



STAFF REPORT

City of Yelm *Community Development Department*

Case Number: MPD-05-0067-YL

Applicant: Tahoma Terra LLC.
4200 6th Avenue SE, Suite 301
Lacey, WA 98503

Agent: Steve Chamberlain, P.E.

Request: Final Master Site Plan Approval

Recommendation: Approval

Proposal

Tahoma Terra LLC has made application for a final master site plan on the portion of the Tahoma Terra Master Plan Development located east of Thompson Creek.

The final master site plan includes two divisions identified for residential subdivisions of which include up to 216 single family lots, a neighborhood commercial area, a townhome development, and community open space.

Public Notices

A Notice of Application was mailed to local and state agencies, and surrounding property owners within 1,000 feet of the subject site on April 1, 2005. This notice was also posted at City Hall on the same date and posted on the City of Yelm web site on April 26.

The Mitigated Determination of Non-significance was mailed to agencies with jurisdiction and environmental expertise on May 26, 2005. This determination was also posted at City Hall and on the City of Yelm web site on the same date, and published in the *Nisqually Valley News* on May 27.

A Notice of Public Hearing was mailed to the applicant and parties of record on June 20, 2005. This notice was also posted at City Hall and on the City of Yelm web site on the same date, and published in the *Nisqually Valley News* on June 24, 2005.

State Environmental Policy Act

The City's SEPA Responsible Official issued and published a Mitigated Determination of Non-Significance on May 24, 2005, based on Section 197-11-158 WAC. This Mitigated Determination of Non-Significance is based on the project as proposed and the impacts and potential mitigation measures reflected in the applicant's environmental documents. In addition, pursuant to Section 197-11-754 WAC, the following documents were adopted by reference:

- ✓ Final Environmental Impact Statement, January 1995, City of Yelm Comprehensive Plan and Joint Plan with Thurston County.
- ✓ Final Environmental Impact Statement, March 1993, Southwest Yelm Annexation.
- ✓ Addendum to the Final Environmental Impact Statement for the Southwest Yelm Annexation, July 1994, Thurston Highlands Master Plan Application.
- ✓ Environmental Checklist and Mitigated Determination of Non-Significance, September 1999, Prairie View Master Plan.
- ✓ Critical Areas Study, December 1997, IES Associates

Environmental documents submitted as part of the application include:

- ✓ Expanded Environmental Checklist, March 2005, SCA Consulting Group
- ✓ Updated Wetlands Analysis, March 2005, The Coot Company
- ✓ Preliminary Drainage and Erosion Control Report, March 2005, SCA Consulting Group
- ✓ Transportation Impact Analysis, February 2005, Transportation Engineering NW

The MDNS contained the following conditions:

1. The developer shall mitigate transportation impacts through the payment of a transportation facility charge (TFC) pursuant to Chapter 15.40 YMC. The fee shall be paid at the time of building permit issuance.
2. The applicant shall be responsible for the following transportation improvements:
 - ✓ Prior to the final subdivision approval of any lots the applicant shall reconstruct Longmire Street to a modified collector standard from the project entry to Yelm Avenue West (SR 510).
 - ✓ Prior to the approval of any development permit (including a final subdivision) which includes the 90th peak P.M. trip generated from the project, the applicant shall construct a center left-turn lane on Yelm Avenue West (SR-510) at the Longmire Street intersection with sufficient storage to serve the anticipated traffic volumes generated by the project.
 - ✓ Prior to the approval of any development permit (including a final subdivision) which includes the 513th peak P.M. trip generated from the project,

construction of the Killion Road Boulevard extension from the property to Yelm Avenue West (SR-510) along with the realignment of Killion Road, a traffic signal, and left turn lanes on all four legs of the intersection with sufficient storage to serve the anticipated traffic volumes generated by the project.

- ✓ Prior to the approval of any development permit (including a final subdivision) which includes the 1,100th peak P.M. trip generated from the project, reconstruct Mosman Avenue to modified collector standards from Longmire Street to 1st Avenue (SR-507) and the Mosman Avenue/1st Avenue intersection to include realignment and a center left-turn lane on 1st Avenue (SR-507) with sufficient storage to serve the anticipated traffic volumes generated by the project.
- ✓ Prior to the approval of any development permit (including a final subdivision) which includes the 1,301st peak P.M. trip generated from the project, define and construct the Mosman Avenue connector between Longmire Street and Solberg Street OR; continue the Boulevard to SR 507 through the Thurston Highlands property.

