



YELM PLANNING COMMISSION AGENDA

MONDAY, OCTOBER 16TH, 2023 4:00PM

THIS MEETING CAN BE ATTENDED IN PERSON OR VIA ZOOM.

In person: Yelm City Hall, 106 2nd Street SE, Yelm, WA 98597

Via Zoom: [Click here to join Zoom Meeting](#)

Or Dial in: 253-215-8782 Meeting ID: 870-3193-3305 Passcode: 564018

1. CALL TO ORDER

2. ROLL CALL

Chair, Carlos Perez

Vice Chair, Robert Howard

John Thomson

Richard Lomsdale

Anne Wahrmund

Jerry Fugich

John Graver

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

- a. Minutes from meetings held on August 21, 2023 are attached.

5. CITY STAFF COMMUNICATIONS

- a. Department update.

6. PUBLIC COMMENTS

- a. The public comment portion of the agenda is an opportunity for the public to address the Commission regarding matters that are not on the agenda. Comments are limited to three minutes and five speakers. Comment on matters listed on the agenda are welcomed.

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

None.

9. PUBLIC HEARINGS

- a. Rezone request from Commercial 1 to Moderate-Density Residential (R-6) for Thurston County parcel 52920000003, located at 15106 Carter Loop SE

10. SUBCOMMITTEE REPORTS

11. ADJOURNMENT

MEETING INFORMATION

All regular meetings are recorded and may be viewed at www.yelmwa.gov.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you require reasonable accommodations to participate at a meeting, please contact the City Clerk's office at 360-458-8816 at least five (5) working days prior to meeting. Information on the Americans with Disabilities Act and the Title VI Statement is available at https://www.yelmwa.gov/connect/departments/human_resources/index.php.

DISCLAIMER

**AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.
THIS AGENDA MAY BE SUBJECT TO CHANGE UP TO 24 HOURS PRIOR TO
MEETING. PLEASE SEE WWW.YELMWA.GOV FOR CURRENT AGENDA.**

<p>Next Planning Commission Meeting Monday, November 20th, 2023 at 4:00 PM</p>

YELM PLANNING COMMISSION MINUTES
AUGUST 21, 2023 – 4:00 PM
YELM CITY HALL

Carlos Perez called the meeting to order at 4:00 pm.

Members present: Carlos Perez, John Graver, Richard Lomdale, Anne Wahrmund, Jerry Fugich, and John Thomson.

Members Absent: Bob Howard (excused)

Staff: Cody Colt, Gary Cooper, Maryam Moeinian, and Hazel Hooker.

Approval of Minutes:

MOTION BY JOHN THOMSON, SECONDED BY JOHN GRAVER TO APPROVE THE JUNE 20, 2023 MINUTES AS AMENDED.

City Staff Communications: Gary Cooper, Planning and Building Manager, gave an update on staff as well as an update on the status of the comprehensive plan.

Public Comment:

None.

New Business:

Gary Cooper, Planning and Building Manager, makes a request for Glenn Schorno's property to be rezoned from R4 to R6 when the new annexation takes place.

AFTER DISCUSSION AND AMENDMENT THE FOLLOWING WAS APPROVED, INCLUDE BETTY J ALEXANDER PROPERTY AND CYNTHIA LYNN PROPERTY IN THE REZONE OF GLENN SCHORNO'S PROPERTY. MOTION BY JERRY FUGICH AND SECONDED BY JOHN GRAVER. ALL WERE IN FAVOR.

Public Hearing

Carlos Perez opened the public hearing at 4:16 pm.

Robert Sternoff spoke on the proposed text amendment to allow 55+ living community on his property.

Staff added comment that the proposed text amendment was noticed in the newspaper, on our website and in public places.

Carlos Perez closed the public hearing at 4:22 pm.

AFTER DISCUSSION, MOTION BY JERRY FUGICH AND SECONDED BY JOHN THOMSON TO ADD ITEM I UNDER SECTION 18.39.030 TO ALLOW SENIOR 55 YEARS AND OLDER RENTAL HOUSING COMMUNITIES AND CHANGE THE OLD ITEM I TO ITEM J. ALL WERE IN FAVOR.

