



## **NOTICE OF DECISION**

DATE: August 18, 2021  
PROJECT NAME: The Stor-House Self Storage  
PROJECT LOCATION: 10508 Creek St SE, Yelm, WA  
PARCEL NUMBERS: 64303400402, 64303400403, 64303400404, 64303400405  
CASE NUMBER: 2021.0034

**NOTICE IS HEREBY GIVEN** that the Public Services Department issued an administrative site plan review approval and binding site plan alteration approval to Patrick Gilroy at the above referenced location.

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 Community Development Department in City Hall at 106 2<sup>nd</sup> Street SE, 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 AND BINDING SITE PLAN ALTERATION 2021.0034**

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

### **FINDINGS OF FACT**

1. Patrick Gilroy proposes to construct a self-storage facility at 10508 Creek St SE Yelm, WA, identified by Assessor's Tax Parcel Numbers 64303400402, 64303400403, 64303400404, and 64303400405. The project includes amending a previously approved binding site plan, removing an existing parking area, and constructing an 84,945 square foot self-storage building with associated parking.
2. The site is included in the Creek Road Binding Site Plan (BSP) recorded in January 2017, Thurston County Auditor's Recording Number 4543027. This BSP established 3 units, as well as Tracts A and B which were dedicated to the owners of units 1, 2 and 3 for shared use and maintenance. The proposed development will be constructed on unit 1, unit 2, and Tract A to form one parcel. Tract B will remain with adjusted boundaries.
3. The property currently has a parking area and 2 pads ready for buildings. The properties to the north, west, and south are developed commercially. The property to the east is developed as residentially as Tustin Apartments. The property is approximately 1.56 acres.
4. The property is zoned Heavy Commercial (C-2) which is codified at Chapter 18.37 YMC. The C-2 district is intended to permit commercial uses and activities which depend more heavily on convenient vehicular access. Mini-storage facilities are a permitted use in the C-2 zone [Section 18.37.020 YMC].
5. Patrick Gilroy submitted a site plan review application on June 18, 2021, and it was determined to be complete on July 12, 2021. The application materials included a preliminary site plan, preliminary civil plans, environmental checklist, project description, lot closures, trip generation report, preliminary stormwater report, and architectural drawings.
6. 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 July 12, 2021. In addition, the notice was published on the City's website on July 12, 2021 and published in the Nisqually Valley News on July 15, 2021. No comments were received.
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.

The proposed development is required to connect to City sewer services. This satisfies the concurrency requirement for sewer.

- 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.

At this time, the City of Yelm has approximately 165 ERU's available, which is adequate for 2-3 years of growth.

The proposed development is required to connect to City water services. This satisfies the concurrency requirement for water.

- 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.

The parcel fronts Creek St SE, which is constructed to City standards.

Transportation Facility Charges are due and payable at the time of building permit issuance.

Payment of Transportation Facility Charges satisfies concurrency for transportation improvements.

- 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 student population.

- 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. The City of Yelm SEPA Responsible Official issued a Determination of Non-significance based on WAC 197-11-158 on July 28, 2021. This determination is final and fulfills the City's responsibility for disclosure of potential, significant environmental impacts.

Comments were received from the Washington Department of Ecology (ECY) stating existing regulations around solid waste management, toxics cleanup, and water quality. As these comments stated existing regulations, no further action was taken by the SEPA Responsible Official.

- 9. 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. 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.

As the site is already improved with building pads and impervious surfaces, a critical areas report is not required.

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.

10. 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.

Buildings over 30 feet are required to have 26 foot width access lanes for emergency vehicle access. The proposed site plan does not meet this requirement.

The two swing gates proposed at the northeast and southeast ends of the property are only 22 feet wide. These gates shall be no less than 26 feet for emergency vehicle access.

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.

The civil engineering plans shall include a fire hydrant plan consistent with the Yelm Development Regulations which includes the proposed location of all hydrants and service lines and fire flow calculations for all existing and proposed hydrants. The applicant shall be responsible for the fee for hydrant locks on all fire hydrants required and installed as

part of development. The applicant shall coordinate with the Yelm Public Works Department to purchase required hydrant locks.

