



City of Yelm

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AMENDED

Address correction - site plan – Comment Period

NOTICE OF APPLICATION
Mailed on: October 15, 2019

PROJECT NAME: Deschutes Coffee and Additional Parking at Existing Retail Site
PROJECT LOCATION: 10619 Vancil Road SE, Yelm, WA 98597
PROJECT PARCEL NUMBER: 22730121500
LAND USE CASE NUMBER: 2019.0416.PR0008

An application submitted by Deschutes Coffee Co, 16531 154th Lane SE, Yelm, WA 98597, for the above referenced project was received by the City of Yelm on September 20, 2019. The City has determined the application to be complete on October 3, 2019. The application and any related documents are available for public review during normal business hours at the City of Yelm, 106 2nd Street SE, Yelm WA. For additional information, please contact the Community Development Department at (360) 458-3835.

PROJECT DESCRIPTION: The applicant proposes to construct a 200 sq. ft. drive through coffee stand, additional parking, and upgraded stormwater facilities.

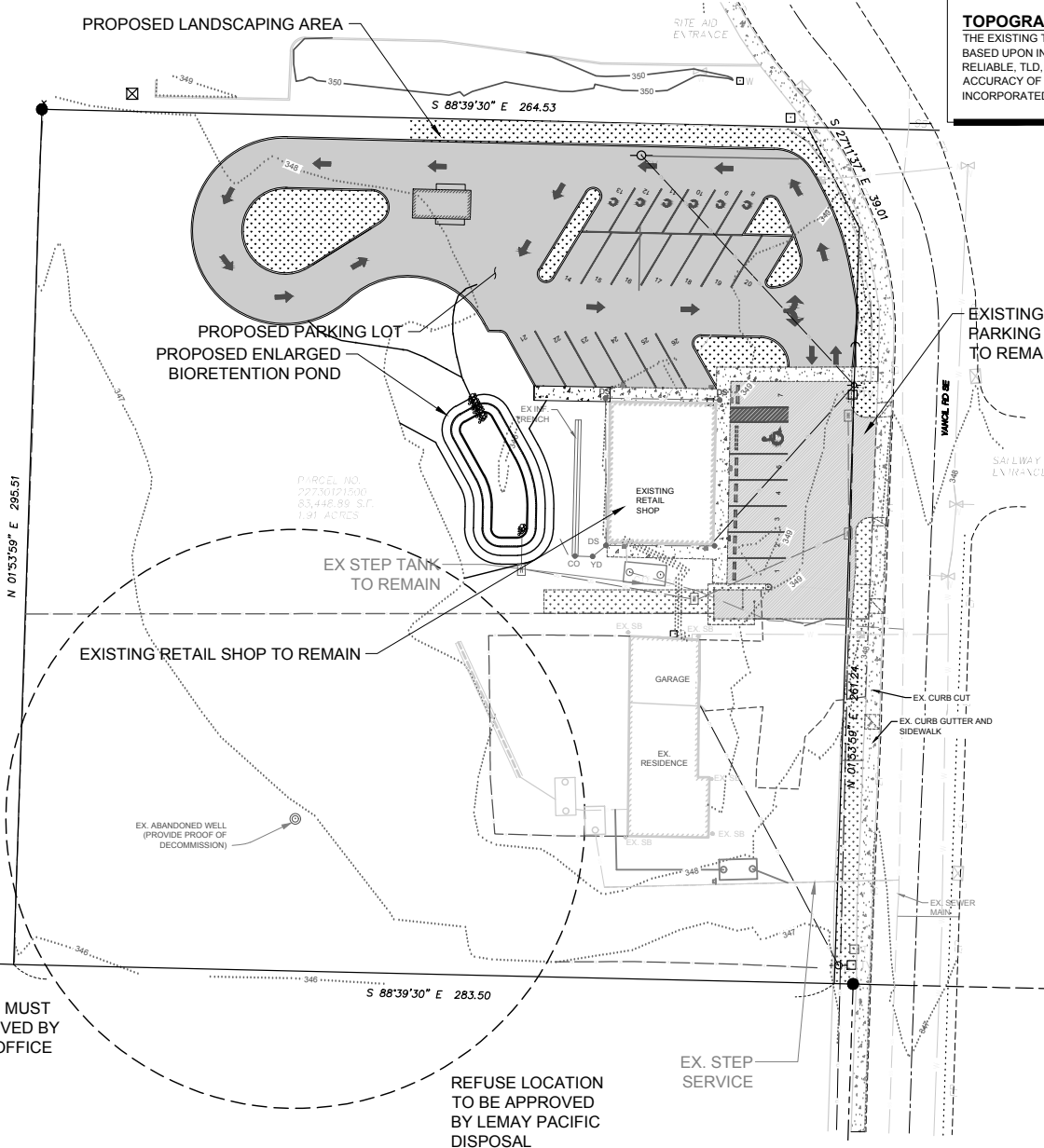
ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: A site plan and preliminary drainage report was submitted.