Subcommittee Reports:

Arts Commission: John Graver gave an update the on surveys.

Parks Committee: Anne Wahrmond gave updates on the Prairie Trail Extension.

Adjourn: MOTION BY JERRY FUGICH, SECONDED BY JOHN GRAVER TO ADJOURN THE MEETING. ALL WERE IN FAVOR. MEETING WAS ADJOURNED AT 4:32 PM.

Respectfully submitted,
Hazel Hooker, Public Services Administrative Assistant



City of Yelm

Fee	_____
Date Received	_____
By	_____
File No.	_____

Community Development
Department
**APPLICATION FOR
CHANGE IN ZONING**

Fee: \$1000.00
(In addition, any professional service charges
per Resolution #358)

A change in zoning is a request to amend the map or text of the city zoning ordinance. A change will only be approved if it is consistent with the City's comprehensive plan. A change is usually made to provide for different land uses, but a request may also be made to change zoning standards or requirements. Before a rezone is granted, a staff report will be prepared. The Planning Commission will hold a public hearing and will present a recommendation to the City Council. The Council will make the final decision.

NAME OF PROJECT Carter Loop Parcel Rezone

APPLICANT CES NW, Inc
Mailing Address 429 29th Street NE - Suite D
City, State and Zip Puyallup, WA 98372
Telephone 253.848.4282 **EMAIL** cdeaver@cesnwinc.com
trichards@cesnwinc.com

OWNER Projects West
Mailing Address P.O. Box 1368
City, State and Zip Graham, WA 98338
Telephone _____ **EMAIL** pwihouse@aol.com

ENGINEER/ARCHITECT/OTHER CES NW, Inc
Mailing Address 429 29th Street NE - Suite D
City, State and Zip Puyallup, WA 98372
Telephone 253.848.4282 **EMAIL** cdeaver@cesnwinc.com
trichards@cesnwinc.com

SUMMARY OF REQUEST Request a rezone from Commercial 1 to
Residential 4 or Residential 6. All adjacent zoning is residential.

PROPERTY DESCRIPTION
General location Site is located east of Highway 507 in the Hawks Landing
plat.
Site Address 15106 Carter Loop Rd **Land Area (acres)** .92 acres
Section 25 **Township** 17 **Range** 1
Assessor's Tax Parcel Number 52920000003
Full legal description of subject property (attach separate sheet if necessary)
Section 25 Township 17 Range 1E Plat HAWKS LANDING TR D 3511261
FUTURE COMMERCIAL TRACT

**PLEASE ANSWER THE FOLLOWING QUESTIONS
ATTACH EXTRA PAGES IF NECESSARY**

1. Does the proposed rezone conform with the Yelm Comprehensive Plan?
Explain: The site is a single parcel zoned commercial in an area where all adjacent land use is residential. The rezone would a variety of housing types for single family residential including townhomes and duplexes. The limited shape and location of the parcel are incongruent with commercial use.
2. Why is a change in zoning appropriate? (Note: Lack of neighborhood objection alone is not a sufficient reason) A rezone is appropriate for this area. Adjacent zoning is residential and subject parcel is Commercial 1. C1 allows residential as mixed use with apartments. Apartment living and commercial use does not fit well in a neighborhood of single family homes and limited parcel size and shape.
3. How would the proposed zone change be in the public interest? The change in zone would be in the public interest because it removes the commercial aspect from the area and creates more residential housing options.
4. Explain how the site is suited to the proposed zoning. (Topography, access, utilities, etc) The site is generally flat and is located in an established neighborhood where City utilities are available. The neighborhood currently accesses from SR 507 and Carter Street SE.
5. Describe the relationship of this site to neighboring land uses. The parcel is zoned commercial while adjacent parcels are zoned residential. The use under commercial would not utilize the parcel efficiently or to the benefit of the neighborhood.
6. Describe means by which any conflicts with neighboring property could be reduced or avoided. Conflicts as a result of a rezone are not expected. If approved, the proposed construction of dwelling units such as townhomes or duplexes would fit the neighborhood dynamic better than the current "mixed use" requirement.

