



# *City of Yelm*

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## ***STAFF REPORT***

To: Mayor Adam Rivas  
Yelm City Council

From: Grant Beck, Director of Community Development

Date: August 1, 2005 (for August 10, 2005 City Council Meeting)

Subj: Tahoma Terra Master Plan Development

### **Recommendation**

Accept the Hearing Examiners recommendation and approve the Conceptual Master Site Plan for the Tahoma Terra Master Plan Development, file number MPD-05-0067-YL, and the Final Master Site Plan for that portion of the Master Plan Development located east of Thompson Creek.

### **Background**

Tahoma Terra LLC has applied for a Master Plan Development on 220 acres within the Southwest Yelm Annexation Area formerly owned by Henry Dragt.

Approval of a Master Plan Development is a three step process, two of which require action by the City Council.

First is the review of a Conceptual Master Site Plan. The purpose of conceptual review and approval is to establish general land use policies to guide detailed planning for and development of the master plan area. The conceptual plan identifies the generalized land uses, transportation circulation routes and services proposed for the site.

Review of a conceptual master site plan is performed initially by the hearing examiner. The examiner reviews the application for consistency with the comprehensive plan and the City's other plans and policies. The examiner makes a recommendation regarding the conceptual master site plan to the City Council for final action.

Upon conceptual approval by the City Council, the proposed master plan boundaries, proposed use districts, transportation routes and case file number are identified on the official zoning map.

Next is review of a Final Master Site Plan, which consists of maps and text which indicate major development features and services for the entire site included in the final

master site plan, including a schedule indicating phasing of development and the means of financing services for the site.

A complete final master plan for the entire conceptual master site plan area must be submitted within 10 years of conceptual approval. The master plan is reviewed by the hearing examiner who makes a recommendation to the City Council for final action. The examiner conducts a public hearing and determines if the plan is consistent with the conceptual approval and complies with the policies of the comprehensive plan, and the purposes of Section 17.62.020.

A decision by the City Council approving a final master site plan shall be accompanied by a schedule for periodic review of the master plan by the examiner not less than once every five years following approval until development of the master plan is substantially complete.

Finally, development applications within the Master Plan Development are reviewed through their required review processes, but are reviewed for consistency with the provisions of the conceptual and final master site plan approvals.

### **Current Situation**

The Hearing Examiner held a duly advertised public hearing on the Tahoma Terra Conceptual Master Site Plan and a Final Master Site Plan for the portion of the property east of Thompson Creek and has recommended the City Council approve both plans.

The Hearing Examiners decision is attached to this staff report, as is the staff analysis of the Conceptual and Final Master Site Plans prepared for the public hearing before the Examiner.