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COUNTY COMMISSIONERS

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District One

Gary Edwards  
District Two

Tye Menser  
District Three

**BOUNDARY REVIEW BOARD**

*Creating Solutions for Our Future*

# Memo

**To:** Washington State Boundary Review Board for Thurston County  
**From:** Casey Mauck, Chief Clerk  
**Date:** July 18, 2023  
**Re:** ANNEX2023-01 (Yelm Vancil-Morris Road Annexation) Original and Expanded Areas

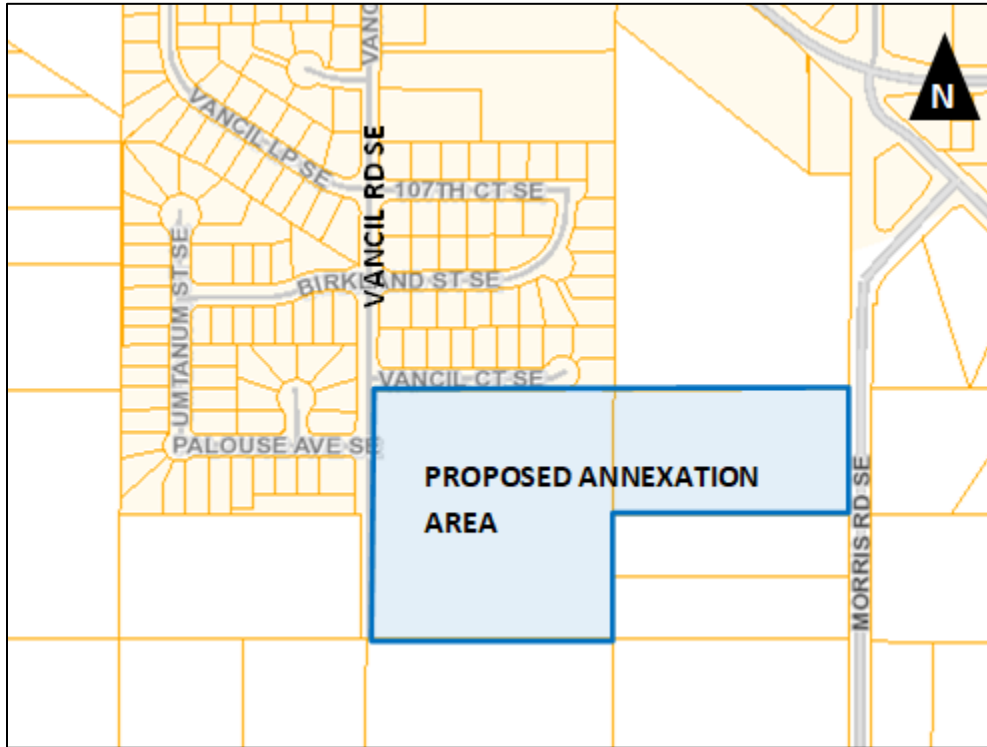
## Background

<b>Location of Proposed Annexation Area:</b>	15.0 acres generally located on the southeast corner of the intersection of Vancil Ct SE and Vancil Rd SE.
<b>Location of Proposed Expanded Annexation Area:</b>	11.6 acres to the Northeast of the original area.
<b>Notice of Intention:</b>	Annexation of 15.0 acres to the City of Yelm known as the Vancil-Morris Rd Annexation. See Exhibit B.
<b>Entity Requesting Review:</b>	Thurston County Board of County Commissioners. See Exhibit C.

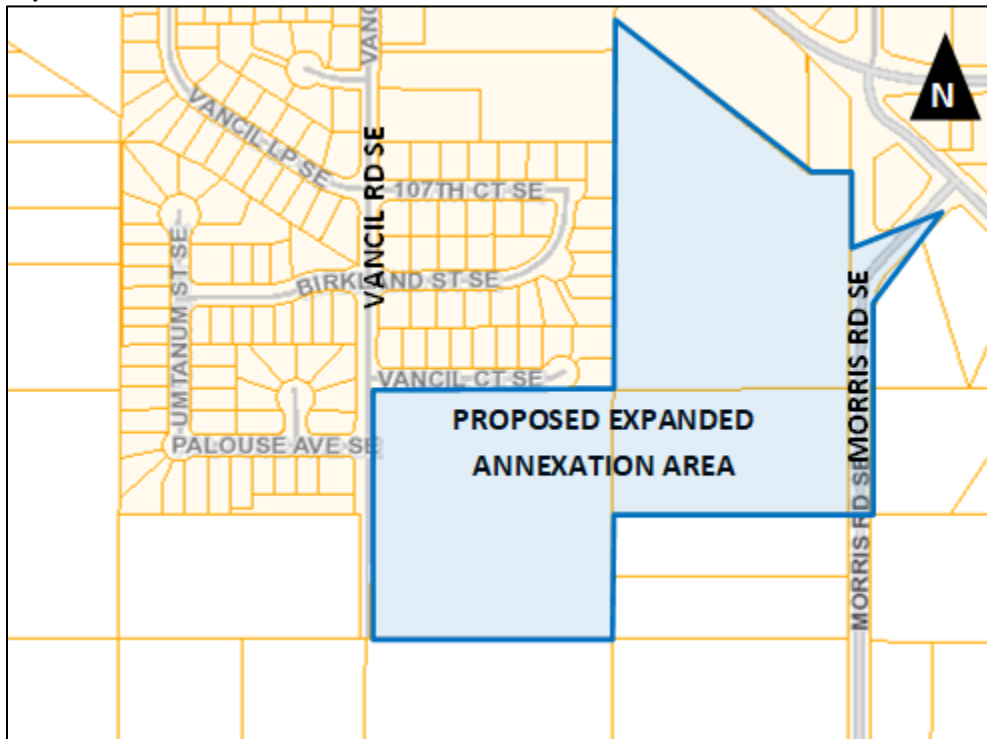
The City of Yelm filed a Notice of Intention to annex 2 parcels totaling approximately 15.0 acres in the City of Yelm Urban Growth Area on April 7, 2023 (Exhibit B). Thurston County invoked the Boundary Review Board’s jurisdiction on May 22, 2023 and requested to expand the annexation area (Exhibit C). Because Thurston County has requested the Boundary Review Board consider expanding the annexation area, two Public Hearings are required – a Hearing to consider the annexation itself and a Hearing to consider the County’s request to expand the boundaries of the annexation area (RCW 36.93.150).