Plans for approval of all transportation improvements associated with Yelm Avenue (SR 510) and 1st Avenue (SR 507) shall be submitted to the Washington Department of Transportation and the City of Yelm for review and approval and all required improvements shall be constructed by the applicant pursuant to approved plans, and inspected and approved by the City of Yelm and Washington Department of Transportation.

3. To mitigate previous impacts from agricultural activities to surface waters, plant communities and animal communities along the Thompson Creek corridor and its associated wetlands, the applicant has prepared a mitigation and enhancement plan to improve the surface water features of the site for both habitat and recreation purposes. Each Final Master Site Plan shall include a schedule for implementing improvements tied to the number of dwelling units of each subdivision within the Master Planned Community.
4. The developer shall enter into an agreement with Yelm Community Schools to mitigate project impacts to the School District.
5. Prior to the approval of any development permit (including a final subdivision) beyond the 89th lot, the applicant shall convey water rights to the City of Yelm sufficient to serve the proposed use within that area of the final master site plan and the first 89 lots. The conveyance shall be made to the City through a water rights agreement between Tahoma Terra, LLC and the City of Yelm. This condition is not applicable if the City obtains water rights through the Department of Ecology which are sufficient to serve the projected density of the City, its urban growth area, and the subject property.

6. Prior to disturbance of any identified geologic hazard area, the applicant shall submit to the City of Yelm Community Development Department a geotechnical report that identifies established best management practices for all activity within the geologic hazard areas and only allows activities which:
 - ✓ will not increase the threat of the geological hazard to adjacent properties beyond pre-development conditions;
 - ✓ will not adversely impact other critical areas;
 - ✓ are designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than pre-development conditions;
 - ✓ are certified as safe as designed by a qualified engineer or geologist.
7. Prior to building permit issuance, the applicant shall enter into a mitigation agreement with the City of Yelm which includes a mitigation fee toward the replacement of a police station required to be expanded in order to serve the proposed development. The mitigation fee shall be based on the applicant's aliquot impact on the need for replacement police station, which is \$310 per housing unit.

Conceptual Master Plan Approval

The Community Development Department has recommended approval of the conceptual master site plan, with conditions to ensure that the conceptual plan is consistent with the Comprehensive Plan.

The final master site plan for the portion of the property east of Thompson Creek is compatible with the recommendation on the Conceptual approval, provided that the Final Master Plan Development Guidelines are adopted through the approval of the final master site plan.

These Guidelines ensure that the development of the final master site plan area through the land use permitting process (subdivisions, binding site plan, townhome developments, planned residential developments, and commercial site plan reviews) is consistent with the conceptual site plan approval and the City's Comprehensive Plan.

Specifically, the Final Master Plan Development Guidelines modify the City's standards for development, including those development regulations found in the Zoning Code (Title 17 YMC), the Subdivision Code (Title 16 YMC), Critical Areas and Resource Lands (Title 14.08 YMC), the Development Guidelines (Chapter 15.48 YMC), and the Design Guidelines for commercial development.

For example, the front yard setback in the final master site plan area for residential single family dwellings is proposed to be 10 feet instead of 15 feet within this phase of Tahoma Terra.

The Final Master Plan Development Guidelines do not modify the permitting process, enforcement, uses within zoning districts, or other portions of the Yelm Municipal Code that relate to the home buyers or business owners within the development. The Guidelines are meant to govern the developer and building to ensure the built community is consistent with the conceptual plan, which has been reviewed for consistency with the City's Comprehensive Plan.

Community Development Department Recommendation

The applicant has established that the request for final master site plan approval satisfies all criteria set forth in Section 17.62 YMC, and meets all other requirements of the Yelm Municipal Code. Therefore, the final master site plan should be approved and the attached Tahoma Terra Final Master Plan Development Guidelines should be adopted.