



City of Yelm
EST. 1924
WASHINGTON

NOTICE OF APPLICATION
Mailed On: November 13, 2023

PROJECT NAME: Tahoma Terra Holdings LLC
PROJECT LOCATION: 9955 Tahoma Blvd SE
PROJECT PARCEL NUMBERS: 78640000012, 78640000010
LAND USE CASE NUMBER: 2023.0377.PR0010

An application submitted by Tahoma Terra Holdings LLC, P.O. Box 73790 Puyallup, WA 98373 for the above referenced project was received by the City of Yelm on 5/22/2023. The City has determined the application to be complete on 11/13/2023. The application and any related documents are available for public review during normal business hours at the City of Yelm, 901 Rhoton Rd. NW, Yelm WA 98597. For additional information, please contact the Planning and Building Division at (360) 400-5003.

PROJECT DESCRIPTION:

The applicant is proposing a mixed-use commercial/residential project comprised of two separate tax parcels, totaling 13.72 acres. The project includes the construction of 102-unit apartment complex with recreation amenities, a 769-unit self-storage facility, a coffee shop with drive-thru and an office building on parcel 78640000010, and two commercial/retail buildings on parcel 78640000012.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:

Site Plan, Traffic Impact Analysis, Wetland Buffer, Drainage Design.

This project is an amendment to the final phase of the 2005 Tahoma Terra Master Planned Community. No preliminary determination of consistency with City development regulations have been made. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Andrew Kollar with Planning and Building Division, 901 Rhoton Rd. NW, Yelm WA 98597, (360) 400-5001, or via email at andrewk@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 P.M. November 28, 2023

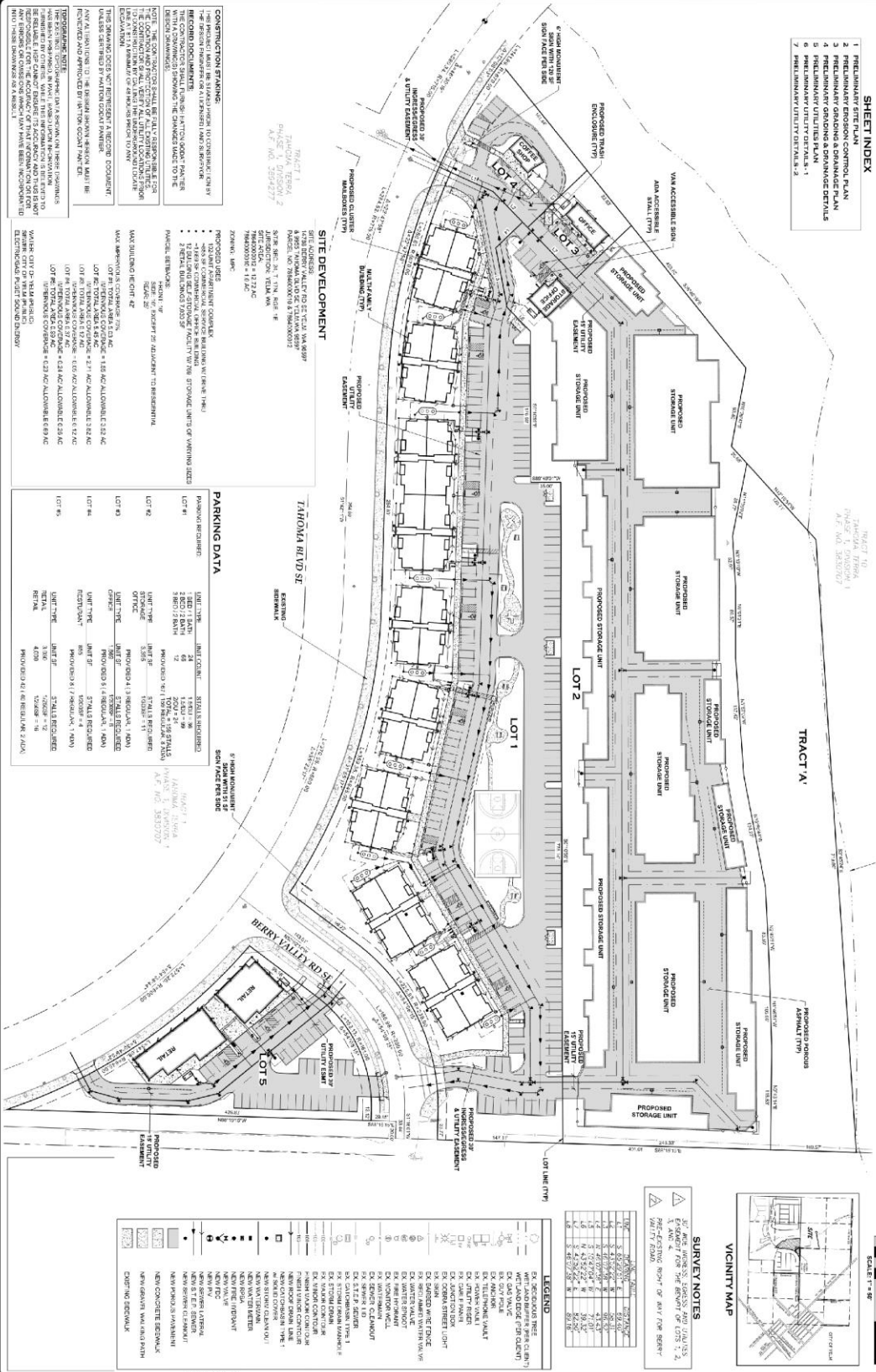
This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision. If the proposed project requires a City Council decision, it will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Additionally, there will be a 14-day public comment period if an environmental determination is issued. Opportunities for appeal occur within twenty-one (21) days after the date the notice of decision is issued. City Council decision can be appealed through Superior Court.