Throughout this memo the original annexation area – as submitted in the City of Yelm’s Notice of Intention – is referred to as the “annexation area” while the Thurston County’s revised request is referred to as the “expanded annexation area.”

**Annexation Area:**



**Expanded Annexation Area:**



## Factors to Be Considered (RCW 36.93.170)

In reaching a decision on a proposal or an alternative, the Boundary Review Board must take into consideration three factors. The responses below are a short summary, and not intended to be a complete evaluation of the proposal against the review factors. It is expected the City of Yelm, Thurston County, and others speaking will provide more information on each as they apply to the proposal for the final decision by the Boundary Review Board.

- (1) ***Population and territory; population density; land area and land uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A RCW; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities;***

**Annexation Area.** The annexation area is currently undeveloped. The annexation area is adjacent to the City of Yelm boundary within their Urban Growth Area. The assessed value of the properties at the time the Notice of Intention was submitted was \$378,700. The area is currently zoned Rural Residential one unit per five acres and will change upon annexation to Low Density Residential R-4 zoning.

**Expanded Annexation Area.** In addition to the properties in the proposed annexation area, the expanded annexation area also includes one additional parcel and additional Right-of-Way (ROW). The additional parcel has several residential structures. The expanded annexation area is also adjacent to the City of Yelm boundary within their Urban Growth Area. The assessed value of the additional property as of July 10, 2023 is \$517,400. The area is currently zoned Rural Residential one unit per five acres and will change upon annexation to Low Density Residential R-4 zoning.

- (2) ***Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and***

### **Annexation Area and Expanded Annexation Area.**

- **Sewer and Water.** The proposed areas are located within the City of Yelm water and sewer planning areas and will be served by the City of Yelm. Water and sewer services are not expected to change.
- **Fire Service Information.** SE Thurston Fire Authority currently serves the annexation area, which will not change upon annexation.
- **Law Enforcement Services.** Thurston County Sheriff's Office currently serves this area. Upon annexation, the City of Yelm will serve as the law enforcement agency.

- (3) ***The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county.***

**Annexation Area and Expanded Annexation Area.** Thurston County, the Evergreen State College and the cities of Lacey, Olympia, Tumwater, Yelm, and Tenino have an Interlocal Cooperation Agreement for Law Enforcement Mutual Aid adopted in 2011. This annexation area is within the identified Urban Growth Boundary for the City of Yelm. The proposed annexation will have a beneficial impact on the local government structure of the county.

## Objectives of Boundary Review Board (RCW 36.93.180)

Decisions of the Boundary Review Board shall attempt to achieve the following objectives. It is expected the City of Yelm, Thurston County, and others speaking will provide more information on each as they apply to the proposal for the final decision by the Boundary Review Board.

- (1) ***Preservation of natural neighborhoods and communities;***

**Annexation Area.** The annexation area is currently undeveloped.

**Expanded Annexation Area.** The proposed expanded annexation area includes one parcel currently in residential use but not part of existing subdivisions or larger neighborhoods.

- (2) ***Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;***

**Annexation Area and Expanded Annexation Area.** Not applicable.

- (3) ***Creation and preservation of logical service areas;***

**Annexation Area.** Utility service areas will not change as a result of this annexation. Police service will be provided by Yelm Police instead of Thurston County Sheriff. Fire service will continue from SE Thurston Fire Authority.

**Annexation Area and Expanded Annexation Area.** Utility service areas will not change as a result of this annexation. Police service will be provided by Yelm Police instead of Thurston County Sheriff, resulting in a more logical service area for police service. Fire service will continue from SE Thurston Fire Authority.

- (4) ***Prevention of abnormally irregular boundaries;***

**Annexation Area.** If approved, the original annexation proposal would create a small unincorporated county parcel and leave adjacent right-of-way in the county's jurisdiction. This is considered a potentially irregular boundary.

**Expanded Annexation Area.** The expanded annexation area creates a logical boundary for the City of Yelm and Thurston County.

- (5) ***Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;***

**Annexation Area and Expanded Annexation Area.** Not applicable.

- (6) ***Dissolution of inactive special purpose districts;***

**Annexation Area and Expanded Annexation Area.** Not applicable.

- (7) ***Adjustment of impractical boundaries;***

**Annexation Area and Expanded Annexation Area.** The proposed annexation and expanded annexation areas do not adjust currently impractical boundaries.

- (8) ***Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and***

**Annexation Area and Expanded Annexation Area.** Not applicable.

- (9) ***Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.***

**Annexation Area and Expanded Annexation Area.** Not applicable.

## Compliance with the Growth Management Act

The decisions of a Boundary Review Board located in a county that is required to plan under the Growth Management Act (RCW 36.70A) must be consistent with RCW 36.70A.020, 36.70A.110, and 36.70A.210.

- Thurston County and the City of Yelm:
  - Plan under the Growth Management Act;
  - Have adopted a joint comprehensive plan under the Growth Management Act for the city and for the unincorporated urban growth area where the proposed annexation is located (Exhibit H); and
  - Have found the joint comprehensive plan meets the goals of the Growth Management Act in RCW 36.70A.020.
- Thurston County has adopted Countywide planning policies as required under RCW 36.70A.210 (Exhibit G).

## Actions and Determinations by the Boundary Review Board

The Boundary Review Board may take the following actions following the public hearing (RCW 36.93.150):

1. Approve the proposal as submitted by the City of Yelm.

2. Deny the annexation as submitted. If denied, the proposed annexation cannot be brought forward for 12 months from the date of denial.
3. Modify the annexation boundary to include more property or exclude property. In order to modify the proposal, the Boundary Review Board must find evidence in the record to conclude the annexation as originally proposed is inconsistent with the objectives in RCW 36.93.180. The annexation boundary can only be expanded up to 100% of the original area.

Thurston County has requested the annexation boundary be expanded to include an additional 11.6 acres.

4. Determine a division of assets and liabilities between two or more governmental units where relevant. It is expected the City of Yelm and Thurston County will address this at the public hearing and let the Boundary Review Board know if there are any disputed assets or liabilities.
5. Determine whether, or to the extent to which, functions of a special purpose district are to be assumed by an incorporated city or town, metropolitan municipal corporation, or another existing special purpose district. It is expected the City of Yelm and Thurston County will address this at the public hearing and let the Boundary Review Board know if there are any functions of a special purpose district that will be assumed by another entity.

