



City of Yelm

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NOTICE OF DECISION

DATE: June 14, 2019
PROJECT NAME: Yelm Community Schools Facilities and Maintenance Building
PROJECT LOCATION: 16525 100th Way SE, Yelm, WA
PARCEL NUMBER: 64303600300
CASE NUMBER: 20190142

NOTICE IS HEREBY GIVEN that the Community Development Department issued a site plan review approval to Yelm Community Schools at the above referenced location.

The complete decision may be viewed on the City’s website at 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 Community Development Department in City Hall at 106 2nd Street SE, Yelm, WA 98597 during normal business hours for a fee of 15 cents per page. For additional information, please contact the Community Development Department at 360-458-3835.



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SITE PLAN REVIEW 20190142

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

FINDINGS OF FACT

1. Yelm Community Schools proposes to construct a 2,856 square foot facilities and maintenance building with associated parking located at 16525 100th Way SE, identified by Assessor’s Tax Parcel Number 64303600300.
2. The property is approximately 23.12 acres and is the location of Fort Stevens Elementary School.
3. The property is zoned Open Space/Institutional District (OS) which is codified at Chapter 18.40 YMC. The OS is intended to protect and preserve land devoted to existing and future use for civic, cultural and educational facilities. Institutional buildings and their ancillary uses are an allowed use in the OS zone. [Section 18.40.020 YMC].
4. Yelm Community Schools submitted a site plan review application on April 29, 2019, and it was determined to be complete on May 14, 2019. The applicant proposes to construct a 2,856 square foot facilities and maintenance building with associated parking. The application materials included a preliminary site plan, and preliminary drainage report.
5. As required by Section 18.10.050 YMC, the Yelm Community Development Department mailed a Notice of Application to local and state agencies and surrounding property owners on May 14, 2019. In addition, the notice was published on the City’s website on May 14, 2019 and published in the Nisqually Valley News on May 17, 2019. No comments were received.
6. The project is exempt from SEPA review pursuant to Section 197-11-800 (1) WAC and Section 18.20.020 (A) (3).
7. Chapter 18.16 YMC requires a determination that the infrastructure facilities necessary to serve a proposed development are in place or planned for and properly funded with a reasonable expectation that the facilities will be in place at the time needed to preserve adopted levels of service.
 - a. Concurrency with sewer infrastructure means the project is within an area approved for sewer pursuant to the adopted sewer comprehensive plan for the City and improvements necessary to provide facilities and services are present to meet the needs of the proposed development.

Buildings on site are currently connected to the City sewer system. Connection to the sewer system for the new building satisfies concurrency requirements.

- b. Concurrency with water infrastructure means the project is within an area approved for municipal water service pursuant to the adopted water comprehensive plan for the City and improvements necessary to provide services are present.

Buildings on site are currently connected to the City water system. Connection to the water system for the new building satisfies concurrency requirements

- c. Concurrency with transportation infrastructure means that the project completes frontage improvements, makes off-site improvements required for the safe movement of traffic and pedestrians if impacted by traffic from the development, and pays a traffic facilities charge.

Frontage improvements along 100th Way SE are currently incomplete and will be required to be constructed to current standards. The applicant has requested a deferral of the frontage improvements.

Section 4B.080 (C) Yelm Development guidelines allows the City to determine when frontage Improvements are required, and under certain circumstances may permit deferral of installation of such improvements to a later date. Agreement of deferral and payment of transportation facilities charges satisfies concurrency requirements.

- d. Concurrency with school infrastructure means the developer pays a school impact fee at the time of construction.

The project does not impact schools as it does not increase attendance.

- e. Concurrency with fire protection means the developer pays a fire impact fee at the time of construction.

Payment of the Fire Impact Fee at the time of building permit issuance satisfies concurrency requirements.

- 8. Title 18 YMC is the Unified Development Code for the City of Yelm and establishes standards for development within the various zoning districts. The subject property is identified by the Zoning Map as being within the Open Space/Institutional zoning District (OS). The surrounding property is residentially developed.

- a. Institutional facilities are allowed in the OS as a permitted use. [Section 18.40.020 YMC]
- b. Setbacks required include a 25-foot setback from the front and sides. [Section 18.40.040 YMC] The conceptual site plan shows conformance with this requirement.
- c. Maximum building height is 40 feet. [Section 18.40.040 YMC]. The conceptual site plan shows conformance with this requirement.
- d. Chapter 18.52 provides guidance for Ingress and egress. Access to the new building is from internal access roads within the school property.

