



**City of Yelm**  
EST. 1924  
**WASHINGTON**

## NOTICE OF DECISION

DATE: January 11, 2024  
PROJECT NAME: Vista at Mill Pond Amended Final Plat  
PROJECT LOCATION: 1402, 10408, 10414, and 10420 Calder St. SE Yelm, WA 98597  
PARCEL NUMBER: 81880002600, 81880002700, 81880002800, 81880002900  
CASE NUMBER: LD 2023.0181

**NOTICE IS HEREBY GIVEN** that the Public Services Department issued an Administrative Site Plan Review approval to AHBL, Inc for the above referenced project.

The complete decision may be viewed on the City's website at [www.yelmwa.gov](http://www.yelmwa.gov) and choosing 'I Want To' then 'View' then 'Public Notices' from the menu system. A copy of the decision may also be obtained at the Public Services Department in City Hall at 901 Rhoton Rd. NW, Yelm, WA 98597 during normal business hours for a fee of 15 cents per page. For additional information, please contact the Public Services Department at 360-400-5001.

## ADMINISTRATIVE SITE PLAN REVIEW

### FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

#### FINDINGS OF FACT

1. AHBL, Inc proposes an Amended Final Plat to adjust the eastern property lines of lots 26 through 29. The site is located at Calder St. SE.
2. The property is currently developed for construction of single family residences with accessory dwelling units.
3. The property is zoned Low-Density Residential (R-4) which is codified at Chapter 18.31 YMC and allows up to 4 dwelling units per acre. The R-4 district is intended to permit single-family residential uses, and allows single family residences and secondary dwelling units [Section 18.31.020 YMC].
4. AHBL, Inc submitted an application for an Amended Final Plat on December 14, 2023, which was determined to be complete on January 9, 2024. The application materials included a Title Report, Lot Closure Report, Mailing labels for property owners within a 300ft radius, and Plat Alteration Map.
5. As required by Section 18.56.010 YMC, For purposes of all single-family residential developments, any dedication of recreation/open space pursuant to this chapter shall be in an amount equal to or greater than five percent of the gross area of the proposed development. Open Space exceeds minimum requirement.
6. As required by Section 18.10.050 YMC, the Yelm Community Development Department mailed a Notice of Application to surrounding property owners on December 19, 2023. In addition, the notice was published on the City's website on December 19, 2023 and published in the Nisqually Valley News on December 21, 2023. No comments were received from surrounding property owners.

#### Conclusions of Law

- A. Section 18.13.050 (B) YMC allows the Site Plan Review Committee to approve a Subdivision Alteration when the proposed alteration is in conformity with applicable zoning and other development regulations, and the site plan review committee finds that any impacts to neighboring properties and the transportation system are mitigated, and the proposal is consistent with the goals and policies of the Yelm comprehensive plan.
- B. AHBL, Inc has established that the request for preliminary subdivision can satisfy all criteria set forth in Section 18.13.050(C) YMC, meet all requirements of the R-4 LowDensity Residential Zoning classification, and meet all other requirements of the Yelm Municipal Code. Therefore, the preliminary subdivision should be approved subject to the following conditions:

- i. Project conforms to the standards, provisions and policies of the city as previously approved for the Vista at Mill Pond Subdivision.
- ii. Acquire Signatures from Thurston County Assessor, Treasurer, and Auditor.

**DECISION**

The request for site plan review approval is hereby granted subject to the conditions contained in the conclusions above.

Dated this 11<sup>th</sup> day of January, 2024



---

Gary Cooper  
Planning and Building Manager



---

Cody Colt  
Public Services Director

Prepared this 8th day of January, 2024



---

Andrew Kollar  
Assistant Planner

**APPEAL**

The Site Plan Review Committee’s decision in this matter may be appealed pursuant to Chapter 18.10 YMC, to the City of Yelm Hearing Examiner no later than 21 days from the date of this decision. An appeal must be in writing, contain specific factual objections, and include the appeal fee of \$1,250.00.