## Decision of the Boundary Review Board

This is a hearing of the whole Boundary Review Board. A decision of the majority of the members of the board shall constitute the decision of the board.

A decision is due by September 19, 2023, or 40 calendar days after the final public hearing, whichever comes first (RCW 36.93.100 & 36.93.160). The Boundary Review Board has a maximum of 120 calendar days after the petition for review is submitted to hold a public hearing and render a decision (RCW 36.93.100). This may be extended with the agreement of the Boundary Review Board and the City of Yelm.

A decision of the Boundary Review Board is appealable within 30 days by filing a notice of appeal with superior court. The appeal must be filed by an affected governmental unit or any person owning real property or residing in the annexation area affected by the decision.

A superior court may affirm the decision of the Boundary Review Board, remand the case for further proceedings, or reverse the decision if substantial rights may have been prejudiced because of the administrative findings, inferences, conclusions, or decisions are:

1. In violation of constitutional provisions, or
2. In excess of the statutory authority or jurisdiction of the board, or
3. Made upon unlawful procedure, or
4. Affected by other error of law, or

5. Unsupported by material and substantial evidence in view of the entire record as submitted,  
or
6. Clearly erroneous

## Hearing Notification

**30-Day Notice.** Written notice is required to be given to affected governmental units within three miles of the exterior boundaries of the annexation area and the proponent of the annexation at least 30 days prior to the public hearing. Notice for the hearings was hand-delivered on June 14, 2023 and June 15, 2023 to the following:

1. City of Yelm
2. Port of Olympia
3. SE Thurston Fire Authority
4. TCOMM 911
5. Thurston Conservation District
6. Thurston County
7. Thurston PUD
8. Timberland Regional Library
9. Yelm Cemetery District 2\*
10. Yelm Community Schools

*\*Yelm Cemetery District 2 was notified via email as an office was not open for delivery.*

**Published Notice.** Notice is required to be published in a newspaper of general circulation at least three times, with the last notice not less than five days prior to the public hearing. Notice of the public hearings were published in Nisqually Valley News on June 29, 2023, July 6, 2023, and July 13, 2023.

**Posted Notice.** Notice must be posted in at least ten public places in the area affected by the annexation at least five days prior to the public hearing. Notice was posted within the expanded annexation area in 20 locations on June 29, 2023.

**Neighbor Notice.** Because there is a proposal to expand the annexation area to include 11.6 additional acres, notice is also required to be provided to all registered voters and property owners living in the expanded annexation area at least 10 days prior to the hearing to consider expanding the annexation area. Notice of both scheduled hearings was sent out on June 27, 2023 to these individuals.

See Exhibit D for more information.

**NOTICE OF INTENTION**  
(Application for Annexation/Merger)

**Thurston County Boundary Review Board**  
2411 Chandler Court SW, Olympia, WA 98502  
360.741.2514 (Direct) | 360.956.7575 (Main) | 360.741.2545 (Fax)  
Email: [brbchiefclerk@trpc.org](mailto:brbchiefclerk@trpc.org)  
Website: [www.trpc.org/brb](http://www.trpc.org/brb)



**SUBMITTAL REQUIREMENTS**

**Annexation: Original + 6 copies**  
CD containing all documents as separated .pdf format files

**Waiver:Original + 8 copies**  
CD containing all documents as separated .pdf format files

1. Jurisdiction Requesting Annexation/Merger: City of Yelm  
  
Responsible Official: Maryam Moeinian, Associate Planner  
  
Phone: 360.400.5001  
  
FAX: N/A  
  
E-mail: [MaryamM@Yelmwa.gov](mailto:MaryamM@Yelmwa.gov)
  
2. If number of parcels is less than three, please list the owners:  
  
Parcel 22730410300                      GES LAND LLC – Registered Agent Name (Glenn E Schorno)  
  
Parcel 22730410000                      Howard J. Alexander and Cynthia L. Sutley
  
3. Method used to initiate the proposed action: The sixty percent petition annexation method.
  
4. Location (address, if assigned): Unaddressed property on Vancil Ct SE, (Parcel # 22730410300)  
Unaddressed property on Morris Rd SE (Parcel #22730410000).
  
5. Legal Description. A copy of the legal description of the perimeter boundaries of the area involved in the proposed action certified by a registered engineer or land surveyor (attach as a separate exhibit): See Exhibit A
  
6. Size in Acres: Parcel 22730410300 is 10 Acres and Parcel 22730410000 is 5 Acres. Both parcels combined: 15 Acres.
  
7. Assessed Valuation (attach Assessor's information): (Parcel 22730410300 : \$263,800 )

8. Please state the nature of this action and the relevant statutory citation (i.e., annexation for municipal purposes pursuant to RCW 35.13.180):

Annexation by using the direct petition method pursuant to RCW 35A.14.120.

9. Current Joint Plan Designation:

The current zone of these parcels per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of these parcels will be Low Density Residential. Upon annexation, the zoning of these parcels will be Low Density Residential (R-4).

10. Is the site currently served by sewer or water?

Sewer  Water  Neither

If no, specify services desired: Connection to water and sewer upon development

If sewer or water desired, include map showing location of nearest lines. Exhibit C

11. When is extension of water and sewer service planned to the area:

The properties are currently vacant. Upon development, properties will be required to connect to City of Yelm sewer and water which is available to the site. The water and sewer services must be extended in accordance with the City's Development Guidelines.

12. Does this proposal affect any other interjurisdictional agreements?

Yes  No

If yes, please list these agreements:

Not applicable.

13. Does this proposal conform to adopted county-wide planning policies on annexation?

The annexation proposal meets CWPP policy 3.3. The county-wide planning policies requires cooperation on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns.

The proposal also meets CWPP Policy 4.3. "The jointly adopted plan or zoning will serve as the basis for county planning decisions and as the pre- annexation comprehensive plan for the city to

use when annexations are proposed.” The future land use map in the City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates these properties as Low Density Residential. The proposal also meets CWPP Policy 8.1 and 8.3. The up-zoning would allow higher density residential which in return decreases the cost of development and as result more affordable houses can be built.

