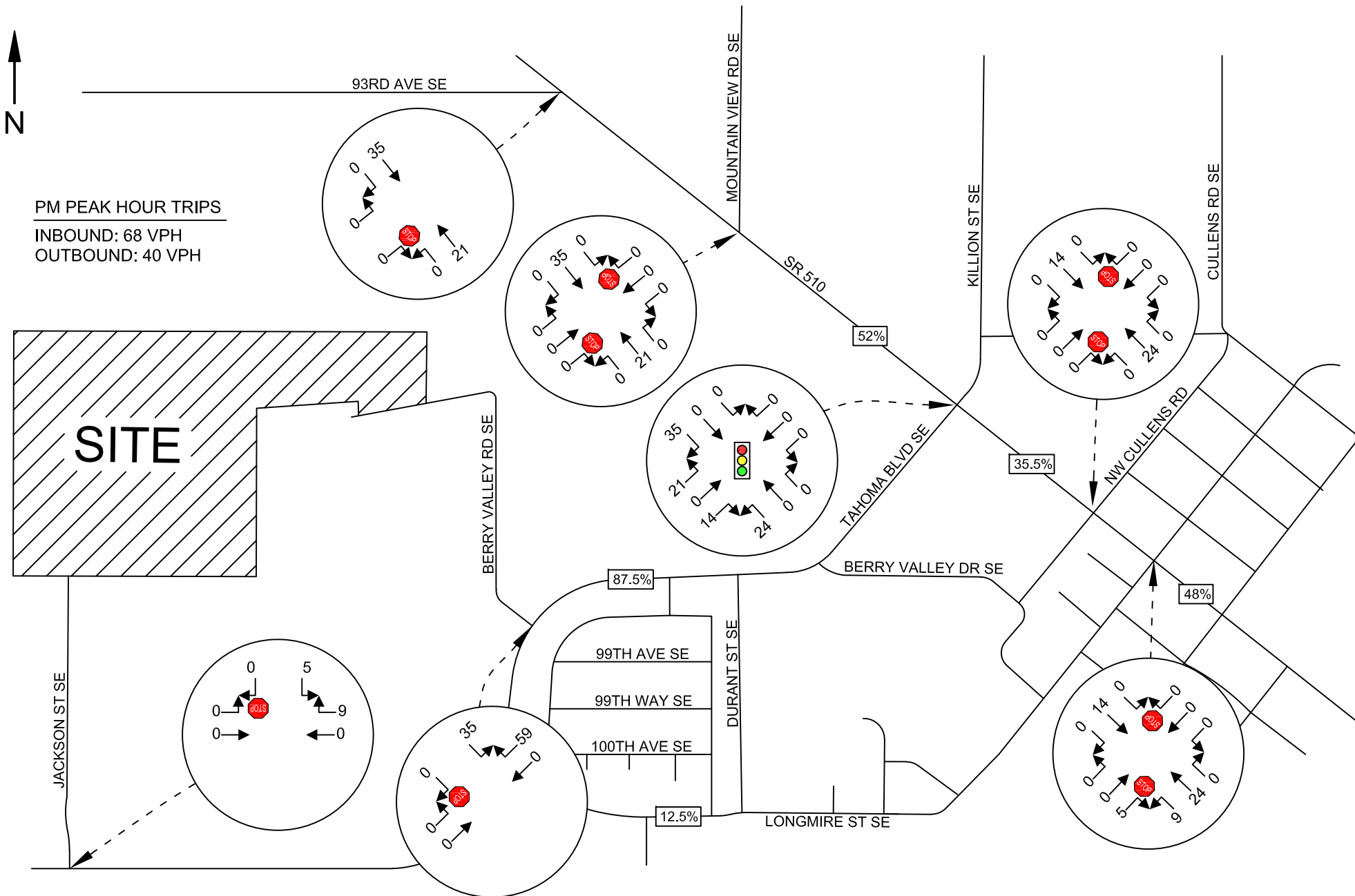
It should be noted, however, that WSDOT data along SR 510 in the site vicinity indicated little to no growth between 2017-2019 with 16,000 ADT, respectively. Moreover, reviews at SR 510's intersection with Mountain View, Killion Street and Longmire indicate similar to lower volumes in 2023 compared to 2017/2018 counts.

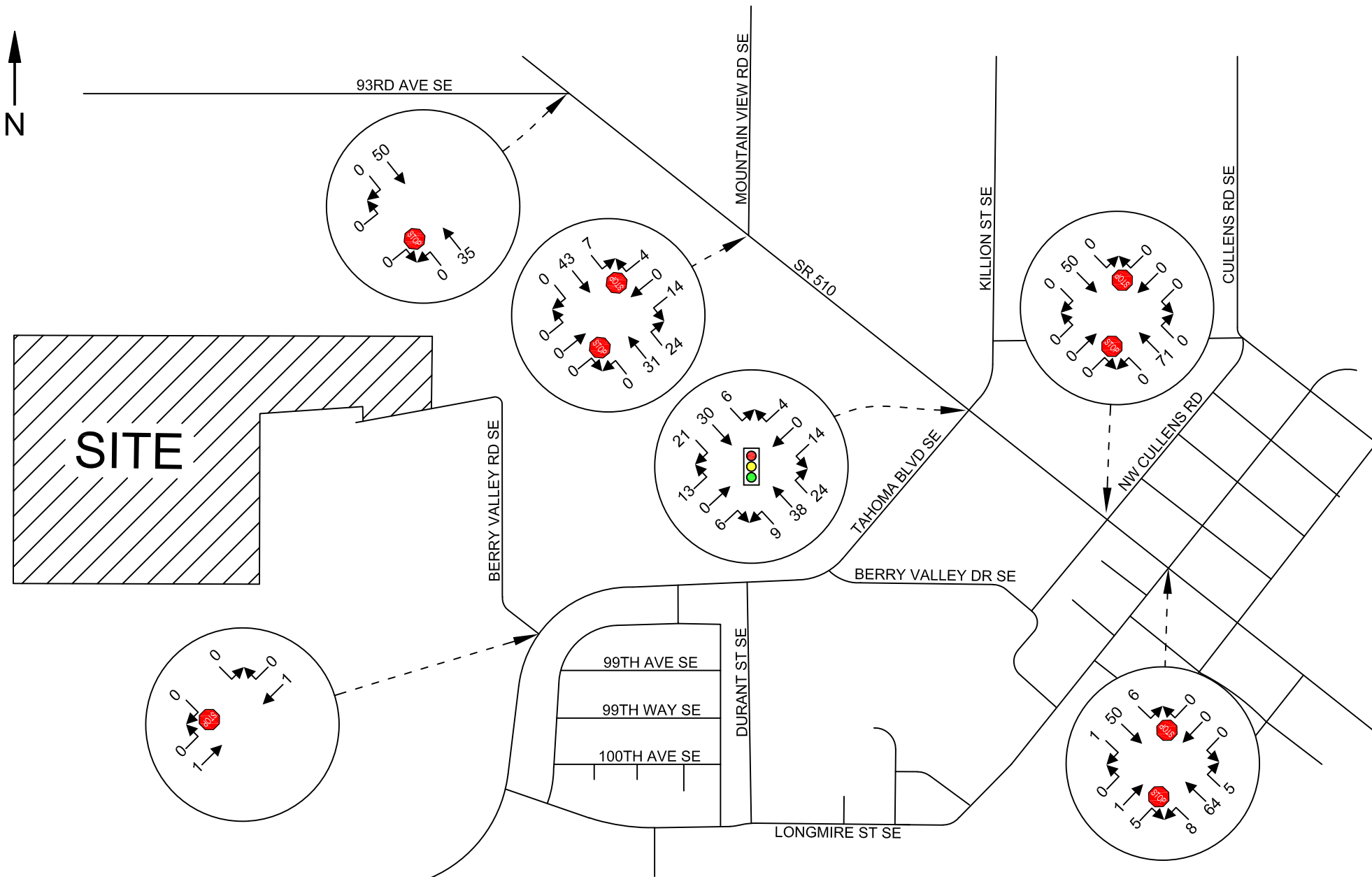
Forecast 2026 PM peak hour volumes without project (background growth plus pipeline) are shown in Figure 8 while Figure 9 illustrates forecast 2026 volumes with the addition of project-generated traffic.