- e. Office and professional buildings require one parking space per 300 square feet. Based on 2,856 square feet, 10 spaces are required. The conceptual plan as submitted exceeds this requirement.

The proposed building is adjacent to an existing storage and maintenance building. The applicant proposes vehicular access around both buildings, with paved drive lanes and parking.

- 9. Title 18 YMC provides guidance and regulation for site planning during development. Chapter 18.55 establishes landscaping requirements for various types of development.

- a. Perimeter landscape includes a 15 foot planter area adjacent to the residentially zoned property with a combination of evergreen and deciduous trees to provide a dense screening. The conceptual site plan shows adequately sized perimeter landscape areas.
- b. Pedestrian corridors require streetscape landscaping to provide visual relief and separation of pedestrians from streets and parking areas. This is landscaping is achieved with frontage improvements, and are part of frontage deferral.
- c. Parking lot landscaping is intended to provide visual relief and shade in parking areas. The conceptual site plan meets this requirement.

A detailed landscape plan shall be submitted with civil construction plans.

- d. Chapter 18.59 requires trash enclosures to be incorporated into the architectural feature of the primary structure and landscaping. The enclosure shall be constructed of CMU, wood or architectural steel, with gates of similar durable materials, and sized and landscaped pursuant to Section 18.59.040 YMC.
- e. Section 18.59.050 YMC provides guidance for illumination. Walkways shall be lit to a minimum of 2 foot candles. Parking lot illumination levels shall not exceed 0.1 foot candle at five feet past the edge of the property line(s). Fixtures shall be mounted to a maximum of 20 feet above grade.
- f. Mailboxes for the site shall be cluster box units (CBU) and placed on site. [Section 18.59.080 YMC]
- g. Pedestrian circulation is required from parking lots to buildings and public walkways. The conceptual site plan shows pedestrian access from the parking area. There is no sidewalk on 100th way, however there is a walking path for children to get to the school. [Section 18.60.030 YMC]

- 10. The Yelm Critical Areas and Resource Lands, Chapter 18.21 YMC provides protection for critical aquifer recharge areas, frequently flooded areas, wetlands, geologically hazardous areas, and fish and wildlife habitat conservation areas.

- a. All of Yelm is identified as a critical aquifer recharge area. Compliance with Federal, State, and County water source protection regulations and with the City's adopted stormwater regulations is required to protect the aquifer. [Section 18.21.070 (C) YMC]

- b. Yelm Creek is located approximately 500 feet to the southwest of the project site. The City critical area maps indicate that the proposed building and work within the stormwater retention facility is located outside of wetlands, flood zones, and high ground water buffer areas.
- c. The Mazama Pocket Gopher has been listed as a threatened species by the Washington Department of Fish and Wildlife since at least 2008. Yelm has protected this species through the implementation of the Critical Areas Code. When a development occurs on property suspected to be occupied by the Mazama Pocket Gopher, the Community Development Department has required the applicant prepare a critical areas report which would include mitigation measures if it was determined that pocket gophers would be impacted by the proposed development. The Washington Department of Fish and Wildlife is provided with notice of all threshold determinations issued pursuant to the State Environmental Policy Act and the City consults with the Department when a critical areas report is required.

In April, 2014, the U.S. Fish and Wildlife Service listed the Yelm subspecies of the Mazama Pocket Gopher as threatened under the Endangered Species Act. While the City of Yelm is not responsible for implementation or enforcement of the Endangered Species Act, it consults with the Service and provides notice to applicants that the pocket gopher is a federally protected species and a permit from the U.S. Fish and Wildlife Service may be required.

Visual reconnaissance from City staff show no indications of Mazama Pocket Gophers or Prairie Habitat found on the project site. The site is mostly covered by grass, gravel and educational facilities.

Compliance with Yelm's requirements under the Critical Areas Code does not ensure compliance with the provisions of the Endangered Species Act. The applicant should contact the US Fish and Wildlife Service with any questions about compliance with Federal standards for threatened species.

- 11. Chapter 13.04 YMC and Chapter 6 of the Development Guidelines establish requirements for connection to the City's water system.
 - a. Water service connections are by a service line and water meter in the public right-of-way. [Section 13.04.110 YMC]. The new building is required to connect to City water service. There is a 10-inch service main located in 100th Way SE. Connection to this line is required.
 - b. The City implements a cross-connection and backflow control program pursuant to Title 43 RCW and Chapter 248-54 WAC. [Section 13.04.220 YMC] A backflow prevention assembly is required to protect Yelm's water system from cross-connections from all new development. [Section 13.04.220 (D)].
- 12. Fire protection to the buildings must be provided per the International Fire Code. The specific requirements for installation of additional fire hydrants will be determined during civil plan review. The International building code (IBC) provides occupancy ratings for

different types of uses. The fire coverage system for the proposed use must meet IBC requirements.