14. Other specific Reason(s) for Annexation:

Not applicable

15. Explain how this proposal furthers the objectives of the Boundary Review Board (as applicable) (RCW 36.93.180) [attach additional pages if necessary] (Some of these items may not apply because of Growth Management Agreements.):

a. Preservation of natural neighborhoods and communities:

The properties are currently vacant. Upon annexation, they’ll be zoned Low Density Residential (R-4) which is compatible with the surrounding neighborhood.

b. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:

The proposed annexation area follows property lines, bordered by Vancil Rd SE and Morris Rd SE.

c. Creation and preservation of logical service areas:

The properties are required to connect to the City’s water and sewer upon development. Police will be provided by Yelm Police department. Fire service will remain with Thurston County.

d. Prevention of abnormally irregular boundaries:

The area proposed for annexation is two parcels surrounded on two sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

e. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas

N/A

f. Dissolution of inactive special purpose districts:

There are no special purpose districts in the proposed annexation area.

- g. Adjustment of impractical boundaries:

Incorporation of the proposed annexation will create logical boundaries for an area that is currently surrounded on two sides by Yelm municipal boundaries.

- h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character

The annexation area is zoned Rural Residential, and is surrounded on two sides by land within the City limits that are already zoned Low Density Residential (R-4). Upon annexation, the properties within the proposed annexation area will develop consistent with the requirements of the Low Density Residential zoning district which allows construction of 4 dwelling units per acres.

- i. Protection of agricultural lands:

No agricultural lands would be affected by the proposal.

**NOTE:**

*The Boundary Review Board can consider the following factors (RCW 36.93.170) in deciding whether a particular decision furthers the objectives stated above:*

1. *Population and territory*
2. *Population density*
3. *Land area and land use*
4. *Comprehensive use plans and zoning*
5. *Per capita assessed valuation*
6. *Topography, natural boundaries and drainage basins, proximity to other populated areas*
7. *The existence of prime agricultural soils and agricultural uses*
8. *The likelihood of significant growth in the area and in adjacent incorporation and unincorporated areas during the next ten years*
9. *Location and most desirable future location of community facilities*
10. *Municipal services*
11. *Need for municipal services*
12. *Effect of ordinances, governmental codes, regulations and resolutions on existing uses*
13. *Present cost and adequacy of governmental services and controls in area*
14. *Prospects of governmental services from other sources*
15. *Probable future needs for such services and controls*
16. *Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area*
17. *The effect of the finances, debt structure, and contractual obligations and rights of all affected governmental units*
18. *The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county*
19. *Decisions of the Boundary Review Board must also be consistent with the Washington State Growth Management Act RCW 36.70A.020, 36.70A.110, and 36.70A.210.*

**REQUIRED ATTACHMENTS:**

**SUBMITTAL REQUIREMENTS**

**Annexation: Original + 6 copies**

**CD containing all documents as separated .pdf format files**

**Waiver:Original + 8 copies**

**CD containing all documents as separated .pdf format files**

**THURSTON COUNTY BOUNDARY REVIEW BOARD:**

- I. **Notice of Intention** (the Boundary Review Board’s Notice).
- II. **Maps** (*NOTE: Must have legends/Colored maps no larger than 11 x 17 inches are encouraged in pdf format and attachments.*)

The following maps must be submitted with all notices of intention:

- A. **Map of Entire City/Area.** No larger than 11 x 17 inches:
    - 1. The general vicinity of the proposal.
    - 2. The area proposed for annexation, highlighted in some manner.
    - 3. The boundaries of other cities near the annexation area (highlighted if not readily discernable).
    - 4. Major streets/roads identified.
  - B. **Assessor's Map** showing specific parcel(s) and immediate vicinity, (reduced copy is preferable). Valuable, but not required:
    - 1. Map showing parcel numbers for the proposal and immediate vicinity
    - 2. Map showing owner names for the proposal and immediate vicinity
  - C. **Physical Features.** One or more maps showing the following (when available):
    - 1. Dominant physical features such as lakes, creeks, and ravines
    - 2. Flood plain boundaries (100-year)
    - 3. Railroad lines
    - 4. All public roads near the annexation/merger
    - 5. Commercial agriculture lands (when this information is available)
  - D. **Service Area and Other Boundaries.** Map showing the proposed annexation and its relationship to the Urban Growth Boundary.
  - E. **Other Maps**
    - 1. Existing joint plan zoning.
    - 2. Location of water and sewer mains within proposed annexation, if any, and those nearby (any jurisdiction).
- III. **Filing Fee.** \$50.00 check made out to “Thurston Regional Planning Council”. (*Note: the fee will not be processed until the application is determined complete*)
  - IV. **Method of Annexation** (only one will apply)
    - 1. Election Method: Complete copy of minutes of the meeting during which the City Resolution calling for annexation election is adopted or the city accepted the petition for election (certified if appropriate);  
  
OR
    - 2. Direct Petition Method:
      - a. Affidavit of publication of the initial public meeting notice.

- b. Copy of minutes of the public meeting required in which the city accepts the proposed annexation.
- c. A signed copy of the decision by the city accepting the proposed annexation. The Notice on Intent to annex needs to be filed with the Boundary Review Board within 180 days of the date when the city accepts the proposed annexation.
- d. Affidavit of publication of the public hearing as required under RCW35A.14.130.
- e. For non-city annexations, copies of the signed petitions for annexation with parcel numbers of the properties, which are represented by the signatures.
- f. Copy of the Declaration of Petition Sufficiency from the Office of the Thurston County Assessor (see RCW 35.21.005(4) for non-code cities, or 35A.01.040(4) for code cities).

V. **SEPA Determination** (does not apply to city/town annexations per RCW 43.21C.222)

Exhibit "A" - Legal Description of Parcel 22730410300

**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The Northwest quarter of the Northeast quarter of the Southeast quarter of Section 30. Township 17 North, Range 2 East, W.M. lying North and East of Yelm Irrigation Ditch, South Lateral Right of Way, less South lateral; Together with that portion of Vancil Road Southeast right-of-way adjacent.  
IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 22730410300


Site address: Unaddressed property on Vancil Ct SE

Exhibit "A" - Legal Description of Parcel 22730410000


**LEGAL DESCRIPTION:** The North half of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 30, Township 17 North, Range 2 East, W.M.; Excepting therefrom Morris Road along the East; In Thurston County, Washington.