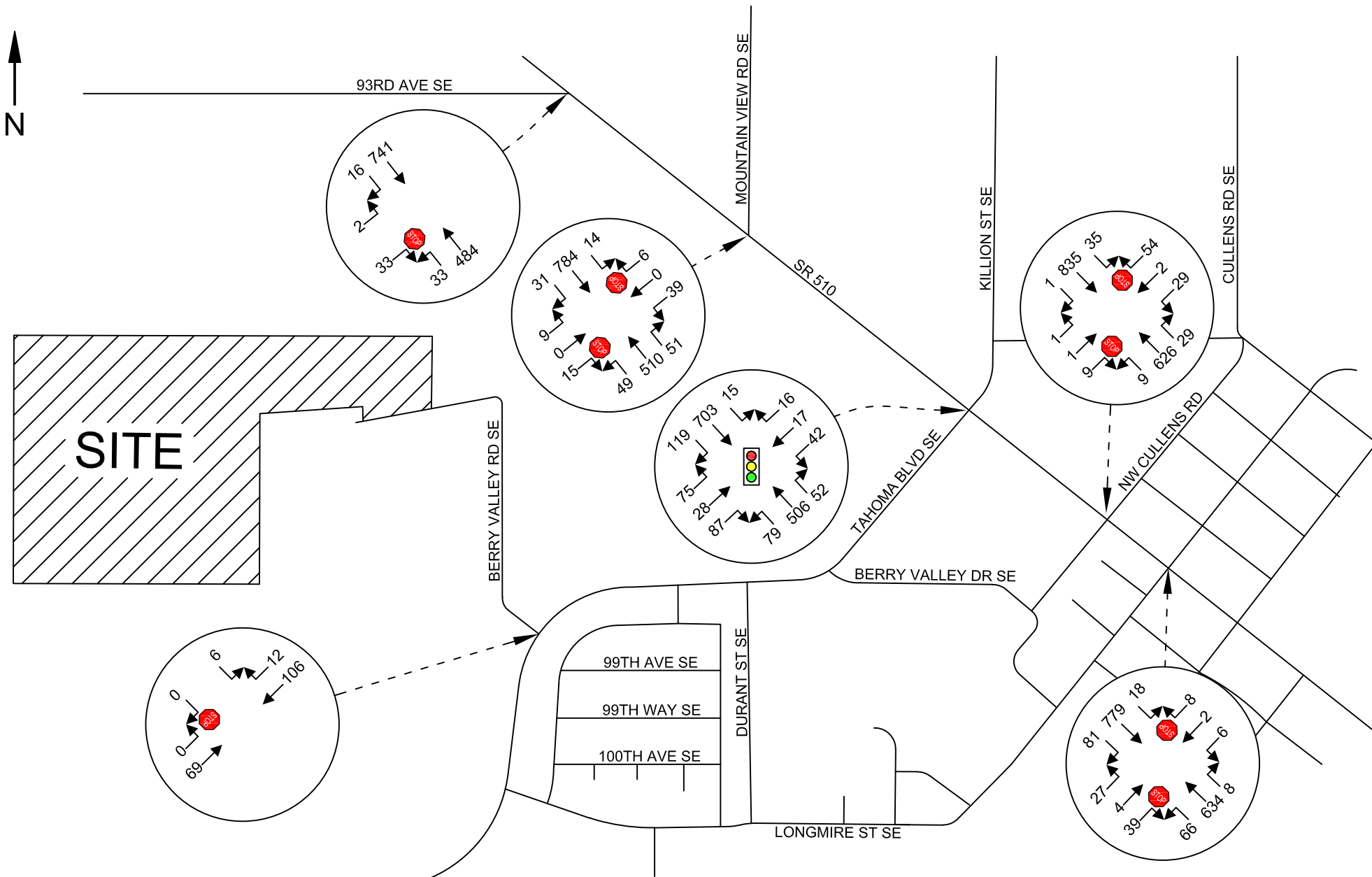
### 4.4 Site Access

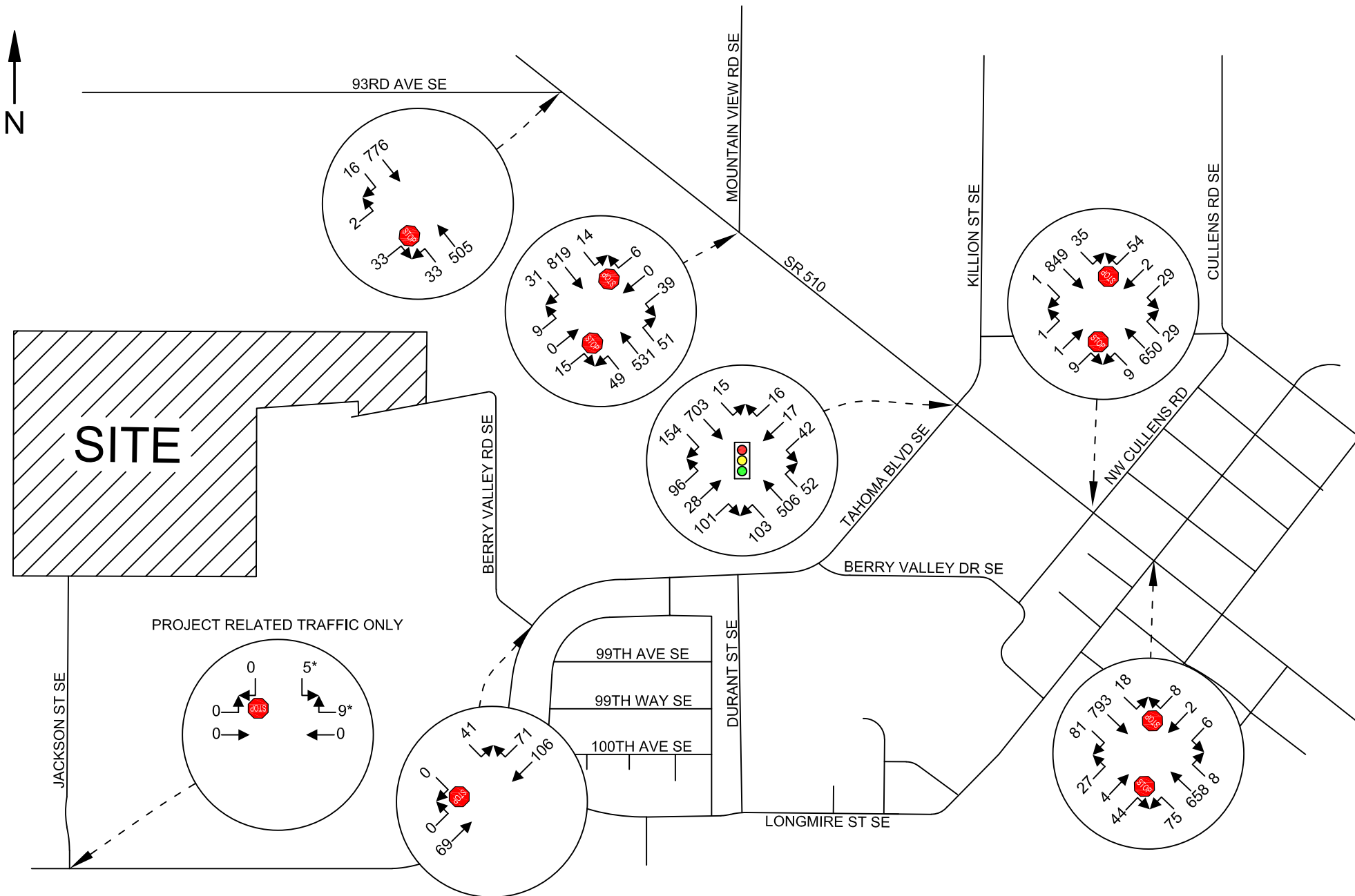
Primary access to and from the proposed plat is via connections/extensions of Berry Valley SE and Jackson Street SE. Moreover, approximately four intersections internal to the plat would be constructed to allow for lot access. All the construction shall be designed in accordance with City of Yelm engineering standards and shall meet sight distance requirements. Final verification may be needed with final site design. Any off-site improvements to Berry Valley Road SE are subject to City review.











## 4.5 Future Level of Service

Level of service analyses were made of the future PM peak hour volumes without (background) and with project related trips added to the key roadways and intersections. This analysis once again involved the use of the *Synchro 11* analysis program. Delays for the study intersections under future conditions are shown below in Table 5.

**Table 5: Forecast 2026 PM Peak Hour Level of Service**

*Delays given in Seconds Per Vehicle*

Intersection	Control	Without Project		With Project	
		LOS	Delay	LOS	Delay
SR 510 & 93rd Ave SE	Stop	C	16.0	C	16.6
SR 510 & Mountain View Dr SE	Stop	F	76.7	F	90.4
SR 510 & Tahoma Blvd SE/Killion St SE	Signal	B	19.0	C	21.2
Tahoma Blvd SE & Berry Valley Rd SE	Stop	A	9.5	A	9.9
SR 510 & NW Cullens Rd	Stop	E	46.8	F	50.9
SR 510 & NW Longmire St	Stop	F	78.9	F	93.3

**SR 510 (Yelm Ave) & 93rd Avenue SE:** This intersection is shown to operate with LOS C condition with or without the proposed project. No intersection deficiencies are identified. The study intersection is listed in the planned improvement projects as a realignment and the installation of a signal. Given the unknown project components, analysis herein utilized the existing stop-controlled configuration.

**SR 510 (Yelm Ave) & Mountain View Drive SE:** This intersection is shown to operate with LOS F conditions with or without the project. The project is anticipated to add 56 through movements (along SR 510) at the intersection, while pipeline trips are anticipated at 123, including movements from the minor approach. Queues, however, are estimated at 2-3 vehicles waiting to enter SR 510. It is important to note that with the addition of the SR 510/Yelm Loop, an alternative route will be provided throughout the city relieving the current congestion.



**SR 510 (Yelm Ave) & Tahoma Boulevard SE/Killion Street SE:** This intersection is shown to operate with LOS C conditions or better meeting city and state standards, no intersection deficiencies are identified.

**Tahoma Boulevard SE & Berry Valley Road SE:** This intersection is shown to operate with LOS A conditions meeting city LOS standards, no intersection deficiencies are identified.

