



**City of Yelm**  
EST. 1924  
**WASHINGTON**

## **NOTICE OF DECISION**

DATE: June 8, 2021  
PROJECT NAME: Tahoma Valley Golf Course & Country Club  
PROJECT LOCATION: 15425 Mosman Ave SW  
PARCEL NUMBER: 21724440200  
CASE NUMBER: 2021.0004

**NOTICE IS HEREBY GIVEN** that the Community Development Department issued an administrative site plan review approval to Tahoma Valley Golf Course & Country Club 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 Community Development Department at 360-458-3835.

# ADMINISTRATIVE SITE PLAN REVIEW 2021.0004

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

### FINDINGS OF FACT

1. Tahoma Valley Golf Course & Country Club proposes to construct a golf course maintenance building located at 15425 Mosman Ave SW, Yelm, WA, identified by Assessor's Tax Parcel Number 21724440200. The project includes demolishing the current maintenance building and constructing a 2,400 square foot maintenance building with associated parking and stormwater facilities.
2. The property is currently developed as a golf course with an existing maintenance building. The existing and proposed maintenance buildings are both located in the Northwest corner of the property. The surrounding properties are all developed residentially except an undeveloped property to the West. The property is approximately 75 acres.
3. The property is zoned Open Space (OS) which is codified at Chapter 18.40 YMC. The OS district is intended to protect and preserve parks, open space, civic, culture, educational and similar facilities. Golf courses are a permitted use in the OS district [Section 18.40.020 YMC].
4. Tahoma Valley Golf Course & Country Club submitted a site plan review application on January 11, 2021, and it was determined to be complete on April 30, 2021. Site improvements include a maintenance building with associated parking and stormwater facilities. The application materials included a preliminary site plan, topographic survey, critical areas report, environmental checklist 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 April 30, 2021. In addition, the notice was published on the City's website on April 30, 2021 and published in the Nisqually Valley News on May 6, 2021. No comments were received.
6. 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.

Connection to City sewer is required and 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 175 ERU's available, which is adequate for 2-3 years of growth.

Connection to City water is required and 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 Mosman Ave SW, which is scheduled to be extended and improved from Solberg St SW to Longmire St SW as part of the City of Yelm Mosman Ave Phase 2 Project.

Transportation Facility Charges are due and payable at the time of building permit issuance. Credit will be given for the pm peak hour trips of the existing maintenance building, and consequently no new trips are expected. This satisfies the concurrency requirement for transportation.

- 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.

- 7. The City of Yelm SEPA Responsible Official issued a Mitigated Determination of Non-significance based on WAC 197-11-158 on May 13, 2021. This determination is final and fulfils the City's responsibility for disclosure of potential, significant environmental impacts. The Mitigated Determination of Non-significance included the following mitigating conditions.

- a. A final drainage report meeting the minimum requirements of the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology shall be submitted with civil plan submission.
- b. Proof of compliance with Washington State oil spill prevention and contingency regulations is required.
- c. Proof of compliance with Washington State dangerous waste regulations is required.

- 8. ORCAA provided comment regarding the requirements for demolition projects.

An asbestos survey is required prior to any demolition.

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.

The Yelm Pocket Gopher Survey Report for Mosman Avenue Phase 2 Project prepared by WHPacific, Inc concluded that there was no evidence of gophers on this site.

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.

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.

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

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 OS zoning district.
  - a. Golf courses are allowed in the OS zoning district as a permitted use. [Section 18.40.020 (A) YMC]
  - b. Setback requirements for the OS zoning district are 25 feet from a collector street, and 15 feet from any side yard. [Section 18.40.040(C) YMC].

Mosman Ave SW and Longmire St SW are classified as collector streets. The site plan meets the setback requirements for the OS zoning district.
  - c. Buildings in the OS zoning district may be up to 40 feet in height. [Section 18.40.040 (B) YMC].

The proposed building meet the height requirement for the OS zoning district.
  - d. Chapter 18.52 YMC provides guidance for ingress and egress.

A full access is proposed on the future Mosman Ave extension.  
The proposed access meets the requirements of Chapter 18.52 YMC.
  - e. Chapter 18.54 YMC provides guidance for off-street parking.

The Yelm Municipal Code does not list parking requirements for this specific use. The most similar use is a general industrial use which requires one space per employee based on the greatest number of employees on a single shift, plus one space for each vehicle owned, leased, or operated by the company [Section 18.54.030 YMC].  
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 shall provide a perimeter landscape around the development.