Tax Parcel ID No. 22730410000

Site address: Unaddressed property on Morris Rd SE



**STEVEN J. DREW**  
Assessor  
**OFFICE OF THE ASSESSOR**  
Internationally Recognized for Excellence



Value information  
Property: 22730410300

Use these buttons to display different information for this property

[For more information. Please Click to access Assessor's Home Page.](#)

- New Search
  - Basic Info
  - Structures
  - Land
  - Sketch
  - Photo
  - Field Book
  - Map Info
  - Owner History
- Values
  - Sales
  - Value Report
  - Taxes
  - Appraisal Quality Standards
  - Useful Links
  - Printable

**Value Information**


Tax Year	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Assessment Year	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Market Value Land	\$263,800	\$257,200	\$176,900	\$175,900	\$156,900	\$116,200	\$114,200	\$151,300	\$145,000	\$142,200
Market Value Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Market Value Total</b>	<b>\$263,800</b>	<b>\$257,200</b>	<b>\$176,900</b>	<b>\$175,900</b>	<b>\$156,900</b>	<b>\$116,200</b>	<b>\$114,200</b>	<b>\$151,300</b>	<b>\$145,000</b>	<b>\$142,200</b>

**Exemption Information**


**Active exemptions:** None

*Please note: Taxes are based on value established after qualified exemptions have been applied.*

**Office of the Assessor**  
2000 Lakeridge Drive SW - Olympia, WA 98502  
**Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933**



**STEVEN J. DREW**  
Assessor  
**OFFICE OF THE ASSESSOR**  
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Value information  
Property: 22730410000

Use these buttons to display different information for this property

[For more information. Please Click to access Assessor's Home Page.](#)

- New Search
  - Basic Info
  - Structures
  - Land
  - Sketch
  - Photo
  - Field Book
  - Map Info
  - Owner History
- Values
  - Sales
  - Value Report
  - Taxes
  - Appraisal Quality Standards
  - Useful Links
  - Printable

**Value Information**

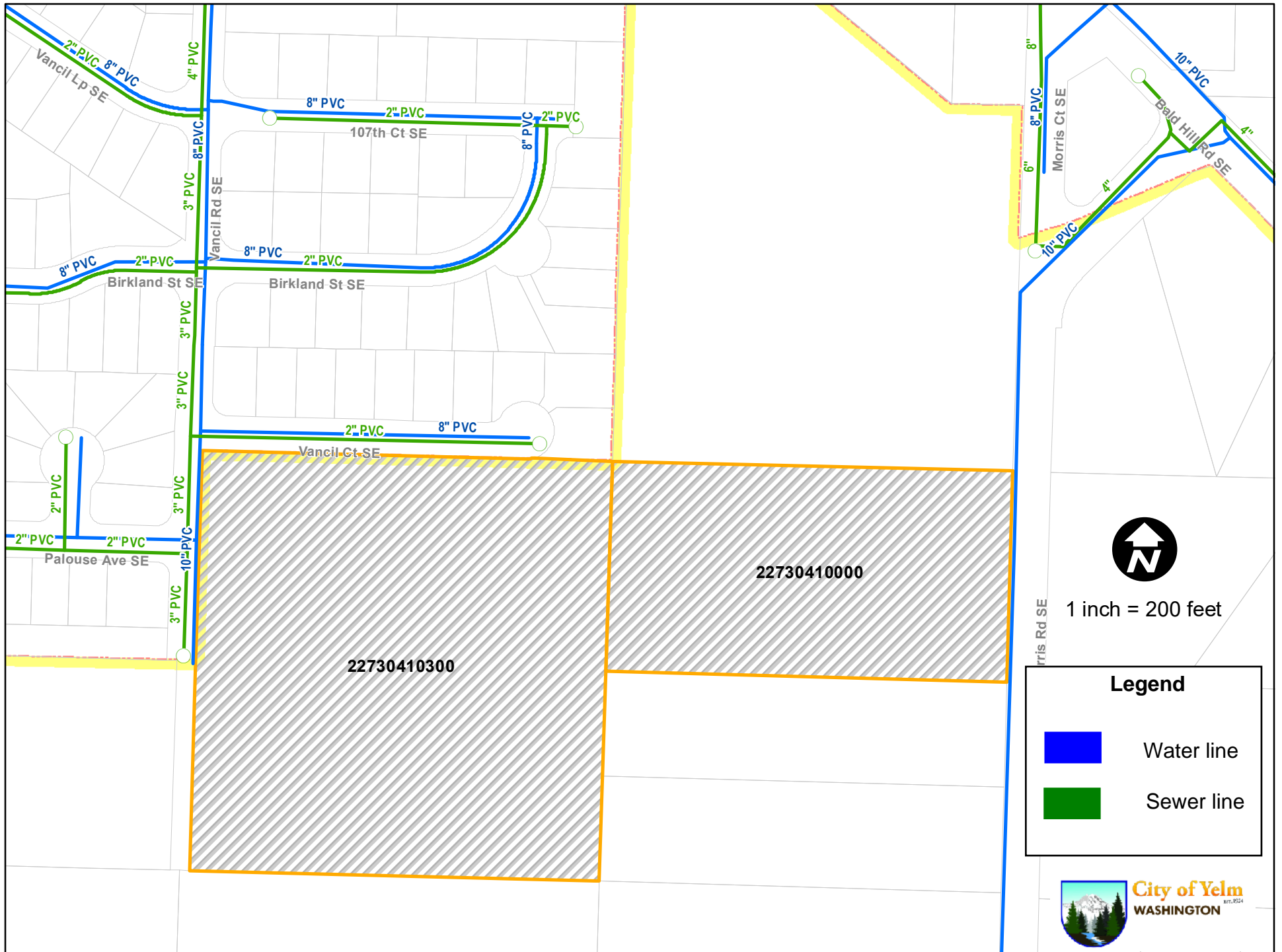
Tax Year	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Assessment Year	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Market Value Land	\$114,900	\$139,500	\$95,000	\$96,500	\$85,800	\$63,400	\$62,800	\$81,000	\$77,600	\$77,900
Market Value Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Market Value Total</b>	<b>\$114,900</b>	<b>\$139,500</b>	<b>\$95,000</b>	<b>\$96,500</b>	<b>\$85,800</b>	<b>\$63,400</b>	<b>\$62,800</b>	<b>\$81,000</b>	<b>\$77,600</b>	<b>\$77,900</b>