**SR 510 (Yelm Ave) & NW Cullens Road:** This intersection is shown to operate with LOS E conditions without the project and LOS F conditions with the project. The project is anticipated to add 38 through movement to the intersection (along SR 510) while pipeline trips are anticipated at 121 through movements. Queues are similarly estimated with up to 2-3 vehicles waiting to enter SR 510. With the new SR 510/Yelm Loop, congestion along 510 will be relieved with an alternative route.

**SR 510 (Yelm Ave) & NW Longmire Street:** This intersection is shown to operate with LOS F conditions with or without the project. It is important to note that this intersection is listed in the city's TIP list in which a signal would be constructed. The intersection was analyzed as a two-way stop-controlled intersection given the unknown design and timing of the project. Ultimately, with the construction of a signal delays and operations would improve.

While three intersections are estimated to operate with LOS F conditions, it should be taken into consideration that the historical growth trends indicate stable conditions from 2017/2018. The forecast analysis is therefore estimated to be conservative given the 4% growth rate paired with pipeline volumes. Moreover, the SR 510 Loop extension is projected to relieve congestion along SR 510 and queues are minor with up to three vehicles on the minor approaches. Therefore, TIF pad on behalf of the development is expected to proportionally mitigate the projects impacts.



## 4.6 Signal Warrant Analysis

A signal warrant analysis was conducted at SR 510 & NW Longmire Street, SR 510 & NW Cullens Road, and SR 510 & Mountain View Drive SE under forecast 2026 conditions with project-generated traffic. MUTCD<sup>4</sup> signal warrant evaluation and conclusions are summarized below. Refer to appendix for warrant sheets and calculations.

### SR 510 & NW Longmire Street

#### Warrant 1: Eight-Hour Vehicular Volume - **Not Warranted**

*Forecast 2026 peak eight-hour volumes with project-generated traffic indicated warrant thresholds were not met (Meeting 2/8 hours).*

#### Warrant 2: Four-Hour Vehicular Volume - **Not Warranted**

*Forecast 2026 peak four-hour volumes with project-generated traffic indicated warrant thresholds were not met (Meeting 1/4 hours).*

#### Warrant 3: Peak Hour - **Not Warranted**

*Forecast 2026 peak hour volumes with project-generated traffic indicated warrant thresholds were not met.*

### SR 510 & NW Cullens Road

#### Warrant 3: Peak Hour - **Not Warranted**

*Forecast 2026 peak hour volumes with project-generated traffic indicated warrant thresholds were not met.*

### SR 510 & Mountain View Drive SE

#### Warrant 3: Peak Hour - **Not Warranted**

*Forecast 2026 peak hour volumes with project-generated traffic indicated warrant thresholds were not met.*

---

<sup>4</sup> Manual of Uniform Traffic Control Devices, 2009





## 5. CONCLUSIONS & MITIGATION

The Summit at Thompson Creek proposes for the construction of a 109-unit single-family residential development located within the city of Yelm. The subject property includes several parcels situated north of Tahoma Blvd SE and on the west side of SR 510. Access to and from the plat is proposed via an extension of Berry Valley Road SE and connection by way of Jackson Street SE. See Figure 2 for preliminary site plan and lot layout.

The fully constructed project with 109 single-family dwelling units is anticipated to generate 1,092 average weekday daily trips with 81 trips occurring in the AM peak hour and 108 trips in the PM peak hour. Existing level of service is shown to operate with LOS E conditions or better. Forecast 2026 level of service is shown to operate with LOS F conditions at three of the five study intersections (all along the congested SR 510 corridor). However, conservative forecast growth assumptions were applied which project significantly higher volumes than what has historically been realized. Moreover, there are several planned improvements in the City and with WSDOT that are projected to improve City-wide conditions.

Based on the analysis above, recommended mitigation is as follows:

1. The subject development would be subject for Transportation Facilities Charge per city of Yelm requirements. The city imposes a fee of \$1,497.00 per PM peak hour trip. Initial fees are estimated as follows:

$$108 \text{ trips} \times \$1,497.00 = \$161,676.00.$$

Credit for removal of any on-site residential structures could result in credits against the numbers above. Final fees will be calculated by the city at the time of building permit issuance.



Attachment 7:  
Critical Areas Report

# The Summit at Thompson Creek- Yelm, WA Wetland Delineation and Stream Assessment Report

Prepared for  
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AHBL, Inc.  
Tacoma, WA



Prepared by  
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120 State Avenue NE PMB 190  
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August 4, 2022

Table of Contents

Table of Contents

Table of Contents..... i

Executive Summary..... iii

1.0 INTRODUCTION..... 1

2.0 GENERAL DESCRIPTION AND LAND USE ..... 2

2.1 Historical and Current Land Use ..... 2

Figure 2 - Current Conditions..... 3

3.0 METHODOLOGY ..... 4

3.1 Existing Information Review ..... 4

3.2 Analysis of Existing Information .....4

National Wetland Inventory (NWI) Map.....4

NRCS Soils Map .....5

Thurston County Geodata Wetland Inventory .....5

USGS Topographic Maps.....5

WADNR Forest Practices Map .....5

WDFW Priority Habitats and Species Inventory (PHS) and Salmonscape .....5

NOAA NOW Precipitation Data .....6

3.3 Field Investigation ..... 6

Determination Guidelines.....6

General Field Guidelines .....6

Table 1 Indicator Status Ratings .....7

3.4 Wetland Study..... 7

Field Survey.....7

Figure 3 – Test Pit Locations.....8

4.0 RESULTS..... 9

4.1 Existing Conditions ..... 9

4.2 Wetlands ..... 9

Wetland A.....9

• Plants .....9

• Soils.....9

• Hydrology.....9

Wetland B.....9

• Plants .....10

• Soils.....10

• Hydrology.....10

Wetland C.....10

•	Plants .....	10
•	Soils .....	10
•	Hydrology .....	10
5.0	WETLAND FUNCTIONAL VALUES .....	10
5.1	Wetland Functional Analysis Methodology .....	10
5.2	Wetland Functions .....	11
	Wetland A .....	11
•	Water Quality .....	11
•	Hydrologic .....	11
•	Habitat .....	11
	Wetland B .....	12
•	Water Quality .....	12
•	Hydrologic .....	12
•	Habitat .....	12
	Wetland C .....	12
•	Water Quality .....	12
•	Hydrologic .....	12
•	Habitat .....	12
6.0	REGULATORY CONSIDERATIONS .....	13
6.1	City of Yelm Regulations .....	13
	Wetlands .....	13
	Wetland Categories and Scores .....	13
	Reductions .....	14
	Streams .....	14
	Figure 4 - Wetland and Stream Buffers (Not a Survey) .....	16
	Table 2 - Summary of Wetlands and Streams on or in the Vicinity of the Subject Property .....	17
	FEMA Flood Zone .....	17
6.2	Corps Regulations .....	17
6.3	Department of Ecology .....	17
7.0	WILDLIFE .....	18
7.1	Observed Wildlife Summary .....	18
8.0	PROPOSED PROJECT .....	18
8.1	Description .....	18
8.2	Development Impacts .....	18
8.3	Impact Avoidance and Minimization .....	18
8.4	Minimization of Water Quality Impacts .....	19
9.0	SUMMARY AND CONCLUSIONS .....	19
10.0	LIMITATIONS .....	19
11.0	REFERENCE .....	20

## Executive Summary

**Site Name:** The Summit at Thompson Creek

**Parcel #'s:** 21723140102, 21724220100, and 21723140000

**Zoning:** R-4, Residential

**Area:** 1,555,904 (34.57 acres after proposed BLA)

**Site Location:** 14504 Berry Valley Road SE and 14444 Berry Valley Road SE

**Project Staff:** Alex Callender MS, PWS

**Field Survey Conducted:** December 10, 2021, February 11, April 19, and May 26, 2022

**Project Description:** Subdivision into 101 lots with required open space tracts, stormwater tracts, roads for ingress and egress and utilities such as electricity, cable, water, and sidewalks. (See Summary Table Below)

**Findings:** Three jurisdictional wetlands and a Type 5 stream was found on and offsite.

Wetland A is a Category IV wetland slope wetland with an overall score of 15 and a habitat score of six (MHL). Wetlands with an overall score of fifteen habitat score of six (MHL) in the City of Yelm typically carry a 50-foot buffer.

Wetland B is a Category II Riverine Wetland that encompasses Thompson Creek and shares the OHWM with the creek. This wetland has an overall score of 20 and a habitat score of six (LMH). This wetland will carry a 150-foot buffer.

Wetland C is a small depressional wetland with an overall score of 15 and a habitat score of five (LHL). It will carry a 50-foot buffer.

Thompson-Creek is found on and offsite. This stream was determined to be a site Type 5 stream and according to Yelm Municipal code, this stream carries a 150-foot buffer which is coincident with the buffer of Wetland B.



## 1.0 INTRODUCTION

This report is the result of a critical areas study of the 21723140102, 21724220100, and 21723140000 described below (**Figure 1**).