11. 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 (SWMMWW) published by the Washington Department of Ecology [Chapter 18.27 YMC].

Proof of compliance with the 2019 SWMMWW at civil plan submission is required for any new stormwater systems proposed. Civil plans shall show that the existing system is capable to meet these standards or show upgrades if necessary.

12. 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 C-2 zoning district.
  - a. Mini-storage facilities are allowed in the C-2 zoning district as a permitted use [Section 18.37.020 (I) YMC].
  - b. Setback requirements for the C-2 zoning district are 15 foot front yard, 10 foot side yards, and 20 foot rear yard [Section 18.37.040 YMC].

The proposed building meets the C-2 setback requirements.

- c. Buildings in the C-2 zoning district may be up to 40 feet in height [Section 18.37.040 YMC].

The proposed building meet the height requirement for the C-2 zoning district.

- d. Mini-storage facilities must be located more than 500 feet from an urban arterial [Section 18.37.040(K)]. Yelm Ave SE and Grove Road SE are considered urban arterials.

The proposed building meets the mini-storage setback requirement.

- e. Chapter 18.52 YMC provides guidance for ingress and egress. Full accesses are proposed at the northern and southern ends of the west property line. The full access on the southern end is proposed to connect to the apartment complex to the east.

The proposed accesses meet the guidelines of Chapter 18.52 YMC.

- f. The Yelm Municipal Code does not contain minimum parking requirements for storage facilities. The closest uses listed are retail (1 stall per 250 square feet of gross floor area) and general industrial use (1 space per employee based on the greatest number of employees on a single shift, plus one for each vehicle owned or operated by the company). Accessible stalls meeting ADA standards are required.

The proposal exceeds the minimum requirements of Section 18.54.030 YMC.

13. 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 an 8 foot planter area with a combination of evergreen and deciduous trees.

The site currently has adequate perimeter landscaping, which will be partially disturbed for this project.

The preliminary landscaping plan does not meet 8 foot perimeter landscaping on the northern or eastern property lines. The final landscape plan will need to show perimeter landscaping around all boundaries of the development area in compliance with Section 18.55.020(B) YMC.

- b. Pedestrian corridors require streetscape landscaping to provide visual relief and separation of pedestrians from streets and parking areas.

Streetscape landscaping was completed with frontage improvements on Creek St SE. No additional streetscape landscaping is needed. If any landscaping is disturbed during construction, it shall be restored.

- c. Parking landscaping includes a minimum of 24 square feet of landscape area for each parking stall proposed, planting area must contain at least one tree with no parking stall located more than 50 feet from a tree.

The preliminary landscape plan does not meet the requirements for parking lot landscaping. The final landscape plan will need to show compliance with parking lot landscaping including landscaping for the 4 loading stalls.

- d. Stormwater Facility Landscaping includes landscaping of the stormwater facility to be incorporated with all on-site landscaping.

Any above ground stormwater facilities shall have stormwater facility landscaping in compliance with Section 18.55.020(E).

- e. Section 18.61.050 YMC prohibits chain link fencing when visible from the street. The applicant shall provide detail for other fencing.
- f. Chapter 18.59 YMC requires development to relate to street fronts by defining the street edge with building and landscape. This is achieved by providing direct access to the building from the public sidewalk and substantial landscaping when parking is located adjacent to street frontage.

The proposal provides pedestrian paths from public sidewalks to the proposed building.

- g. Pedestrian pathways should be provided from parking areas to the buildings.

The proposal provides pedestrian paths from each parking area to the building.

- h. Trash enclosures shall incorporate the architectural feature of the primary structure and landscaping. Trash enclosures should be located to the rear of the site, and not located between a street and building, and location approved by the local provider. The enclosure shall be constructed of CMU, wood or architectural steel, with gates of similar durable materials [Section 18.59.040 YMC].

The proposed site plan shows an adequate location for the refuse enclosure.

Civil plan submission shall show the material of the enclosure in compliance with Section 18.59.040 YMC.

- i. 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.
  - j. Mailboxes for the site shall be cluster box units (CBU) and placed on site [Section 18.59.080 YMC].
14. Frontage improvements are required as part of development in the City [Section 18.16.050 YMC].