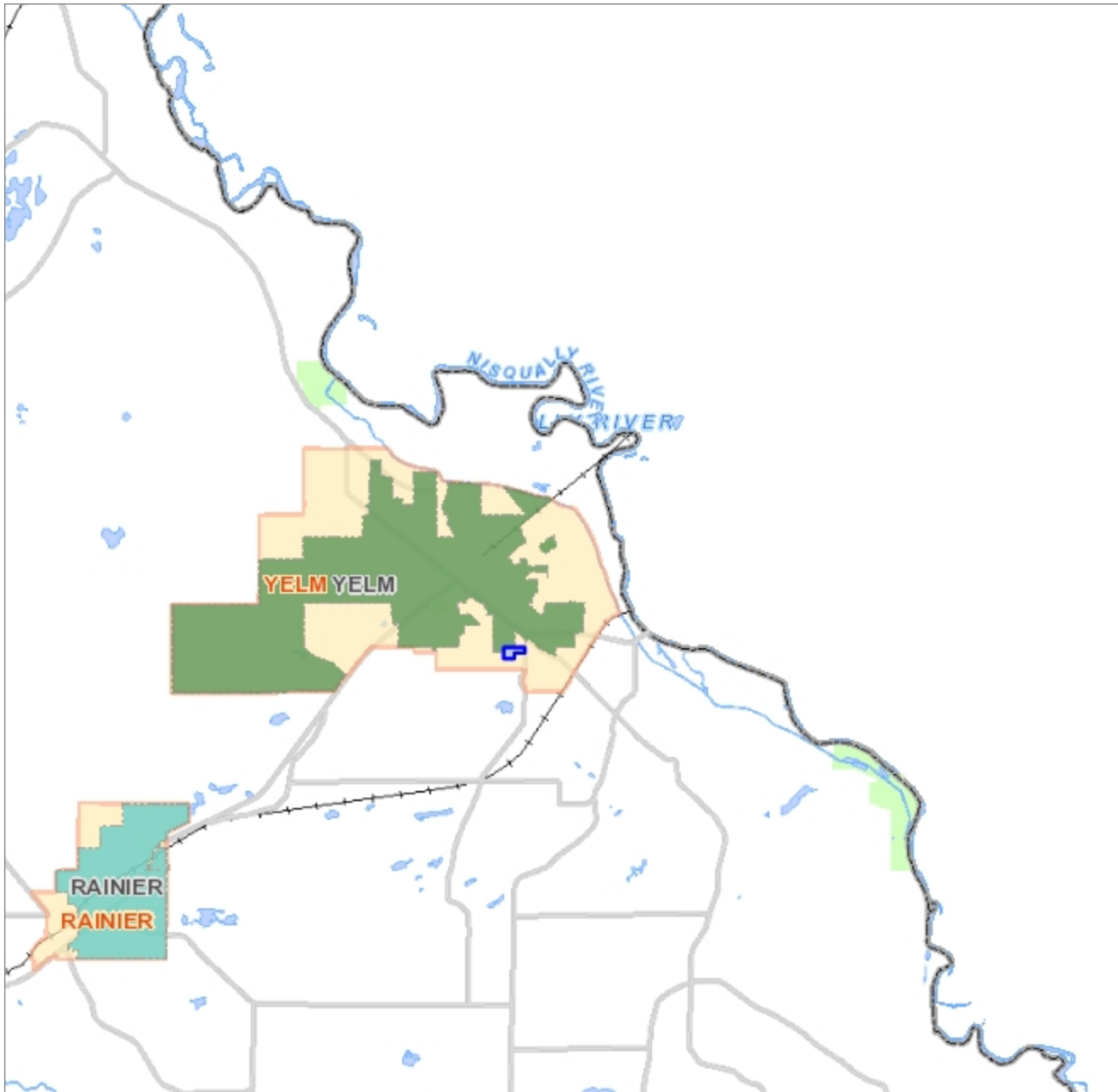
**Exemption Information**

**Active exemptions:** None

*Please note: Taxes are based on value established after qualified exemptions have been applied.*

**Office of the Assessor**  
2000 Lakeridge Drive SW - Olympia, WA 98502  
**Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933**

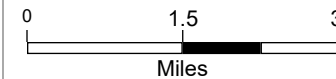




## Vicinity Map Annexation- Parcels 22730410300 and 22730410000

- Legend**
- |   |   |
|---|---|
| <p><b>Cities</b></p> <ul style="list-style-type: none"> <li><span style="color: blue;">■</span> BUCODA</li> <li><span style="color: green;">■</span> LACEY</li> <li><span style="color: orange;">■</span> OLYMPIA</li> <li><span style="color: cyan;">■</span> RAINIER</li> <li><span style="color: magenta;">■</span> TENINO</li> <li><span style="color: yellow;">■</span> TUMWATER</li> <li><span style="color: darkgreen;">■</span> YELM</li> </ul> <p><span style="color: orange;">■</span> Urban Growth Areas</p> <p><b>Roads - Major (Small Scale)</b></p> <ul style="list-style-type: none"> <li>— &lt;all other values&gt;</li> <li>— I 5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP</li> <li>— I 5; US 101</li> </ul> <p><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> County Border</p> <p><span style="border: 1px solid gray; display: inline-block; width: 10px; height: 10px;"></span> Olympia Municipal Airport</p> | <ul style="list-style-type: none"> <li><span style="color: lightblue;">■</span> Water Bodies (River - Small Scale)</li> <li><span style="color: lightblue;">■</span> Water Bodies (Other)</li> <li><span style="color: lightgreen;">■</span> Parks</li> <li><span style="color: yellow;">■</span> Cities</li> <li><span style="color: lightyellow;">■</span> Capital Forest</li> <li>County Background</li> <li><b>Roads - Major</b></li> <li>— &lt;all other values&gt;</li> <li>— I 5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP</li> <li>— I 5; US 101</li> <li>+ Railroads</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> County Border</li> <li><span style="border: 1px solid gray; display: inline-block; width: 10px; height: 10px;"></span> Olympia Municipal Airport</li> </ul> |
|---|---|

