



City of Yelm

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"Pride of the Prairie"

NOTICE OF APPLICATION
Mailed: December 31, 2020

PROJECT NAME: Popeyes
PROJECT LOCATION: 1405 Yelm Ave East, Yelm, WA 98597
PROJECT PARCEL NUMBER: 22730140400
LAND USE CASE NUMBER: 2020.0372.PRO013

An application submitted by Jeff Stavert, 2812 Colby Ave, Everett, Washington 98270 for the above referenced project was received by the City of Yelm on 12/18/2020. The City has determined the application to be complete on 12/21/2020. 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: Construction of a new 2,333 s.f. fast food restaurant with site improvements

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Site plan, building elevations, SEPA checklist, trip generation report, and preliminary stormwater report.

Additional Information or Project Studies Requested by the City: NA

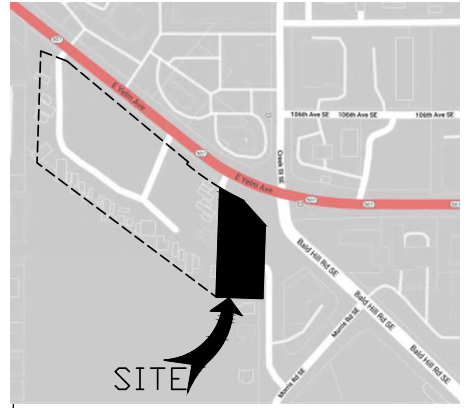
No preliminary determination of consistency with City development regulations has been made. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

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, or via email at tamim@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON JANUARY 15, 2021

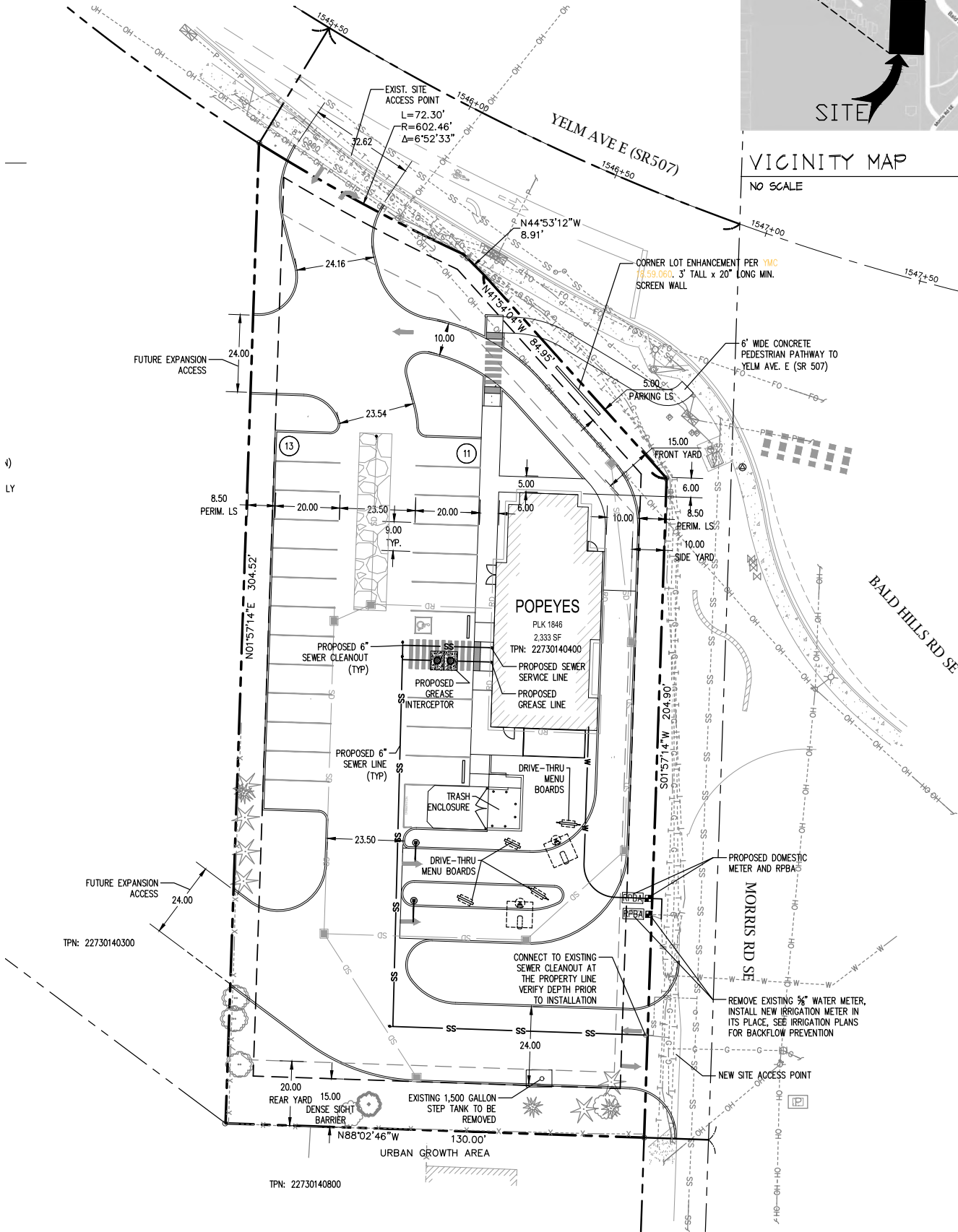
This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision.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

SEC. 30, T17N., R2E., W.M.



VICINITY MAP

NO SCALE



LY

TPN: 22730140300

TPN: 22730140800

MORRIS RD SE

BAIRD HILLS RD SE

POPEYES
PLK 1846
2,333 SF
TPN: 22730140400

CONNECT TO EXISTING
SEWER CLEANOUT AT
THE PROPERTY LINE
VERIFY DEPTH PRIOR
TO INSTALLATION

REMOVE EXISTING 3/4\"/>

NEW SITE ACCESS POINT

EXISTING 1,500 GALLON
STEP TANK TO BE
REMOVED

URBAN GROWTH AREA

FUTURE EXPANSION
ACCESS

FUTURE EXPANSION
ACCESS

CORNER LOT ENHANCEMENT PER ΔMC
14-59-0603, 3' TALL x 20' LONG MIN.
SCREEN WALL

6' WIDE CONCRETE
PEDESTRIAN PATHWAY TO
YELM AVE. E (SR 507)

PARKING LS

FRONT YARD

PERIM. LS

SIDE YARD

PERIM. LS

PERIM. LS

PERIM. LS

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