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

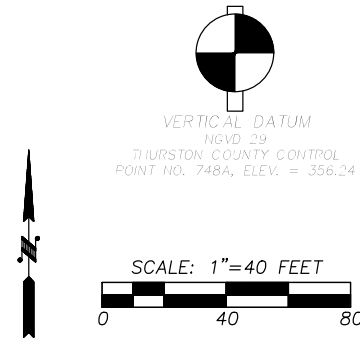
No preliminary determination of consistency with City development regulations has been made. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Tami Merriman, Community Development Department, 106 2nd Street SE, Yelm WA 98597, (360) 458-8496. **THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON OCTOBER 30, 2019**

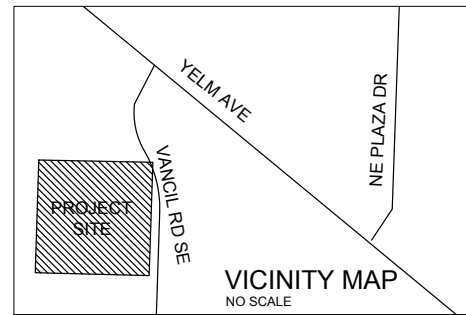
This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision.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



TOPOGRAPHIC NOTE:
 THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, TLD, LLC CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



SITE INFORMATION	
PROJ PROPONENT:	Jeff Mahan 14619 130th Lane SE Yelm, WA 98597
SITE ADDRESS:	12742 ZELLER RD Yelm, WA 98597
ASSESSOR PARCEL NO.:	22730121500
PROPOSED USE:	RETAIL
TOTAL AREA:	1.91 ACRES
BUILDINGS:	1,728 SF SHOP
SEWER:	CITY OF YELM
WATER:	CITY OF YELM
NUMBER OF EMPLOYEES:	2
1 STALL / 250SF:	7 STALLS
STALLS PROVIDED:	26
ADA PARKING REQ'D:	1



THE LAND DEVELOPER'S ENGINEERED SOLUTION
 a division of THE LAND DEVELOPER, Inc.
 5737 LINDERSON WAY SW
 TUMWATER, WA 98501
 PO BOX 4420, TUMWATER, WA 98501
 (360) 490-4806
 EMAIL: erik@thelanddeveloper.com



PROJECT:
 RETAIL SHOP PARKING LOT ADDITION
 10619 VANCIL ROAD SE
 YELM, WA 98597

CLIENT:
 Jeff Mahan
 12742 Zeller Road
 Yelm, WA 98597

DATE: 05/23/19

PROJECT NUMBER: 17-038

SHEET 1 OF 12

MAILBOX
 LOCATION MUST
 BE APPROVED BY
 US POST OFFICE

REFUSE LOCATION
 TO BE APPROVED
 BY LEMAY PACIFIC
 DISPOSAL