Parcel Number	Address	Acreage	Partial Legal Description
21723140102	14504 BERRY VALLEY RD SE	22.33	Section 23 Township 17 Range 1E SE NE PTN TR B BLA-998233 3302942 (OTHERPTN IS 21723140101).
21724230100	14444 BERRY VALLEY RD SE	9.35	24-17-1E SW NW COM NE COR W1320F S406F; ELd312F EX S 20F & PTN BAP 266.98F S OF NE COR SD SUB; S80-25-13W TO INT S LN ABOVE POB; S80-25-13W TO CREEK; NWLY TO S LN STRIP; E POB
21723140000	14444 BERRY VALLEY RD SE	12.91	Section 23 Township 17 Range 1E Quarter SE NE BLA-998233 TR A Document 3302942 INCLUDING 1980 SILVERCREST 48/34

This report was prepared to satisfy the critical areas review process required by the City of Yelm Development Regulations Title 18. 21 Critical Areas and Resource Lands

The City of Yelm and possibly other agencies that may evaluate impacts to critical areas from the proposed project will be able to utilize information in this report.

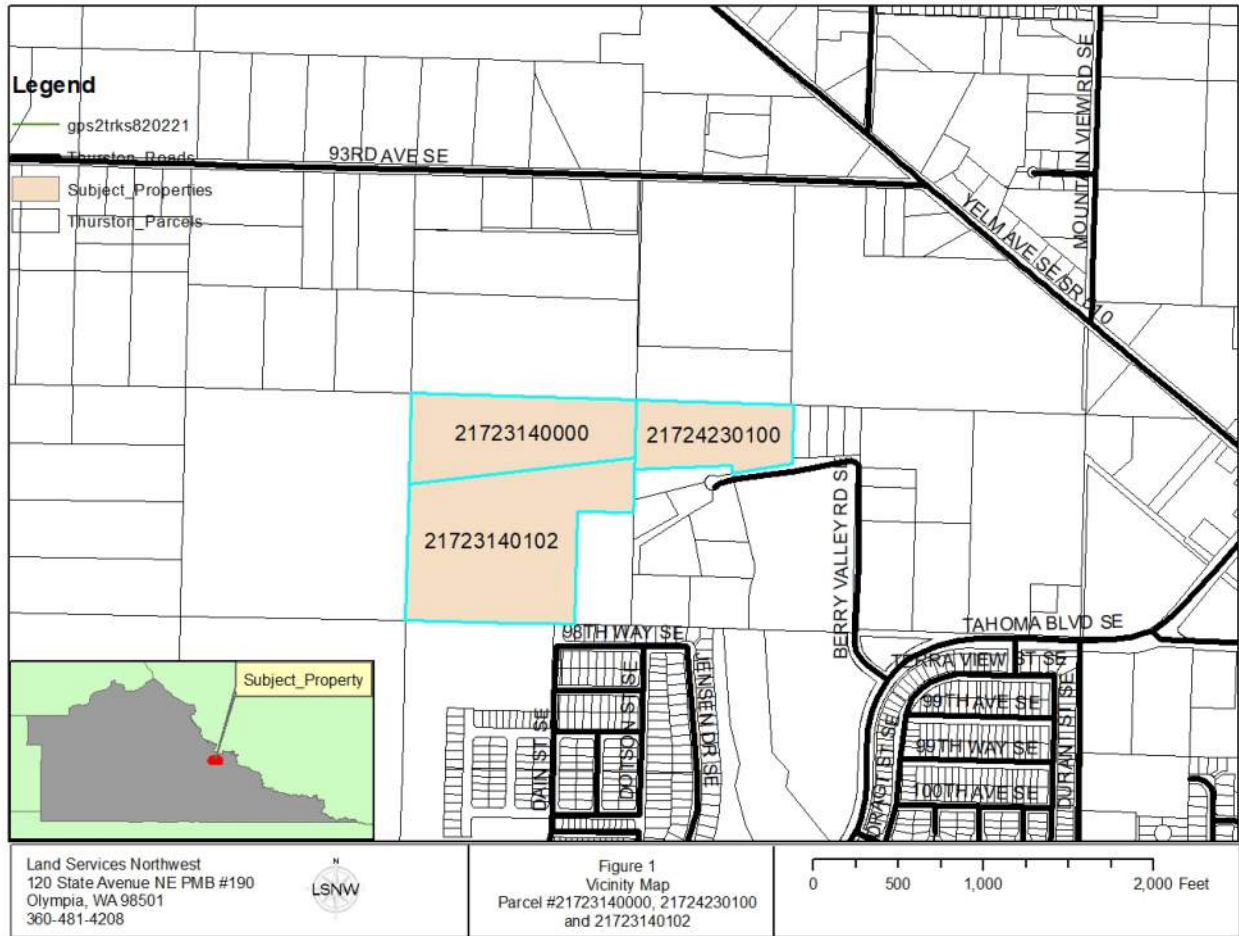


Figure 1-Vicinity Map

## 2.0 GENERAL DESCRIPTION AND LAND USE

### 2.1 Historical and Current Land Use

Historically, parcel #21723140000 has had a single-family residence and appurtenances situated between the forest and Thompson Creek. In the eastern portion it is pasture. In the western portion it is forestland. There is a hill that slopes toward a creek on the western portion of the property. This property is surrounded by forest to the west and pasture to the north and forest to the south.

Parcel #21724230100 is transected by Thompson Creek. This area is pasture. There is a single-family residence to the north and Berry Valley Road SE to the south. To the north is a group of single-family homes and pastureland on the northeastern side of the creek.

Parcel #21723140102 has a new subdivision to the south and a group of mobile homes to the east. On site there are two ag outbuildings which are associated with past ag activities. There is vacant land.



offsite to the west. Most of the property in the western portion is unused hayfield or wetland. There is a dairy pond that has been decommissioned and no water was found in this area.

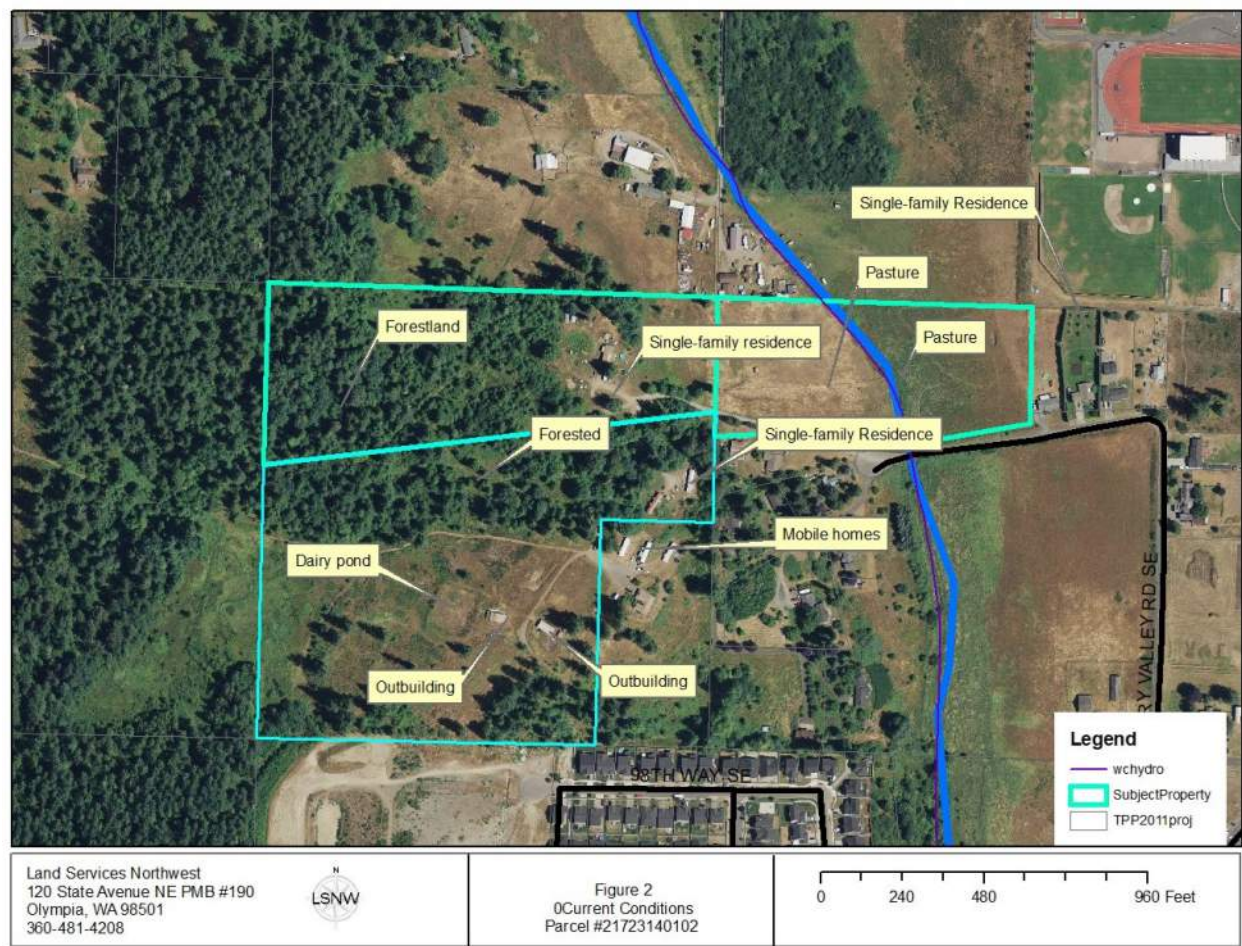


Figure 2 - Current Conditions

### 3.0 METHODOLOGY

#### 3.1 Existing Information Review

Background information on possible wetlands was reviewed prior to field investigations and included the following:

National Wetlands Inventory (NWI) Map, USFWS Shapefile Data (**Appendix B**)

Thurston County Area Soil Survey, Soil Conservation Service (U.S. Department of Agriculture, 1973)  
National Resource Conservation Service Shapefiles (NRCS Soils Data Mart, 2006) (**Appendix C**)

Thurston County Geodata Wetland Inventory (**Appendix D**)

USGS 7.5 Minute Quadrangle Topographic Maps (**Appendix E**)

WDNR Forest Practices Activity Map (**Appendix F**)

Washington Department of Fish and Wildlife Priority Habitats and Species Database and Salmonscape (**Appendix G**)

NOAA Now Precipitation Data (**Appendix H**)

Washington Department of Natural Resources Natural Heritage Database

United States Hydric Soils List (U.S. Department of Agriculture 1991)

Thurston County Code Chapter 24

#### 3.2 Analysis of Existing Information

The following existing information was reviewed to gain a better understanding of on-site conditions and its position in the landscape.

