



City of Yelm

Community Development Department

105 Yelm Ave W
YELM, WA 98597
360-458-3835

NOTICE OF APPLICATION

Mailed on: December 26, 2017

PROJECT NAME: Yelm Boat and RV Storage

PROJECT LOCATION: 557 Rhoton Road NW, Yelm, WA 98597

PROJECT PARCEL NUMBER(S): 22719240300

LAND USE CASE NUMBER: 20070276

An application submitted by Randy Weber, 26550 SE 354th Place, Black Diamond, WA, 98010, for the above referenced project was received by the City of Yelm on December 4, 2017. The City has determined the application to be complete on December 15, 2017. The application and any related documents are available for public review during normal business hours at the City of Yelm, 105 Yelm Avenue W, Yelm WA. For additional information, please contact the Community Development Department at 360-458-3835.

PROJECT DESCRIPTION: Construct a 216 square foot office and a 161 stall recreational vehicle (RV) and boat storage lot to include a mix of covered and uncovered parking bays on the eastern portion of the 7.57 acre site.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Site Plan, Infiltration Evaluation, Project Narrative, FEMA Determination Letter, and Stormwater Report.

Additional Information or Project Studies Requested by the City: N/A

No preliminary determination of consistency with City development regulations has 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 Tami Merriman, Community Development Department, 105 Yelm Ave W, Yelm WA 98597, 360-458-3835.

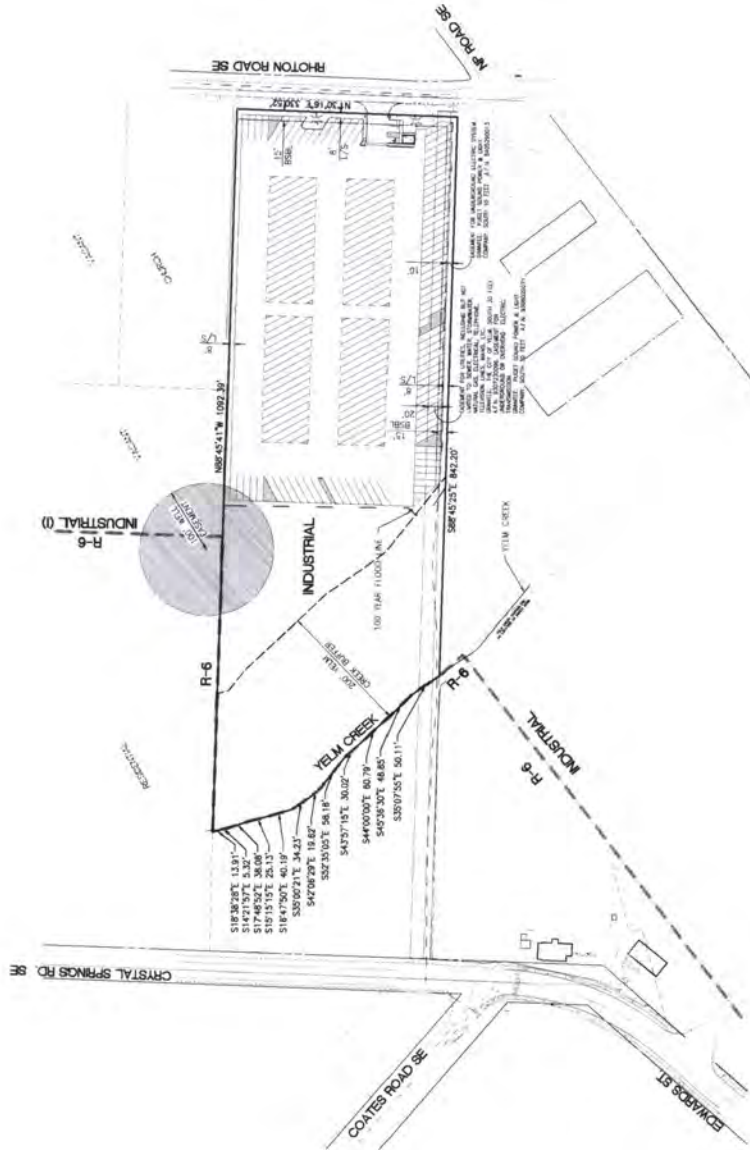
THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON January 11, 2018

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 environmental determination is issued. City Council decision can be appealed through Superior Court. Appeals of site plan review decisions may be filed within 14 days of Notice of Final Decision.

COVER SHEET

YELM BOAT AND RV STORAGE

A PORTION OF THE NW 1/4, SECTION 19, TOWNSHIP 17 N, RANGE 2 E, W.M.
CITY OF YELM, COUNTY OF THURSTON, WASHINGTON



VICINITY MAP

GENERAL SITE DATA

1. ADDRESS/LOCATION, NOT ASSIGNED
2. PARCEL NUMBER: 202194000
3. MUNICIPALITY: CITY OF YELM
4. EXISTING ZONING: INDUSTRIAL
5. SURROUNDING ZONING: NORTH INDUSTRIAL, SOUTH INDUSTRIAL, WEST INDUSTRIAL
6. EXISTING SITE USE: VACANT
7. PROPOSED USE: 216 SF OFFICE AND 161 VEHICLE STORAGE SPACES
8. SURROUNDING USES: RESIDENTIAL / INDUSTRIAL / RECREATION
9. PROJECT AREA DIMENSIONS:
 - LENGTH: 100.00 FEET
 - WIDTH: 100.00 FEET
 - NET AREA: 10,000 SF
 - LESS 1/4" ELEVATION: 200,000 SF (17.57 AC)
 - LESS 1/4" ELEVATION: 200,000 SF (17.57 AC)
 - NET AREA: 10,000 SF (0.23 AC)
10. BUILDING SETBACK/COVERAGE LIMITATIONS:
 - FRONT: 15 FEET (25 FEET AT RESIDENTIAL)
 - REAR: 15 FEET (25 FEET AT RESIDENTIAL)
 - MIN. REQUIRED LOT WIDTH: 100 FEET
 - MIN. REQUIRED LOT AREA: 10,000 SF
 - 25 PERCENT OF THE FLOOR AREA OF A BUILDING WITH SINGLE-STORY STORES FLOOR AREA IN EXCESS OF 40,000 SQUARE FEET SHALL BE SETBACK WITHIN 100 FEET OF A DOUBLE ARTERIAL.
11. SWAGGE:
 - TOTAL AREA ALLOWED (ALL SKING):
 - MAX. AREA ON 1/4" ELEVATION SKING/FACE:
 - MAX. AREA ON 1/4" ELEVATION SKING/FACE:
 - MAX. AREA ON 1/4" ELEVATION SKING/FACE:
 - MAX. AREA ON 1/4" ELEVATION SKING/FACE:
12. FRANKING:
 - MAX. AREA PERMITTED:
 - NO. OF SPACES REQUIRED (OFFICE): 1/2 NO. OF OFFICE (33 PARKING SPACES)
 - NO. OF SPACES PROVIDED: 33 INCLUDING 1/4" ELEVATION SKING/FACE
 - NO. OF SPACES PROVIDED: 33 INCLUDING 1/4" ELEVATION SKING/FACE
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13. LANDSCAPING:
 - PERMITTED REQUIRED:
 - PERMITTED REQUIRED:
 - PERMITTED REQUIRED:
 - PERMITTED REQUIRED:

For RANDY WEBER
26550 SE 354TH PLACE
BLACK DIAMOND, WA 98010
(206) 510-5563

For
11/08/2021 1:52:24 PM
Preliminary

Title: COVER SHEET FOR YELM BOAT AND RV STORAGE