TAHOMA TERRA COMMERCIAL

9955 TAHOMA BLVD SE, YELM, WA 98597
14788 BERRY VALLEY RD SE, YELM, WA 98597

PROJECT PROPONENT:
TAHOMA TERRA HOLDINGS, LLC
PO BOX 31398
PULLEY, WA 98373

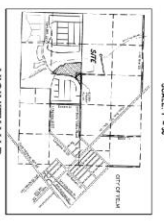
- SHEET INDEX**
1. PRELIMINARY EROSION CONTROL PLAN
 2. PRELIMINARY GRADING & DRAINAGE PLAN
 3. PRELIMINARY GRADING & DRAINAGE DETAILS
 4. PRELIMINARY UTILITY DETAILS, 1
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 6. PRELIMINARY UTILITY DETAILS, 3
 7. PRELIMINARY UTILITY DETAILS, 4



VERTICAL DATA
CITY OF YELM
REVISION INFORMATION
DATE OF REVISION
BY

LEGEND

[Symbol]	PROPOSED 10' WIDE SIDEWALK
[Symbol]	PROPOSED 8' WIDE SIDEWALK
[Symbol]	PROPOSED 6' WIDE SIDEWALK
[Symbol]	PROPOSED 4' WIDE SIDEWALK
[Symbol]	PROPOSED 2' WIDE SIDEWALK
[Symbol]	PROPOSED 1' WIDE SIDEWALK
[Symbol]	PROPOSED 6" CONCRETED ASPHALT DRIVEWAY
[Symbol]	PROPOSED 4" CONCRETED ASPHALT DRIVEWAY
[Symbol]	PROPOSED 2" CONCRETED ASPHALT DRIVEWAY
[Symbol]	PROPOSED 1" CONCRETED ASPHALT DRIVEWAY
[Symbol]	PROPOSED 6" CONCRETED ASPHALT DRIVEWAY
[Symbol]	PROPOSED 4" CONCRETED ASPHALT DRIVEWAY
[Symbol]	PROPOSED 2" CONCRETED ASPHALT DRIVEWAY
[Symbol]	PROPOSED 1" CONCRETED ASPHALT DRIVEWAY