##### National Wetland Inventory (NWI) Map

The National Wetland Inventory (NWI) map (**Appendix B**), developed by the U.S. Fish and Wildlife Service (USFWS), shows:

- PEM1C Palustrine Emergent Persistent Seasonally Flooded and PSSC Palustrine Shrub Scrub Seasonally flooded wetland to the north of parcel #21723140000 on and within 315 feet of the subject property.
- R5UBH Riverine Intermittent Streambed Seasonally Flooded wetland and PEM1C Palustrine Emergent Seasonally Flooded Wetland in the general position of Thompson Cree on and within 315 feet of the subject property.
- A PEM1C wetland in the western portion of parcel#21723140102 in the general position of Wetland A. A PUBHx wetland is located in the general vicinity of the Dairy Pond.

### NRCS Soils Map

The Natural Resources Conservation Service (NRCS) has mapped the site (**Appendix C**) as containing:

#### Hydric Soils:

- McKenna gravelly silt loam, 0 to 5 percent slopes

#### Non-Hydric Soils

- Yelm fine sandy loam, 0 to 3 percent slopes and 3 to 15 percent slopes
- Spanaway gravelly sandy loam 3-15 percent slopes

### Thurston County Geodata Wetland Inventory

The Thurston County Geodata has a mapping tool that depicts various critical areas such as streams and wetlands. (**Appendix D**). This site shows:

- PFO Palustrine Forested wetlands on and within 315 feet to the northwest and southwest of the subject parcel.
- OWx Open Water forested excavated wetland that appears to be a dairy pond on the subject parcel.
- PEM Palustrine Emergent on and offsite in the western portion within 315 feet of the subject parcel.
- Thompson Creek which is a Type 5 stream and associated small riverine wetlands that area PEMf which is Palustrine Emergent Semi permanently flooded...

### USGS Topographic Maps

The USGS has topographical maps that depict natural and artificial features on the landscape including wetlands. (**Appendix E**). This map shows Thomson Creek transecting parcel # 21724230100

### WADNR Forest Practices Map

The WADNR Forest Practices Division has a mapping tool for determining predictive stream types in accordance with attributes for WAC222-16-32 WATER TYPING. (**Appendix F**). This map shows Thompson Creek transecting Parcel # 21724230100 as a Type 5 stream.

### WDFW Priority Habitats and Species Inventory (PHS) and Salmonscape

The Department of Fish and Wildlife maintains an inventory of priority habitats and species information (**Appendix G**).

The PHS database shows a general polygon for the little brown bat. The little brown bat may feed on macroinvertebrates at night when they emerge from the stream and wetland. The forest is young, so it is not likely that there are areas for the species to hibernate or hide for torpor.

Salmonscape shows salmonid usage by Sockeye, Chinook, Coho, and winter steelhead. Although there may be fish use in the winter, The stream is choked with Reed canary grass, and it is there are not good spawning substrate for breeding and egg laying. No fish were observed during the site visits. Chinook salmon and Steelhead Trout area threatened under ESA; however, it does not appear that this area is utilized by the salmon for spawning or rearing due to poor habitat from Reed canary grass and lack of spawning gravels.

### NOAA NOW Precipitation Data

NOAA maintains a database that graphs the current precipitation against the wettest, driest, and normal accumulations of record. **(Appendix H)**. This data shows that the year had periods of record rains up until the end of May.

## 3.3 Field Investigation

### Determination Guidelines

Land Services Northwest based its wetland identification and delineation upon the 1987 Army Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) and the regional specificity found in Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (USACE, 2010). Generally, as outlined in the manuals, wetlands are distinguished from other landforms by three criteria: 1) hydrophytic vegetation, 2) hydric soils, and 3) wetland hydrology.

### General Field Guidelines

Plant species were identified according to the taxonomy in *Flora of the Pacific Northwest* (Hitchcock and Cronquist, 1973), and the wetland status of plant species was assigned according to: *The National Wetland Plant List: 2016* (Lichvar, 2016). Wetland classes were determined by the U.S. Fish and Wildlife Service's system of wetland classification (FGDC, 2013). The wetland determination was based mainly on soils, vegetation, and hydrology characteristics indicative of wetland conditions.

The Corps Manual and Supplement describes soil, vegetation, and hydrological indicators of wetlands. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (National Technical Committee for Hydric Soils, 1994). Anaerobic conditions cause redoximorphic features to develop, which can be evidenced through the observation of mottling or gleying in the soil. Soils are hydric if they match the indicators in the supplement or meet the technical definition.

A soils evaluation was performed to determine if the area contained hydric soils. Additional test plots were sampled to gauge possible wetland indicators and characteristics. Soils are normally excavated to 18 inches or more below the surface within a test pit to evaluate soil characteristics and hydrological conditions in both wetland and upland areas. Soil chroma (color) is evaluated using the *Munsell Color Chart* (Munsell Color, 1988).

The COE describe a wetland rating system for plants. Each plant species is assigned a probability of occurrence within wetlands, which is referred to as its wetland status. The wetland plant indicator system is as follows:

Table 1 Indicator Status Ratings

Indicator Status	Abrv.	Definitions - Short Version ( <a href="#">ERDC/CRREL TN-12-1</a> )
Obligate	OBL	Almost always occur in wetlands.
Facultative Wetland	FACW	Usually occur in wetlands but may occur in non-wetlands.
Facultative	FAC	Occur in wetlands and nonwetlands.
Facultative Upland	FACU	Usually occur in non-wetlands, but may occur in wetlands.
Upland	UPL	Almost never occur in wetlands.
		(USACE, 2016)

In general, under the Federal methodology, more than 50 percent of the predominant plant species within a test plot must be rated FAC or wetter (i.e., FACW, OBL) to satisfy the wetland criteria for hydrophytic vegetation. Dominant species are those when ranked comprise 50% of the total or those that have a percent cover greater or equal to 20 percent within the test plot. Only dominant plant species were considered in the data analysis.

If wetland hydrology, including pooling, ponding, and soil saturation, is not clearly evident, hydrological conditions may be observed through surface or soil indicators. Indicators of hydrological conditions include drainage patterns, drift lines, sediment deposition, watermarks, historic records, visual observation of saturated soils, and visual observation of inundation.

### 3.4 Wetland Study

#### Field Survey

A wetland reconnaissance was performed on December 10, 2021, for parcel #21724230100 and #21723140000. Another reconnaissance was conducted on February 11, 2022, to identify wetlands present on the parcel #21723140102. Observations were made of the general plant communities, wildlife habitats, and the locations of potential streams and wetland areas. Present and past land-use practices were also noted, as were significant geological and hydrological features

Once likely wetland areas were located, the Routine Onsite Determination Method was used to identify the presence of wetland parameters and to delineate the outer edge of the wetlands using the procedures outlined in the *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory, 1987). The Routine Onsite Determination Method was used in areas that maintained normal circumstances, were not significantly disturbed, and were not potential problem areas. A formal wetland delineation was performed on February 10 and April 19, 2022, to flag and document on-site wetlands and to identify and map off-site wetlands within 315 feet of the subject property as we are able.

Test pits were dug on both December 10, 2021, February 11, April 19, and May 26, 2022, to develop a better understanding of soil profiles onsite. Soils were excavated to 18 inches or more below the



surface within a test pit to evaluate soil characteristics and hydrological conditions throughout the site. Soil chroma (color) is evaluated using the *Munsell Color Chart* (Munsell Color, 1988) (Figure 3). These results were entered in wetland data sheets (Appendix I).