The conceptual landscape plan does not propose adequate landscape requirements. The 8 foot perimeter landscape shall be located along the perimeter of the site on the north and west property lines.
  - b. Pedestrian corridors require streetscape landscaping to provide visual relief and separation of pedestrians from streets and parking areas.

Streetscape landscaping is part of existing and proposed frontage improvements.
  - 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 conceptual landscape plan does not adequately address parking lot landscaping. When perimeter landscaping is relocated, additional parking lot landscaping may be required.

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

The preliminary landscape plan does not adequately address stormwater facility landscaping.

When stormwater facilities are located along a front edge of the property, landscape and screening are required to visually enhance the swale [Section 18.55.020(E)(3)(c) YMC].

- e. Chapter 18.57 requires the protection of trees during development.

No trees are proposed to be removed.

- f. Section 18.61.050 YMC prohibits chain link fencing when visible from the street.

There is existing chain link fence surrounding the golf course that has been in existence for many years. This fencing may be replaced due to the location of the Mosman Ave Extension.

- g. 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 does not show a refuse area. If a refuse area is proposed, it must not be located between the building and the street and meet the guidelines of Section 18.59.040 YMC.

- 14. Frontage improvements are required as part of development in the City. [Section 18.16.050 YMC]

Longmire Street is improved to City standards. Frontage improvements for Mosman Ave SW will be completed by a City sponsored project.

Traffic Facilities Charges are based on the Institute of Traffic Engineers Trip Generation guide (ITE). Credit for the existing maintenance building should be given, and no new trips are anticipated by the project.

- 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].

There is a 10-inch main located in Longmire Street with a connection stub located approximately 250 feet south of Berry Valley Drive. Connection to City water service at

this location is required. Water connections are based on a consumption rate of 875 cubic feet a month which is considered an Equivalent Residential Unit (ERU).

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. 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) YMC].

16. Chapter 13.08 YMC and Chapter 7 of the Development Guidelines establish requirements for connection to the City's sewer system.

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.

There is a 2-inch sewer main located in Longmire Street with a connection stub located approximately 400 feet south of Berry Valley Drive. Connection to City sewer service at this location is required. Sewer connections are based on water usage. 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.

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.

A spill and containment plan is required for the facility and on site fuel storage.

## **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. Tahoma Valley Golf Course & Country Club 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 OS Open Space 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. The conditions of the Mitigated Determination of Non-significance are hereby referenced and are considered conditions of this approval.
  - 2. A final drainage report meeting the minimum requirements of the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology shall be submitted with civil plan submission.

3. Proof of compliance with Washington State oil spill prevention and contingency regulations is required.
4. Proof of compliance with Washington State dangerous waste regulations is required.
5. An asbestos survey and City of Yelm demolition permit is required prior to any demolition.
6. Fire protection shall be provided per the International Fire Code.
7. 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.
8. Payment of the Fire Impact Fee is required at the time of building permit issuance.
9. The detailed landscape plan is required as part of civil plan submission and must include perimeter, parking and stormwater landscaping meeting the requirements of Chapter 18.55 YMC.
10. If a refuse area is proposed, it must be located between the building and the street and meet the guidelines of Section 18.59.040 YMC.
11. Connection to City water is required at the connection stub in Longmire St SW located approximately 250 feet South of Berry Valley Dr.
12. The water connection fee and meter fee will be established at the time of building permit issuance. All conditions for cross connection control shall be met, as required in Section 246-290-490 WAC.
13. Connection to City sewer is required at the connection stub in Longmire St approximately 400 feet south of Berry Valley Drive. The connection fee and inspection fee will be established at the time of building permit issuance.
14. The sewer system shall be protected from any fats, oils, or greases entering the system.
15. A spill containment plan shall be provided for the maintenance building and fuel storage.
16. Prior to construction, civil engineering plans shall be submitted to the Community Development Department for review and approval. Civil plans

submission shall be consistent with the requirements of the Yelm Development Guidelines and shall include details on all required infrastructure.

- 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**

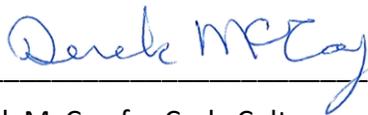
The request for site plan review approval is hereby granted subject to the conditions contained in the conclusions above.

Dated this 8<sup>th</sup> day of June, 2021



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Grant Beck,  
Community Development Director



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Derek McCoy for Cody Colt  
Public Works Director

Prepared this 21<sup>st</sup> day of May, 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.