ATTACHMENTS:

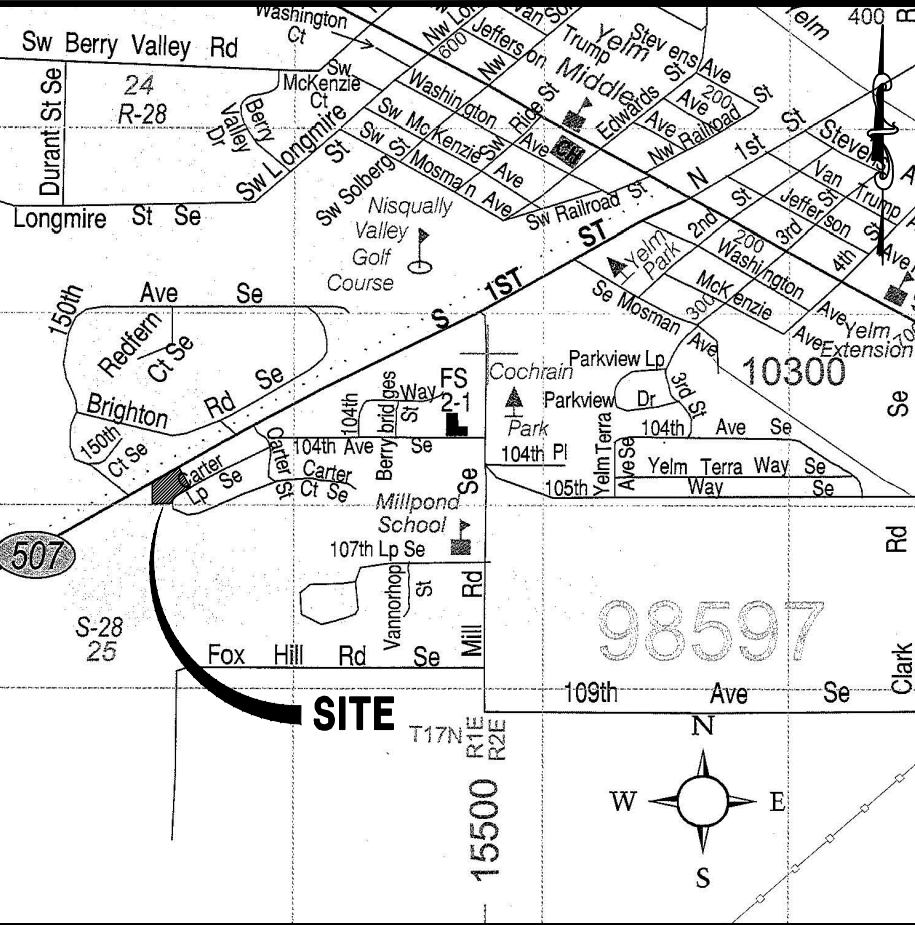
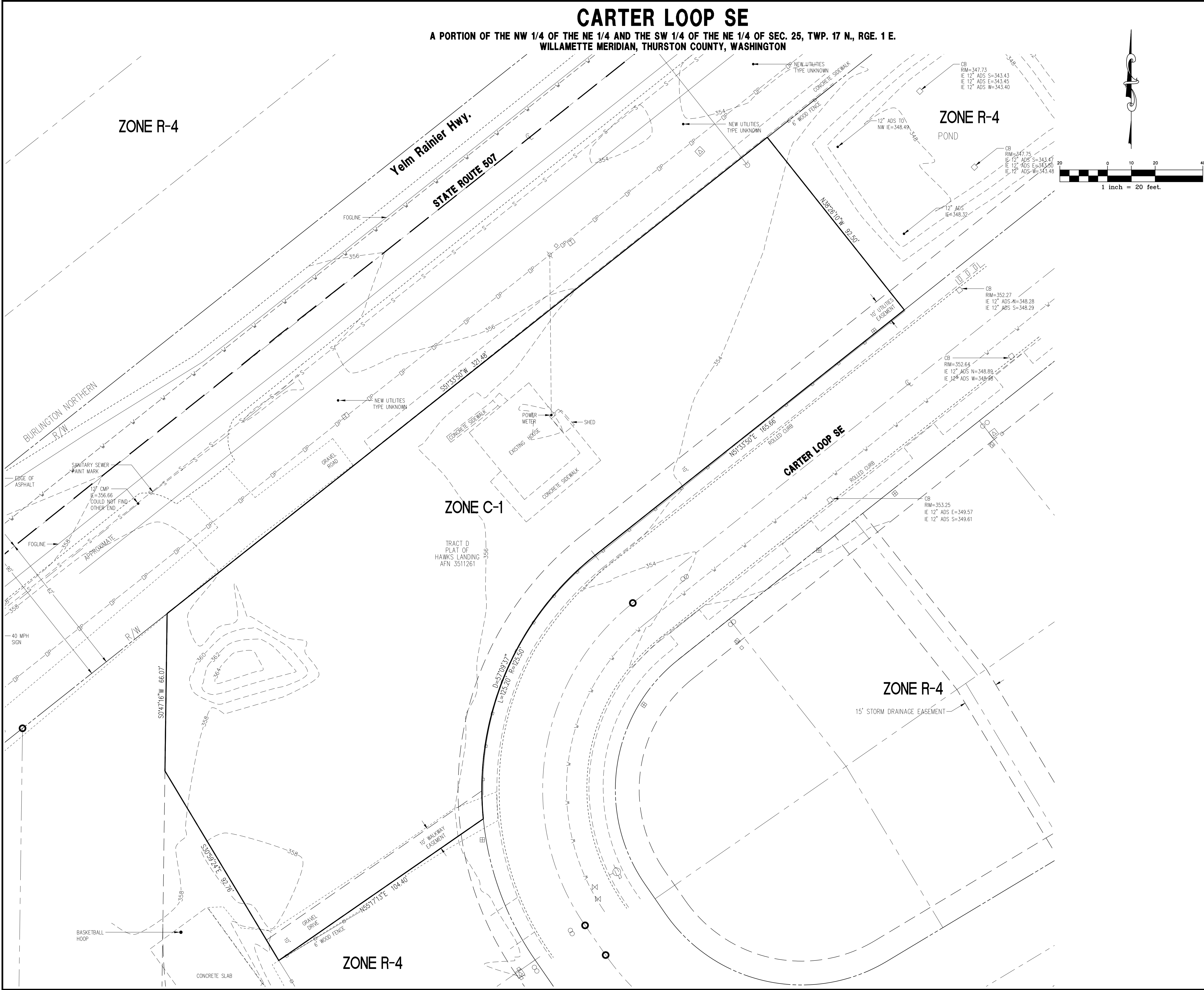
- 5 copies Environmental Checklist (including \$150.00 fee) (if applicable).
- Mail labels (8 ½ x11 sheet) of Owners of Property within 300 feet (include Assessor's Tax Parcel Numbers and map.)
- Map not larger than 11" x 17" accurately showing:
 1. Site proposed for rezone
 2. Dimensions of boundaries of rezone
 3. Acreage of proposed rezone
 4. Current and proposed zoning of site and adjacent property
 5. Location of site relative to prominent features (streets, creeks, etc.)
- Proposed zoning ordinance language changes, if any.