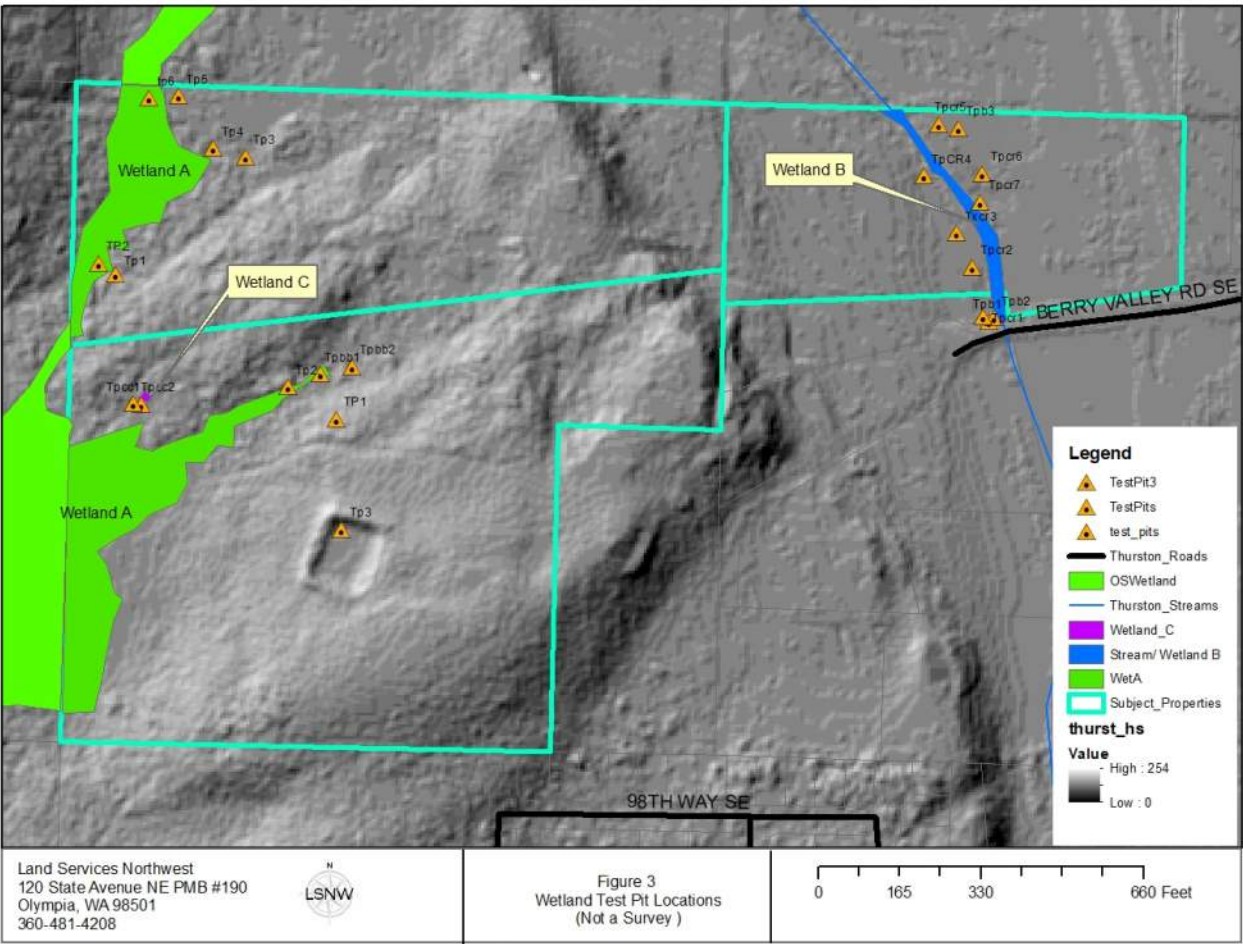


Figure 3 – Test Pit Locations

## 4.0 RESULTS

### 4.1 Existing Conditions

The subject properties have varying topography with Parcel # 21723140000 flat in the east with slope to the Thompson Creek in the eastern half. Thompson Creek transects this property with a south to north flow. The property slopes uphill from the creek to the western property line. This property is mostly grassland.

Parcel #21723140000 is adjacent to the parcel#21723140000 and the slope continues uphill toward the residence in the central portion of the property where it then slopes downhill to the west. In the west along the western property line there is a swale where water concentrates and creates wetland conditions. This flows to the north.

Parcel # 21723140102 is generally flat on a hilltop with the slope off of the hill to the east in the eastern boundary, but most of the slope is to the west. There is what appears to be a decommissioned dairy pond in the center of the property and a swale along the western property line that flows to the north.

### 4.2 Wetlands

Three wetlands, labeled Wetland A, B, and C were identified during the reconnaissance and formally investigated on April 19, 2022, and May 26, 2022.

#### Wetland A

Wetland A is a 3.2 – acre on and offsite, seasonally flooded slope HGM wetland fed by slope seeps and precipitation. All site visits were conducted during periods of rain and represent the wetter periods of record in this area.

- **Plants**  
Black cottonwood (*Populus balsamifera*; FAC), Red osier dogwood (*Cornus alba*, FACW), salmonberry (*Rubus spectabilis*; FAC) and Slough sedge (*Carex obnupta*; OBL) with smaller amounts of Western red cedar, Stinging nettles (*Urtica dioica*).
- **Soils**  
10YR 3/1, with a depleted silt layer containing 10YR 4/2 with a 10YR 4/6 redoximorphic features. The delineation of the wetland area closely follows the topography of the site where the hydric soils are limited to the lower portion of the hillslope.
- **Hydrology**  
The area was explored in February after a period of rain in the early growing season for the reconnaissance view and hydrology was present in many areas. During the delineation, it was May, and hydrology was still present.

#### Wetland B

Wetland B is a small .264 acre /11,499 square foot Riverine Emergent Seasonally flooded (REMC) wetland caused associated with Thompson Creek. It appears that the extent of this wetland has diminished over time as the Thurston County Wetland layer shows this wetland as much bigger than it is

now. We conducted soil test pits during wet periods and the wetland was found within the ordinary high water of the stream. We observed this area for the winter season, and we did not see any extensive flooding or signs of flooding beyond where we have delineated. Considering the record rains that we had in the area, this would represent a wetter than normal season and it did not have much overbank flooding. Thompson Creek may have lower flows now than in the past much like Yelm Creek.

- **Plants**

Plants in the wetland are Reed canary grass (*Phalaris arundanacea*; FAW), Meadow foxtail (*Alopecurus pratense*; FAC) and Velvet grass (*Holcus lanatus*; FAC) along the edge with some with Creeping buttercup (*Ranunculus repens*; FAC) and some American speedwell (*Veronica* sp; OBL).

- **Soils**

Soils in this wetland were a 10YR 3/1 mineral silt loam with a 10YR 5/2 with 10YR 5/8 mottles due to the persistent permanent flooding in the area.

- **Hydrology**

Hydrology was found 2 inches above the surface.

#### Wetland C

Wetland C is a very small, excavated depression 363 square feet, however, the City of Yelm does not have any threshold for regulated wetlands therefore we have provided an analysis for ratings and buffers.

- **Plants**

Oregon ash (*Fraxinus latifolia*; FACW), Red alder (*Alnus rubra*; FAC), Salmonberry (*Rubus spectabilis*; FAC), Small scale sedge (*Carex leptipoda*; FAC), slough sedge (*Carex obnupta*; OBL) reed canary grass, and soft rush are the primary plants found in the wetland.

- **Soils**

Soils in Wetland A are a 10YR 3/1 gravelly loam underlain by a 10YR 4/2 gravelly loam with 10YR 4/6 redoximorphic features at 5%. The delineation of the wetland area closely follows the topography of the site where the hydric soils are limited to the lower portion of the hillslope.

- **Hydrology**

Hydrology was found at 6 inches in this area.

## 5.0 WETLAND FUNCTIONAL VALUES

### 5.1 Wetland Functional Analysis Methodology

Wetlands, in general, provide many valuable ecological and social functions, including 1) stormwater storage, 2) groundwater recharge, 3) erosion control, 4) water quality improvement, 5) natural biological support, 6) overall habitat functions, 7) specific habitat functions, and 8) cultural and socioeconomic value.



Several procedures have been developed for assessing the importance and magnitude of functions and include the Washington Functional Assessment Method (WAFAM) Wetland Evaluation Technique, the Hydrogeomorphic Assessment Method the Habitat Evaluation Procedure (HEP), and numerous regional and/or local procedures. However, none of these methods were consistent with the needs of this project.

Wetland functions were also semi-quantitatively assessed using information gathered while performing the ECY Wetland Rating System for Western Washington (Hruby, 2014). The scores from the analysis of the wetland are found in Appendix H. This method is a comprehensive approach requiring substantial data input and assessment of onsite and landscape functions. The descriptions of wetland functions and the factors and parameters considered by that method are very helpful in interpreting the functioning of the subject wetlands and buffer areas. The methodology is scientifically based, in that its application requires a prior understanding of how wetlands function. Advanced experience, training and scientific objectivity of a wetland scientist applying the method is essential for an accurate assessment. Alex Callender has attended and received credit for the training in this method.

## 5.2 Wetland Functions

### Wetland A

Wetland A is a an approximately 3.2 -acre / 138,751 sq feet onsite mostly undisturbed wetland that flows from parcel # 21723140102 to parcel # 21723140000 and then continues offsite to the adjoining parcel to the north.

- **Water Quality**

Wetland A is a shallow slope wetland 2-5% with some depressions and some dense vegetation which is not near any septs or other pollution generating activities. There is a subdivision above, but it is high above, and the stormwater is controlled as it is a new subdivision and there are no outfalls in the immediate vicinity, so it does not appear to contribute to the wetland. The wetland ultimately drains to the Nisqually River which has a TMDL in effect so overall it rates high for water quality functions.

- **Hydrologic**

Wetland A is slope wetland that does not have many hydrologic functions, however there is flooding on the Nisqually where it eventually drains so it rates moderate for this function. It is not named in any plans and overall does not perform many hydrologic functions.