Scale 1: 171,805



Map Created Using GeoData Public Website

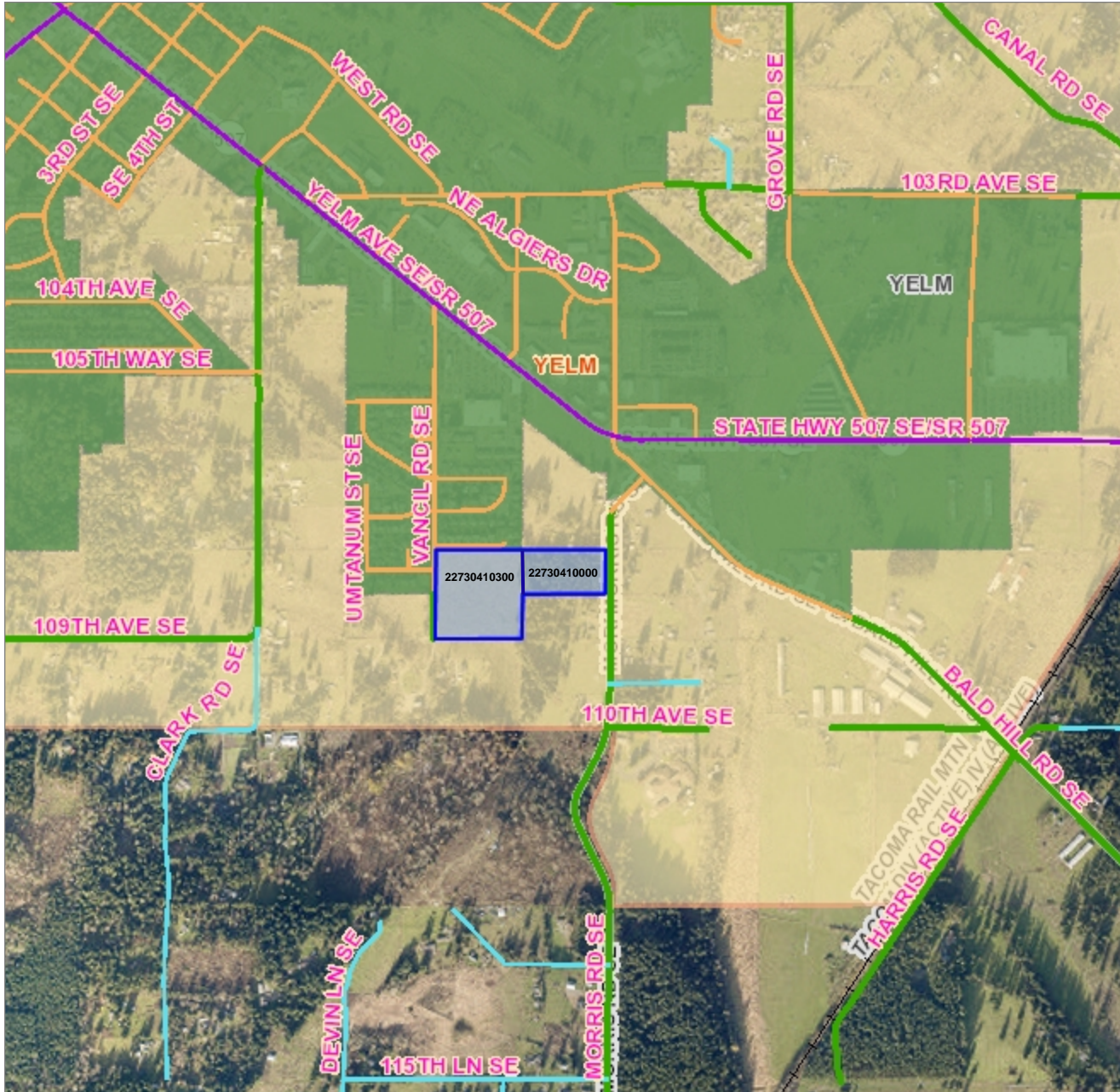
Published: 2/6/2023

Note:



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.

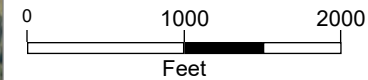
# Annexation Area Parcels 22730410300 and 22730410000



### Legend

- Roads**
  - City
  - County
  - Government
  - Private
  - State
- Cities**
  - BUCODA
  - LACEY
  - OLYMPIA
  - RAINIER
  - TENINO
  - TUMWATER
  - YELM
- Urban Growth Areas
- Parcel Boundaries
- Roads - Major**
  - Major Roads
  - Ramp
  - I 5; US 101
  - Roads (Large Scale)
  - Railroads
  - County Border
  - Proposed annexation area

Scale 1: 21,476



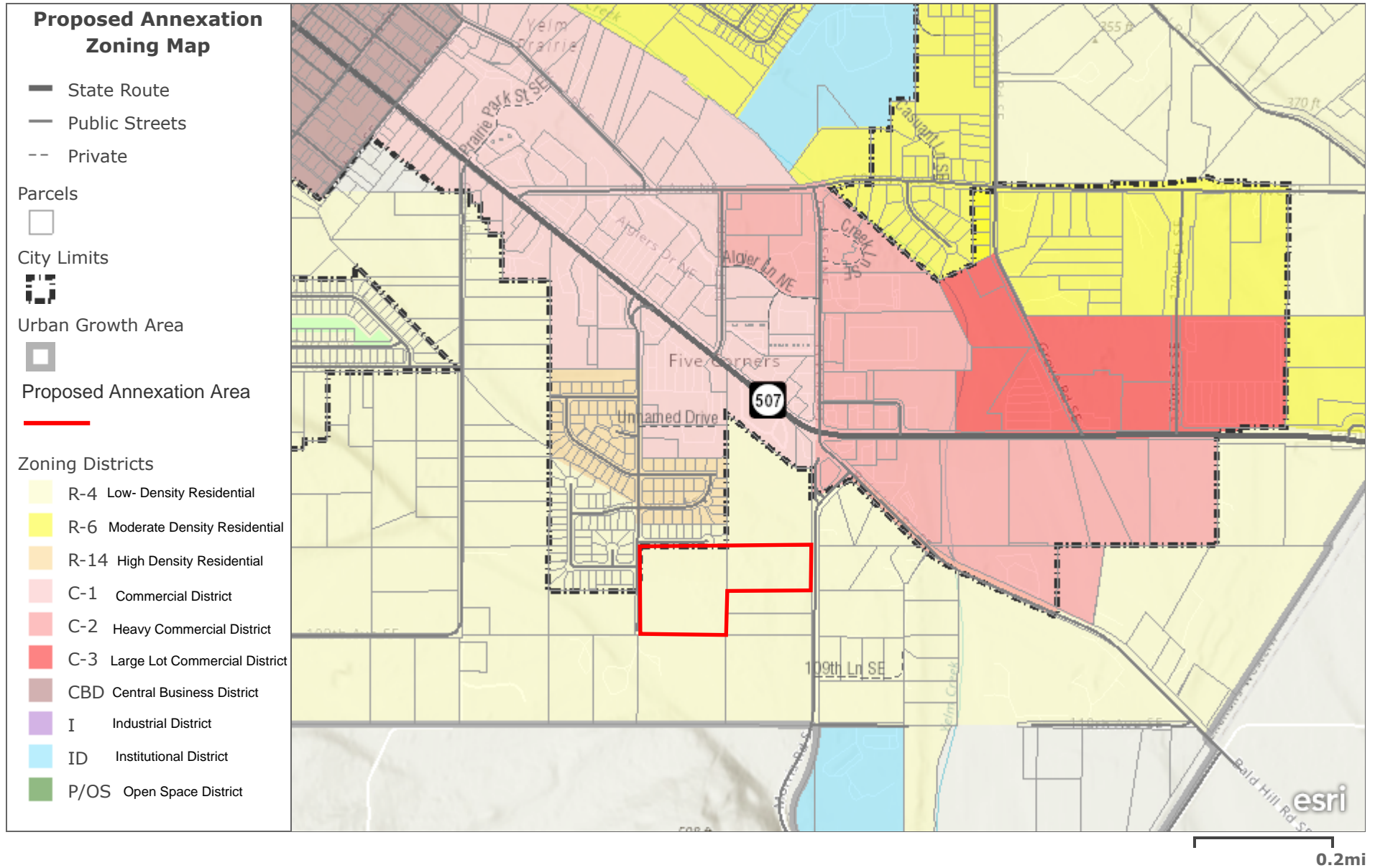
Map Created Using GeoData Public Website