Frontage improvements on Creek St SE were completed with the original binding site plan.

A trip generation report from JTE, Inc showed that the proposal is expected to generate 14.4 new pm peak hour trips based on the ITE 10<sup>th</sup> Edition trip generation manual.

Traffic Facilities Charges for the 14.4 new pm peak hour trips are due at building permit issuance.

15. Chapter 13.04 YMC and Chapter 6 of the Development Guidelines establish requirements for connection to the City's water system. Water service connections are by a service line and water meter in the public right-of-way [Section 13.04.110 YMC].

Connection to City water service is required. There is an 8" water main in Access Way "A" and the parking lot north of the commercial pads. Domestic meter setters are also installed north and south of the pads; however, RPBA's have not been installed.

Water connections are based on a consumption rate of 875 cubic feet a month. The Civil engineer shall provide estimated water calculations at the time of civil plan review to determine the number of water connections needed to serve the project.

All commercial buildings and irrigation systems are required to provide for cross-connection control through the provisions of a back flow prevention device (reduced pressure backflow assembly) installed on the water services. A list of approved devices can be found at Chapter 246-290-490 WAC. The backflow device is required to be installed after the meter and tested by a certified backflow tester.

All requirements for cross-connection and backflow prevention shall be met pursuant to Section 246-290-490 WAC.

16. Chapter 13.08 YMC and Chapter 7 of the Development Guidelines establish requirements for connection to the City's sewer system. Development requires extension of utility lines to all property frontages.

Connection to City sewer service is required. The City of Yelm operates a Septic Tank Effluent Pumping (STEP) sewer system, which includes a treatment tank on the property

with effluent being pumped to the Wastewater Reclamation Facility for further treatment and reutilization.

The engineer preparing the civil plans will determine the appropriate size and placement for STEP tanks, which have to be accessible to City staff and protected from damage. STEP tank location may impact the design and layout of the project.

The property is located in the City of Yelm's STEP sewer system service area. A 3" STEP Main runs in Access Way "A" and a 2" STEP Main extends in Access Way "B" with an end of line and blow off assembly.

Any commercial use that potentially generates Fats, Oils, or Greases (FOG) are required to remove FOG from the wastewater before it enters the STEP tank.

Any onsite septic systems shall be abandoned per the Thurston County Health Department standards.

## **CONCLUSIONS OF LAW**

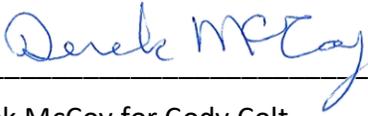
- A. Sections 18.13.020(B) and 18.13.050(B) YMC allow the Site Plan Review Committee to approve a proposal when the preliminary site plan conforms to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances.
- B. Patrick Gilroy has established that the request for site plan review approval can satisfy all criteria set forth in Section 18.13.020(C) and 18.13.05(C) YMC, meet all requirements of the C-2 Heavy Commercial 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 water service is required.
  - 2. Connection to City sewer service is required.
  - 3. All drive aisles shall be at least 26 feet wide to meet IFC requirements.
  - 4. The two proposed swing gates shall be no less than 26 feet wide for emergency vehicle access.
  - 5. The final landscape plan shall show perimeter landscaping around all boundaries of the development area in compliance with Section 18.55.020(B) YMC.
  - 6. If any streetscape landscaping is disturbed during construction, it shall be restored.
  - 7. The final landscape plan shall show compliance with parking lot landscaping including landscaping for the 4 loading stalls.
  - 8. Any above ground stormwater facilities shall have stormwater facility landscaping in compliance with Section 18.55.020(E).

9. Civil plan submission shall show the material of the refuse enclosure in compliance with Section 18.59.040 YMC.
  10. Parking and walkway illumination plans are required, showing compliance with Section 18.59.050.
  11. An amended binding site plan will be recorded with Thurston County prior to construction of the commercial building.
- 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 and amended binding site plan approval is hereby granted subject to the conditions contained in the conclusions above.

Dated this 18<sup>th</sup> day of August, 2021



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Derek McCoy for Cody Colt  
Public Works Director

Prepared this 9<sup>th</sup> day of August, 2021



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Casey Mauck,  
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.