- **Habitat**

Wetland A has emergent, shrub scrub and forested vegetation. The forested vegetation has shrubs and emergent in the understory, so it rates high for structure. It has one hydroperiod, seasonally flooded. It has a moderate amount of diversity, and the interspersions of habitats is high. It does not have much high intensity development within a kilometer and limited high intensity agriculture so its function in the landscape is high. There are not any mapped priority habitats or species nearby. There are no snags or logs, or riparian areas associated with this wetland, so it rates moderately low for habitat.

### Wetland B

Wetland B is a relatively small riverine wetland that is within the Ordinary High Water Mark of the stream.

- **Water Quality**

Wetland B does not have any depressions that hold water as it is mostly within the OHWM of the stream. The wetland has 2/3 in tall reed canary grass so it rates moderate for this function.

- **Hydrologic**

The Wetland B has little hydrologic functions. There is little flooding on the Creek. The Wetland does not have dense woody stems to attenuate the flood pulse. Wetland B is in the UGA, but it is not down cut. It rates moderate for this function

- **Habitat**

Wetland B is somewhat diverse, it has some interspersions of habitat, and structure. The wetland is in an area with little high-density development, so it rates high for its position in the landscape.

Wetland B has no snags or logs, but it does have riparian functions and priority species like Chinook and winter steelhead, so it rates high for this function.

### Wetland C

Wetland C is the smallest wetland in the vicinity of the property and because of its proximity to Wetland A it will carry many of the same functions, however it is a depressional wetland.

- **Water Quality**

Wetland C is a relatively small wetland with a highly constricted outlet. Wetland C has mineral soils, and the vegetation is ungrazed. Wetland C does not discharge directly to a 303d listed water body, but there is a TMDL on the Nisqually which is where the water flows so the wetland rates high for this function.

- **Hydrologic**

Wetland C has a relatively high amount of live storage with a highly constricted outlet (No culvert found).

Wetland C drains to areas of high ground water and is a depression below the average grade so it may contribute to groundwater. The wetland would drain to the Nisqually River which suffers periodic flooding even though it is not mentioned as important for flood storage.

- **Habitat**

Wetland C has relatively low habitat functions. It is forested with a shrub and emergent layer, however, hydroperiod and no interspersions of habitats. low

Wetland C is in an area of relatively low density, so it rates high. It is not very diverse and only has one hydroperiod. There are no priority habitats or species that require this wetland as part of their life cycle.

## 6.0 REGULATORY CONSIDERATIONS

### 6.1 City of Yelm Regulations

#### Wetlands

The City of Yelm Regulates Wetlands under YMC 18.21.060 Wetlands.

The City of Yelm Rates Wetlands using the Wetland Rating System for Western Washington (Hruby, 2014) as amended.

#### Wetland Categories and Scores

Wetland	Category	Overall Score	Habitat Score	Buffer
A	IV	15	6(MHL)	50
B	II	20	6 (LMH)	150
C	IV	15	5(LHL)	50

YMC 18.21.6 states:

#### 6. Wetland Buffers.

a. Standard Buffer Widths. The standard buffer widths presume the existence of a relatively intact native vegetation community in the buffer zone adequate to protect the wetland functions and values at the time of the proposed activity. If the vegetation is inadequate, then the buffer width shall be increased, or the buffer should be planted to maintain the standard width. Required standard wetland buffers, based on wetland category and land use intensity, are as follows:

#### ii. Category II:

High level of function for habitat (score of 29 – 36 points)	300 feet
Moderate level of function for habitat (score of 20 – 28 points)	150 feet
High level of function for water quality improvement and low for habitat (score for water quality 24 – 32 points and habitat less than 20 points)	100 feet
Not meeting any other characteristics	100 feet

#### iv. Category IV:

Score for all three basic functions less than 30 points	50 feet
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18.21.5. states:

Category IV Wetlands. Activities and uses that result in unavoidable and necessary impacts may be permitted in Category IV wetlands and associated buffers in accordance with an approved critical area report and mitigation plan, and only if the proposed activity is the only reasonable alternative that will accomplish the applicant's objectives. Full compensation for the acreage and loss functions will be provided.

No impacts to wetlands area proposed.

### Reductions

Reductions are allowed under YMC18.21.6. d. which states:

d. Wetland Buffer Width Averaging. The administrator may allow modification of the standard wetland buffer width in accordance with an approved critical area report and the best available science on a case-by-case basis by averaging buffer widths. Averaging of buffer widths may only be allowed where a qualified professional wetland scientist demonstrates that:

- i. It will not reduce wetland functions or functional performance;
- ii. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places;
- iii. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and
- iv. The buffer width is not reduced to less than 75 percent of the standard width or 35 feet.

No Reductions are requested at this time.

### Streams

The City of Yelm Regulates under 18.21.110 Fish and wildlife habitat conservation areas.

streams as fish and wildlife habitat conservation areas as follows:

#### A. Designation of Fish and Wildlife Habitat Conservation Areas.

1. Fish and wildlife habitat conservation areas are areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC [365-190-080\(5\)](#). These areas include:

- a. Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association;
  - i. Federally designated endangered and threatened species are those fish and wildlife species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered.
  - ii. State designated endangered, threatened, and sensitive species are those fish and wildlife species native to the state of Washington identified by the Washington Department of Fish and Wildlife that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats.

b. State Priority Habitats and Areas Associated with State Priority Species. Priority habitats and species are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority habitats are those habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural element. Priority habitats and species are identified by the state Department of Fish and Wildlife.

c. Naturally Occurring Ponds under 20 Acres. Naturally occurring ponds are those ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat, including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds. Naturally occurring ponds do not include ponds deliberately designed and created from dry sites, such as canals, detention facilities, wastewater treatment facilities, farm ponds, temporary construction ponds, and landscape amenities, unless such artificial ponds were intentionally created for mitigation.

d. Waters of the State. Waters of the state include lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington.

e. Areas of Rare Plant Species and High-Quality Ecosystems. Areas of rare plant species and high-quality ecosystems are identified by the Washington State Department of Natural Resources through the Natural Heritage Program.

f. Land useful or essential for preserving connections between habitat blocks and open spaces.

2. All areas within the city meeting one or more of these criteria, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this chapter and shall be managed consistent with the best available science.

3. Mapping. The approximate location and extent of habitat conservation areas are shown on the critical area maps adopted by the city.

### Thompson Creek

2. Riparian Habitat Areas. Unless otherwise allowed in this chapter, all structures and activities shall be located outside of the riparian habitat area.

a. Establishment of Riparian Habitat Areas. Riparian habitat areas shall be established for habitats that include aquatic and terrestrial ecosystems that mutually benefit each other and that are located adjacent to rivers, perennial or intermittent streams, seeps, and springs.

b. A riparian habitat area width of 150 feet is established along Yelm Creek and Thompson Creek, both Type 5, intermittent streams with low mass wasting potential as defined in WAC [222-16-031](#).

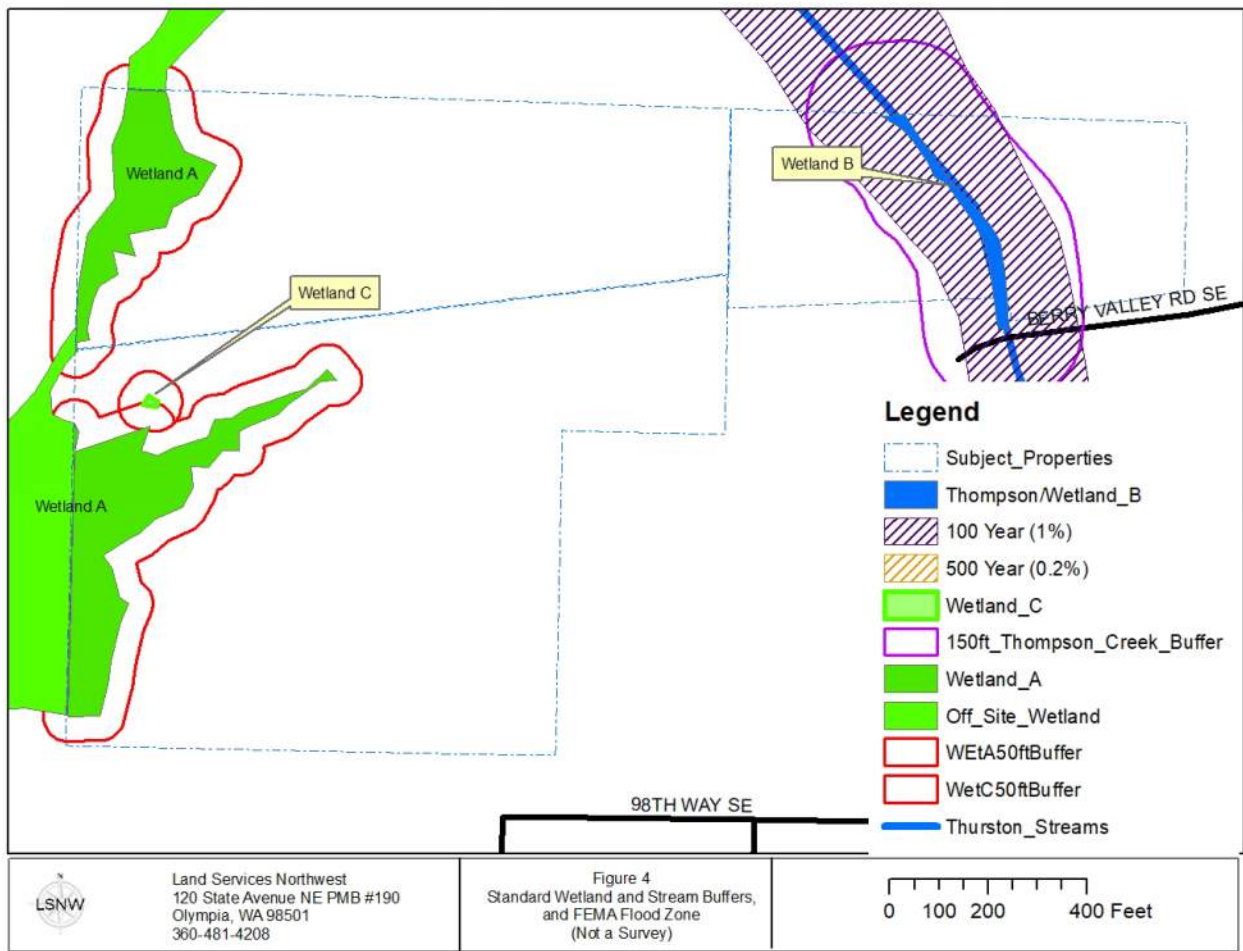


Figure 4 - Wetland and Stream Buffers (Not a Survey)