I affirm that all answers, statements and information above and submitted with this application are complete and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Yelm and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the city that apply to this application.

Signed _____ Date _____

CARTER LOOP SE

A PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SEC. 25, TWP. 17 N., RGE. 1 E.
WILLAMETTE MERIDIAN, THURSTON COUNTY, WASHINGTON



VICINITY MAP
NTS

PROJECT STATISTICS:

ZONING: C-1, COMMERCIAL
SITE AREA: 39,896 SF (0.92 ACRES)
BUILDING HEIGHT: 40'

SITE ADDRESS

15106 CARTER LOOP S.E.
YELM, WA 98597

PARCEL NUMBER

52920000003

OWNERS

PROJECTS WEST, INC.
2014 MERIDIAN ST. S.
PUYALLUP, WA 98371
(253) 841-5603

MJ INC OF WASHINGTON
14028 104TH ST CT E

PROJECT COORDINATOR

C.E.S. NW, INC.
429 ST NE SUITE D
PUYALLUP, WA 98372

SET BACKS

FRONT: 15'
DRIVEWAY: 20'
SIDE: 10'
REAR: 20'

UTILITIES

WATER: CITY OF YELM
SEWER: CITY OF YELM
POWER: PUGET SOUND ENERGY
TELEPHONE: FAIRPOINT COMMUNICATIONS
GAS: PUGET SOUND ENERGY
CABLE: COMCAST
REFUSE: LE MAY

SURVEYOR

C.E.S. NW, INC.
CIVIL ENGINEERING & SURVEYING
5210 12TH STREET EAST
FIFE, WA 98424
(253) 922-1532

BASIS OF HORIZONTAL DATUM

BASIS OF BEARINGS: THE MONUMENTED CENTERLINE OF CARTER LOOP SOUTHEAST AS SHOWN ON THE PLAT OF HAWKS PRAIRIE, RECORDED UNDER AFN 3511261, RECORDS OF THURSTON COUNTY.

BASIS OF VERTICAL DATUM

ELEVATION DATUM IS ASSUMED. THE BENCHMARK USED IS A SPIKE IN THE POWER POLE NEAR THE NORTHWEST CORNER OF TRACT D AS SHOWN ON MAP.

LEGAL DESCRIPTION

TRACT D OF PLAT OF HAWKS LANDING AS RECORDED MARCH 13, 2003 UNDER AUDITOR'S FILE NO. 3511261;

IN THURSTON COUNTY, WASHINGTON

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

CARTER LOOP SE
REZONE PLAN

Project:

Designed: CAD
Drawn: JEH
Checked: CAD

Scale: 1"=20'
Date: 8/9/23
Job No.: 06141

Sheet No.:

SITE

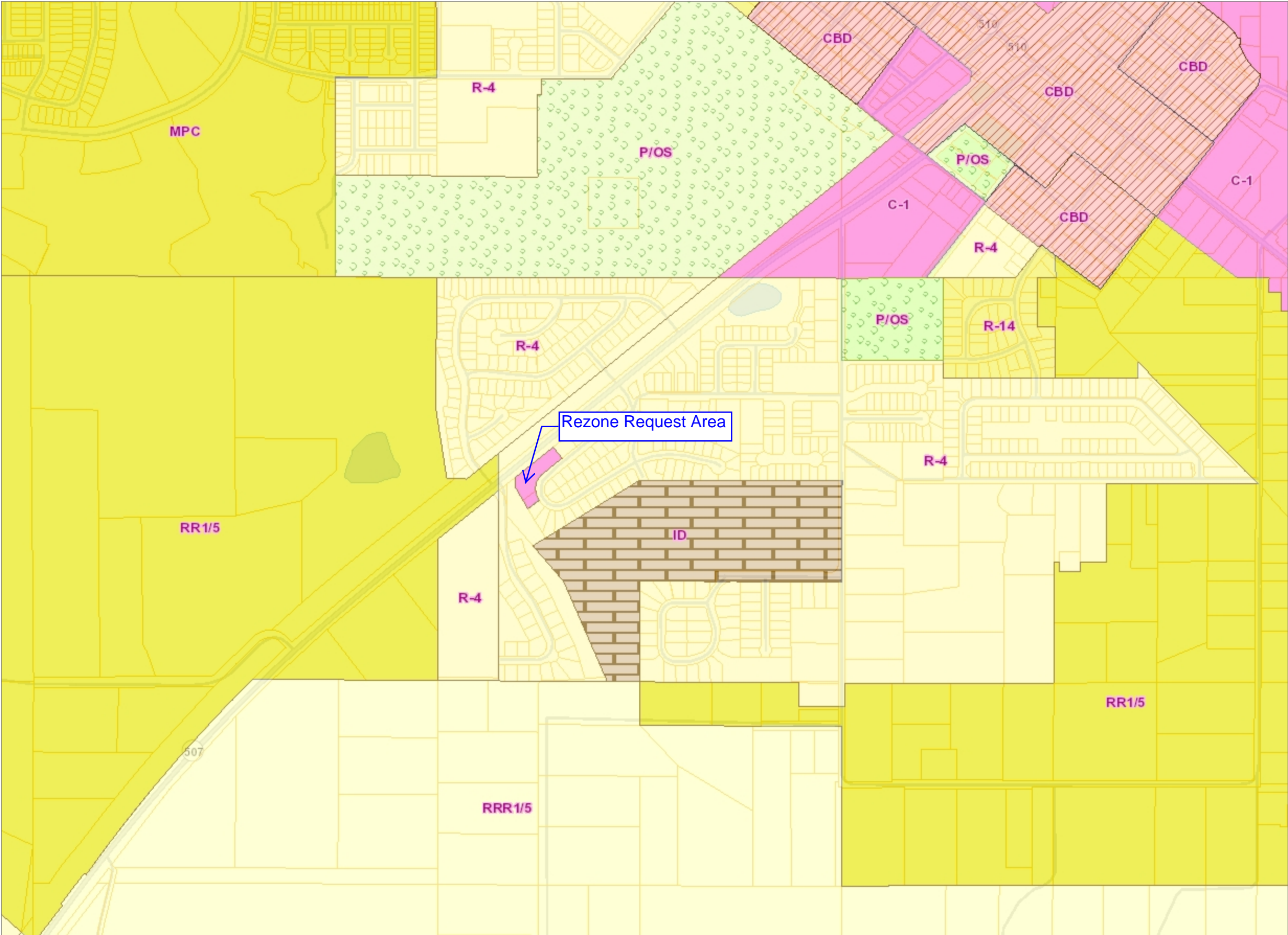
429 - 29TH ST NE SUITE D
PUYALLUP, WA 98372