Identified in the 2002 City of Yelm Water Comprehensive Plan is a requirement to install fire hydrant locks as part of the City's water conservation and accountability program.

13. Chapter 13.08 YMC and Chapter 7 of the Development Guidelines establish requirements for connection to the City's sewer system.
 - a. The property is located in the City of Yelm's STEP sewer system service area, and the new building is required to connect to City sewer service. There is an existing 6-inch sewer main located in 100th Way.
 - b. The S.T.E.P. tank shall be sized based on the Criteria for Sewage Works Design (Orange Book) published by the Washington State Department of Ecology, and located in the front yard area.
14. All of Yelm is considered a critical aquifer discharge area. The control and treatment of stormwater is required to protect the critical aquifer. The City has adopted the latest edition of the Stormwater Management Manual for Western Washington (SMMWW) published by the Washington Department of Ecology. [Section Chapter 18.27 YMC].
15. Frontage improvements are required as part of development in the City. [Section 18.16.050 YMC]
 - a. Section 4B.080 (C) Yelm Development guidelines allows the City to determine when frontage Improvements are required, and under certain circumstances may permit deferral of installation of such improvements to a later date. The applicant requested a deferral for frontage improvements. The Districts improvements will be isolated from other street improvements along 100th Way and there is a public benefit in coordinating small improvements with a larger project.

Deferred frontage improvements shall be secured for installation at a later date by a waiver of protest, and commitment to participate in a local improvement district. The property owner shall execute and record a covenant document that insures the participation of the subject property owner(s) in any local improvement district formed for the construction of such frontage improvements.
 - c. Traffic Facilities Charges are based on the Institute of Traffic Engineers Trip Generation guide. Elementary Schools create .02 new PM peak hour trips. This building is an ancillary use to the school, and provides support to the schools. Using the elementary school trip generation is appropriate.


CONCLUSIONS OF LAW

- A. Section 18.13.020 (B) YMC allows the Site Plan Review Committee to approve a proposal when the preliminary site plan conforms to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances.
- B. Yelm Community Schools has established that the request for site plan review approval can satisfy all criteria set forth in Section 18.13.020(C) YMC, meet all requirements of the Open Space/Institutional zoning classification, and meet all other requirements of the Yelm Municipal Code. Therefore, the preliminary site plan should be approved subject to the following conditions:
1. Connection to City sewer service is required. The STEP tank shall be sized based on the Criteria for Sewage Works Design (Orange Book) published by the Washington State Department of Ecology, and located in the front yard area.
 2. Connection to City water service is required. Connection shall be to the service main located in 100th Way SE.
 3. A reduced pressure backflow assembly is required at the current water meter.
 4. Payment of a Fire Impact Fee is due at the time of building permit issuance.
 5. A TFC charge based on new P.M. peak trips will be assessed for based on square footage of the new building.
 6. Deferred frontage improvements shall be secured for installation at a later date by an updated waiver of protest, and commitment to participate in a local improvement district.
 7. A minimum of ten (10) parking stalls shall be provided.
 8. Perimeter landscape shall include a 15-foot planter area with a combination of evergreen and deciduous trees, and shrubs along the property line adjacent to the residential use. Parking lot landscaping is required in parking areas. A detailed landscape plan is required as part of civil plan submission.
 9. Trash enclosures shall be enclosed and landscaped pursuant to Section 18.59.040 YMC, and location approved by Pacific Disposal.
 10. Walkways shall be lit to a minimum of 2 foot candles. Parking lot illumination levels shall not exceed 0.1 foot candle at five feet past the edge of the property line(s). Fixtures shall be mounted to a maximum of 20 feet above grade. Pedestrian circulation plan shall be updated to meet Section 18.60.030 YMC.
- C. The site plan is valid for eighteen (18) months from the date of this approval. The applicant may request a six-month extension on the approval, if the request is made in writing prior to the expiration date of this approval.

DECISION

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

Dated this 14th day of June, 2019



Grant Beck,
Community Development Director



Chad Bedlington,
Public Works Director

Prepared this 12th day of June, 2019



Tami Merriman,
Associate 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.