Table 2 - Summary of Wetlands and Streams on or in the Vicinity of the Subject Property

Wetland/Stream	Size		Category		STD Buffer Width (feet)	Cowardin Class	Comments
	On-site	Off-site (estimated)	City of Yelm	Habitat Points			
Wetland A	3.18 acres	4.84	IV	6 (MHL)	50 ft	PEMC/PFOC PSSC	No wetland impacts
Wetland B/ Thompson Creek	11,499 sq ft/ 475 lf	-	II /Type 5	6 (LMH)	150 ft/ 150 ft	REMC	No wetland /stream impacts
Wetland C	363 sq ft	N/A	IV	5 (LHL)	50 ft	PFOC	No Impacts

### FEMA Flood Zone

A FEMA flood zone exists on Thompson Creek. This flood zone is within the 150 – foot buffers of the wetlands and stream. No development will occur in the flood zone.

### 6.2 Corps Regulations

Wetland A, B and C flow off site to the Nisqually and then to the Puget Sound, therefore it would be maintained as a Water of the US and regulated under the Clean Water Act. No impacts are proposed to Wetland A, B, or C or Thompson Creek.

### 6.3 Department of Ecology

Under RCW 90.48, the Washington Department of Ecology (DOE) reserves regulatory authority to regulate “waters of the state” under Section 401 of the Clean Water Act. No wetland impacts are proposed.

## 7.0 WILDLIFE

### 7.1 Observed Wildlife Summary

The following is a list of observed and Agency discovered wildlife on and near the site.

Observed	Federally listed/PHS	Federally listed salmonids	Wildlife observed during site visit
Scrub jay	None	Chinook salmon	In field
Columbia black tailed deer	None	Steelhead Trout	In forest

Wildlife observed during the field investigations are typical of urban/suburban adapted species (Table 2). The European starling, possum, and other species adapted to urbanization may inhabit or visit the site for food and shelter.

No other Federally listed, or priority species was observed on the subject property or near the site based on the WDFW Priority Habitats and Species (PHS) and field observations during the reconnaissance and delineation. During the limited duration of the site reconnaissance and delineation, no evidence of the Federally listed Bald Eagle, Marbled Murrelet, or Spotted Owl was observed on-site.

No Federally listed salmonid species are known to occur on-site, based on the WDFW SalmonScape database, the WDFW PHS database, and site reconnaissance.

No wildlife was observed on site during site visit.

## 8.0 PROPOSED PROJECT

### 8.1 Description

The project consists of a subdivision into 101 residential lots, Open space tracts A-H, and associated road easements (See Site Plan).

### 8.2 Development Impacts

No impacts from development area expected.

### 8.3 Impact Avoidance and Minimization

The applicant has considered all the critical areas and avoided impacts to all wetlands, streams, and their buffer to the fullest through careful planning and lot configuration to maintain critical areas and their buffers.



#### 8.4 Minimization of Water Quality Impacts

Implementing water quality and sedimentation best management practices (BMPs) will act to minimize sedimentation and protect water quality on-site and any bare areas will be planted with a cover crop. Silt fences and straw wattles will be used where necessary. Splash blocks and infiltration galleries and stormwater ponds will be used to reduce stormwater impacts from the residences.

### 9.0 SUMMARY AND CONCLUSIONS

Three wetlands and Type 5 stream were identified within 315 feet of the subject property. Wetland A is a Category IV wetland maintaining a 50-foot buffer. Wetland B is a Category II wetland associated with Thompson Creek and carrying a 150-foot buffer. Wetland C is a Category IV wetland with a fifty-foot buffer. Thompson Creek is a type 5 stream with a 150 - foot buffer. This project will create 101 lots to provide single-family homes for the future homeowners that exist in concert with the natural resources of the City of Yelm.

### 10.0 LIMITATIONS

This report was created with care and best professional judgment using the current best available science, but the report is subject to interpretation by local state and federal regulators who have the final regulatory authority on wetlands and other boundary determinations. No outcomes are warranted by this report.

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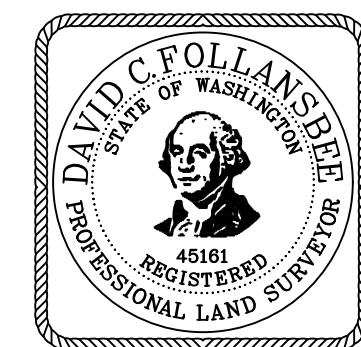
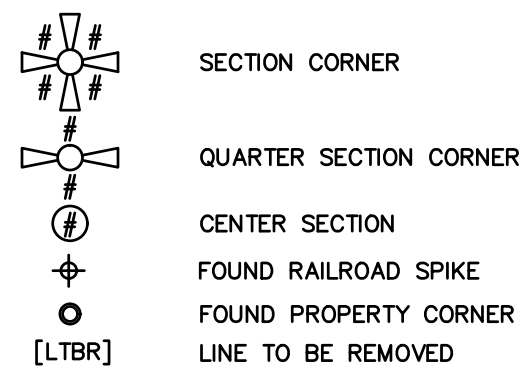
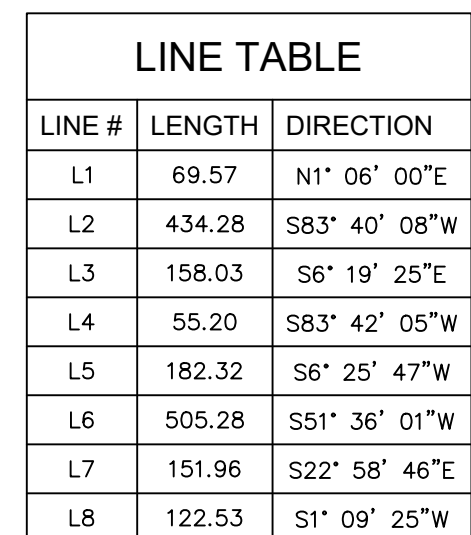
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<div>VICINITY MAP (NTS)</div> <div></div>		THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.		<div>CITY OF YELM</div> <div>BOUNDARY LINE ADJUSTMENT _____</div>		WARNING: CITY OF YELM HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS WITHIN OR PROVIDE ACCESS TO PROPERTY DESCRIBED ON THIS PLAT.	
<div>Attachment 8:</div> <div>Preliminary BLA map</div>		I HEREBY CERTIFY THAT THAT THE ABOVE INDIVIDUAL(S) SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.  GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20__  NATARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT_____		<div>A PORTION OF THE SE 1/4, OF THE NE 1/4 OF SECTION 23, AND A PORTION OF THE SW 1/4, OF THE NW 1/4, SECTION 24, T17N, R1E, WM</div>		CONDITIONS OF APPROVAL	
						PLANNER _____ DATE _____	
						ASSESSOR / TREASURER	
						I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT CONFORMS WITH THE REQUIREMENTS OF THE PLATTING AND SUBDIVISION ORDINANCE AS THE ADJUSTMENT DOES NOT CREATE ANY NEW LOTS CONTAINING INSUFFICIENT LOT AREA AND DIMENSION TO MEET THE MINIMUM REQUIREMENTS FOR WIDTH AND AREA FOR BUILDING SITES	
						PLANNING DEPARTMENT _____ DATE _____	
						AUDITOR'S CERTIFICATE	
						FILED FOR RECORD THIS _____ DAY OF _____, 20__  AT ____ MINUTES PAST ____ M., RECORDS OF PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.	
						PIERCE COUNTY AUDITOR _____ RECORDING NUMBER _____	
						FEE _____ BY _____	
						SURVEYOR'S CERTIFICATE	
						I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN APRIL, 2023, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF KURT WILSON/EVAN MANN.	
						<div>Preliminary</div> <div>NAME 06/27/2023 10:23:03 AM DATE</div> <div></div>	
						THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT OR SUBDIVISION	
						<div></div> <div>TACOMA • SEATTLE • SPOKANE • TRI-CITIES</div>	
						9825 Sandifur Parkway, Suite A Pasco, WA 99301 509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB	



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