PH: (253) 848-4292
ceservices@cesawinc.com

Revision:

Int:

Date:



Yelm Zoning Map - Rezone Area

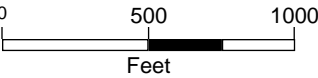
Zoning

- AC - Arterial Commercial
- AG - Agriculture
- AQUATC - Aquatic
- ARI & ARI2 - Airport Related Industry
- AS - Auto Services
- BD - Brewery
- C - Cemetery
- C-1 - Commercial
- C-2 - Heavy Commercial
- C-3 - Large Lot Commercial
- C-3 - Special-Use Commercial
- CAP - Capitol Campus
- CBC & CBC2 - Capitol Boulevard Community
- CBD 4 - Central Business District 4
- CBD 5 - Central Business District 5
- CBD 6 - Central Business District 6
- CBD 7 - Central Business District 7
- CBD - Central Business District

Legend

- CC - Core Commercial
- CCD - Community Commercial
- CO - Community Office
- COM - Commercial
- COSC - Commercial Oriented Shopping Center
- CS - Community Service
- CS-H - Commercial Service High Density
- DB - Downtown Business
- FRL - Forestland
- GB & GB2 - Green Belt
- GC, GC2 & GC6 - General Commercial
- HC - Highway Commercial
- HC - Historic Commercial
- HD - High Density Residential
- HDC-1 - High Density Corridor 1
- HDC-2 - High Density Corridor 2
- HDC-3 - High Density Corridor 3
- HDC-4 - High Density Corridor 4

Scale 1: 11,524



Map Created Using GeoData Public Website
Published: 8/9/2023

Note:



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.



City of Yelm

EST. 1924

WASHINGTON

September 27, 2023

To: City of Yelm Planning Commission

From: Gary Cooper, Planning & Building Manager

Subject: Craig Deaver Rezone Request for parcel 52920000003

The City has received a rezone request from Mr. Craig Deaver to rezone the parcel located at 15106 Carter Loop Road SE from C-1 Commercial to R-6 Moderate Density Residential.

SUMMARY AND ANALYSIS

The parcel currently has a one vacant structure. City water, sewer, and other utilities are available from Carter Loop SE, which also provides access to the site.

