



City of Yelm

EST. 1924

WASHINGTON

"Pride of the Prairie"

NOTICE OF APPLICATION OPTIONAL DNS PROCESS

Mailed on: October 10th, 2023

PROJECT NAME: Deutscher Yelm Commercial
PROJECT PARCEL NUMBERS: 21724131001 and 21724130800
LAND USE PERMIT NUMBER: 2023.0016.PRO001
LAND USE PROJECT NUMBER: 2022.0096

An application submitted by Marijke Deutscher, 1401 Marvin Rd NE, Ste 307, Lacey, WA 98516 (360-402-6871, almar4217@comcast.net), for the above referenced project was received by the City of Yelm on January 23rd, 2023. The City determined the application to be complete on September 20, 2023. The application and any related documents are available for public review during normal business hours at the City of Yelm, 901 Rhoton Rd, Yelm WA. For additional information, please contact the Planning and Building Division at 360-400-5003.

PROJECT DESCRIPTION: The applicant proposes to construct a mixed commercial development comprising two 7,638 square foot single-story buildings on tax parcel 21724131001 and one 15,002 square foot single-story building on parcel 21724130800.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary Site Plan, Traffic Assessment, Mazama Pocket Gopher Report, Preliminary Drainage Report, SEPA Checklist

SEPA ENVIRONMENTAL REVIEW: The City of Yelm has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). This determination is based on the following findings and conclusions:

A gopher study, SEPA checklist, Preliminary Drainage Report, and Traffic Assessment were all included in the submission. The information included has shown little effect on the environment and surrounding traffic.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by October 25th 2023**, and should be directed to the Planning and Building Division, 901 Rhoton Rd. NW, Yelm WA 98597, (360) 400-5003, or via email at planning@yelmwa.gov.

REQUIRED PERMITS: The following local, state, and federal permits/approvals are needed for the proposed project: Administrative Site Plan Review, Civil Review, Building Permits

PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR PROJECT MITIGATION AND CONSISTENCY: Yelm Municipal Code, Building and Fire Code, Yelm Development Guidelines, Stormwater Manual

PUBLIC HEARING: A public hearing is not required for this project.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON OCTOBER 25th, 2023

This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing, and Notice of Final Decision.