SURVEY NOTES

3/27/2025
DATE OF SURVEY
BY: HATTON GODAT PANTIER
PROJECT: TAHOMA TERRA COMMERCIAL
SHEET: 1 OF 7

CONSTRUCTION STAIRS:

- PROPOSED CONSTRUCTION STAIRS TO BE LOCATED AT THE INTERSECTION OF THE PROPOSED UTILITY FACILITY AND THE PROPOSED UTILITY FACILITY.
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SITE DEVELOPMENT

PROPOSED 10' WIDE SIDEWALK
PROPOSED 8' WIDE SIDEWALK
PROPOSED 6' WIDE SIDEWALK
PROPOSED 4' WIDE SIDEWALK
PROPOSED 2' WIDE SIDEWALK
PROPOSED 1' WIDE SIDEWALK

PARKING DATA

LOT #	AREA (SQ FT)	TYPE	REMARKS
LOT 1	10,000	Surface	Asphalt
LOT 2	10,000	Surface	Asphalt
LOT 3	10,000	Surface	Asphalt
LOT 4	10,000	Surface	Asphalt
LOT 5	10,000	Surface	Asphalt
LOT 6	10,000	Surface	Asphalt
LOT 7	10,000	Surface	Asphalt
LOT 8	10,000	Surface	Asphalt
LOT 9	10,000	Surface	Asphalt
LOT 10	10,000	Surface	Asphalt
LOT 11	10,000	Surface	Asphalt
LOT 12	10,000	Surface	Asphalt
LOT 13	10,000	Surface	Asphalt
LOT 14	10,000	Surface	Asphalt
LOT 15	10,000	Surface	Asphalt
LOT 16	10,000	Surface	Asphalt
LOT 17	10,000	Surface	Asphalt
LOT 18	10,000	Surface	Asphalt
LOT 19	10,000	Surface	Asphalt
LOT 20	10,000	Surface	Asphalt
LOT 21	10,000	Surface	Asphalt
LOT 22	10,000	Surface	Asphalt
LOT 23	10,000	Surface	Asphalt
LOT 24	10,000	Surface	Asphalt
LOT 25	10,000	Surface	Asphalt
LOT 26	10,000	Surface	Asphalt
LOT 27	10,000	Surface	Asphalt
LOT 28	10,000	Surface	Asphalt
LOT 29	10,000	Surface	Asphalt
LOT 30	10,000	Surface	Asphalt

TAHOMA BLVD SE

BERRY VALLEY RD SE

PROPOSED UTILITY FACILITY

PROPOSED UTILITY FACILITY TO BE LOCATED AT THE INTERSECTION OF THE PROPOSED UTILITY FACILITY AND THE PROPOSED UTILITY FACILITY.

<p>TAHOMA TERRA COMMERCIAL 9955 TAHOMA BLVD SE, YELM, WA 98597 14788 BERRY VALLEY RD SE, YELM, WA 98597</p> <p>PRELIMINARY SITE PLAN</p> <p>A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 SECTION 24 TOWNSHIP 11 NORTH RANGE 1 EAST, W 1/2, W 1/2</p>	<p>DATE: _____</p> <p>SP/ISSUES: _____</p>	<p>HATTON GODAT PANTIER ENGINEERS AND SURVEYORS 8310 MARTIN WAY E, SUITE B OLYMPIA, WA 98506 TEL: 360.940.1559 FAX: 360.357.6299 haddonpantier.com</p>	<p>DESIGNED BY: CPM DRAWN BY: BNL/DC CHECKED BY: CPM DATE: MAY 2025 SCALE: 1" = 100'</p>
	<p>AGENCY NO.: _____ LOT #: _____ SHEET NO.: _____ DATE: _____</p>		