The parcel lies within the Yelm Urban Growth Area and is bordered by single family homes and SR 507. The parcel is currently zoned Commercial 1, and adjacent zoning is residential.(R4). The neighborhood is immediately adjacent to Ridgeline Middle School and Mill Pond Elementary School. The nearest Commercial I zone is .39 miles northeast of the subject site. The site is located in an area where the infrastructure is in place and can support the proposed development. This includes roads and utilities which are located in Carter Loop Road SE.

LOGICAL ZONING BOUNDARIES

If rezoned, the location and boundary of the parcel will keep a consistent and logical boundary between residential zones.

CONSTRAINTS/ENVIRONMENTAL ISSUES

There no known wetlands, flood zones, or high ground water flooding on the site. The site does contain soils "more preferred" for the protected Mazama Pocket Gopher, so a pocket gopher survey and report would need to be completed before future development could occur.

BACKGROUND

Originally designated as Tract D of the Hawks Landing Plat recorded March 5,2003. (SUB-03-8333-YL), the parcel was intended for "Future Commercial use, however; notes on the face of the recorded map regarding Tract D have been lined out and initialed by the original owner. There are no details regarding Tract D in the Staff Report or why the note was lined out on the recorded final plat.

REVIEW AND APPROVAL CRITERIA

Rezoning requires a Comprehensive Plan amendment which must conform with the requirements of the Washington State Growth Management Act, Chapter 36.70A RCW, and all amendments for permanent changes to the comprehensive plan must be submitted to the Washington State Department of Commerce, pursuant to RCW 36.70A.106.

The rezoning must be consistent with the goals of the Washington State Growth Management Act and the goals and policies of the City of Yelm Comprehensive Plan.

The amendment must meet the goals of the Washington State Growth Management Act as follows:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Utilities including sewer and water are located within the property frontage. The property is close to services including gas stations, restaurants, and other retail. Elementary, middle and high schools are close by. The proposed amendment would provide more housing in close proximity to services and jobs.

- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The proposed rezoning would be consistent with the goal as it would allow for higher density residential uses in close proximity to jobs and services. The requested R-6 residential land use designation allows up to six dwellings per acre.

- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Yelm Avenue West (SR 507) and Carter Loop Road SE are constructed to City standards, which include public sidewalks and transit services.

- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The R-6 zone allows for single and multifamily development, and would allow for a variety of housing types in the City.

- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional

differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The proposed rezone would convert this parcel from commercial to residential. While the R-6 does not allow commercial uses, providing more housing options near the City's commercial center will likely create more business for the downtown area.

- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

The proposal does not require any taking of private property.

The proposed rezone should be evaluated for internal consistency with the comprehensive plan, and for consistency with the county -wide planning policies, related plans, and the comprehensive plan of Thurston County.

The applicable goals of the Land Use Element of the Comprehensive Plan are as follows: Land Use Element Goal 5 states: "Encourage diverse residential growth." Supporting policies include 5.2 Adopt development standards that allow duplexes, townhouses, and accessory dwelling units within residential areas to increase the variety of housing in the community.

Land Use Element Goal 11 states: "Create safe and vibrant neighborhoods with places that build community and encourage active transportation." Supporting policies include 11.2 Plan for land use patterns that provide most neighborhood residents an array of basic services within a half mile or 20-minute walk from home.

The Housing element of the Comprehensive Plan encourages a variety of housing types and a range of affordable housing, with additional goals to provide energy efficient housing.

The proposed Residential zoning allows for, and encourages a variety of housing types. The location near commercial areas provides for basic services within a half-mile. The amendment would allow for residential uses, close to services, which is consistent with this goal.

Housing Goal 9 states: "Increase housing amid urban corridors and centers to meet the needs of a changing population."

The proposed amendment area is close to a commercial center, and medical facilities, restaurant, and childcare. Nearby is more convenience retail such as gas stations and fast food facilities.

CONCLUSION & RECOMMENDATION

After careful evaluation, staff find the proposed rezone is consistent with the City's Comprehensive Plan and recommend that the Planning Commission send the proposal to the City Council with the following motion:

“The Yelm Planning Commission recommends the Yelm City Council approve the proposed rezone of the property located at 15106 Carter Loop SE from Commercial (C-1) to Moderate Density Residential ((R-6)).”