Published: 2/6/2023

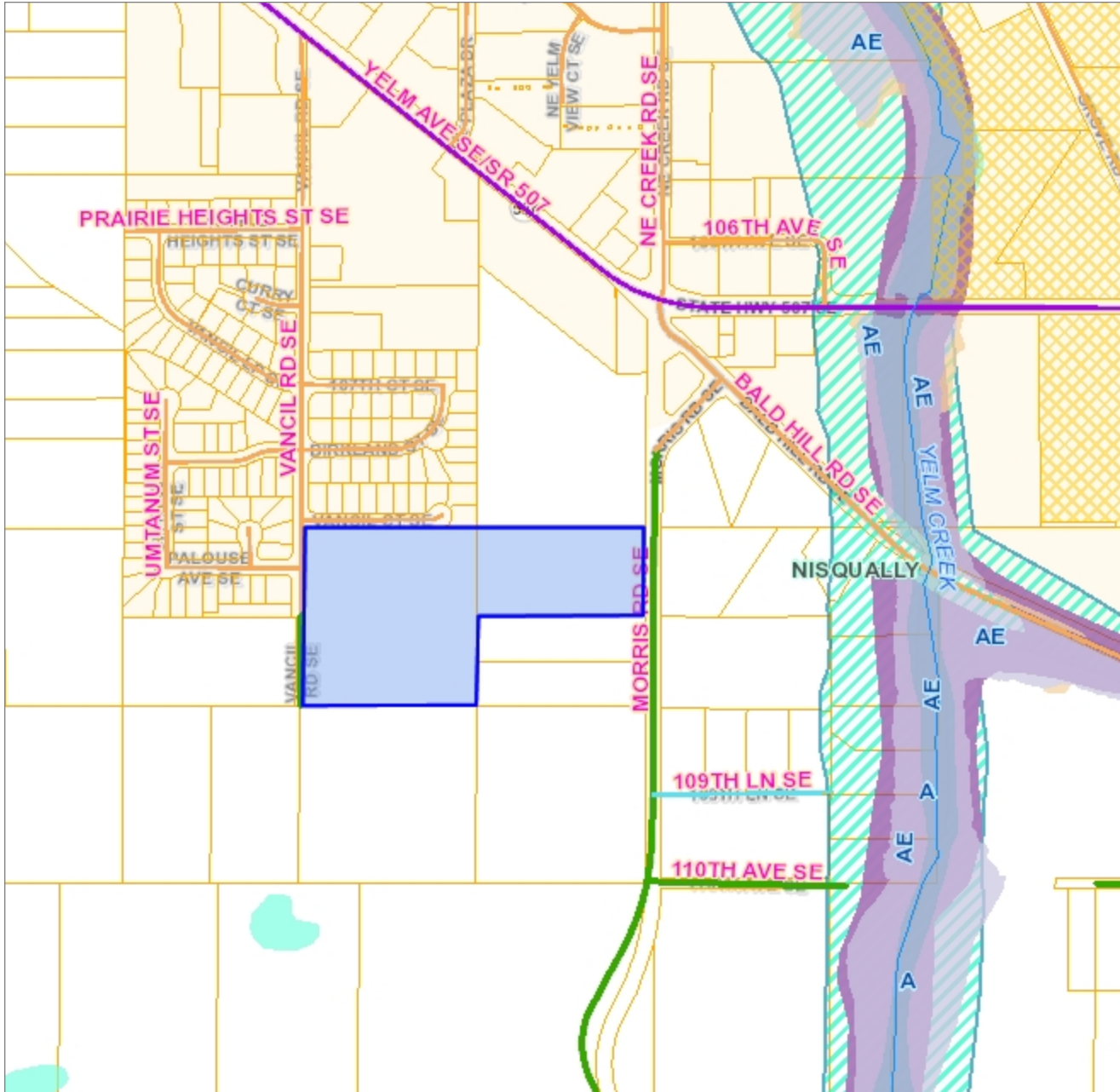
Note:



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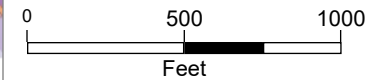
# Physical Features Map Parcels 22730410300 and 22730410000



## Legend

- Mazama Pocket Gopher → Railroads
- Areas
- Occupied (Yellow square)
- Near (Yellow cross-hatch square)
- Oregon Vesper Sparrow Areas (Green square)
- Taylor's Checkerspot Butterfly Areas (Pink square)
- Oregon Spotted Frog Areas (Blue square)
- Streams (Blue line)
- Roads
  - City (Thin grey line)
  - County (Thick green line)
  - Government (Thin grey line)
  - Private (Thin blue line)
  - State (Thick purple line)
- Flood Zones 2012 to 2016 FEMA
  - 100 Year (1%) (Light purple square)
  - 500 Year (0.2%) (Orange square)
- Flood Zones pre 2012 FEMA
  - 100 Year (1%) (Dark purple square)
  - 500 Year (0.2%) (Brown square)
- Floodways (Light green square)
- Flooded Areas 1996 (Blue square with diagonal lines)
- Wetlands (Cyan square)
- Waterbodies (Blue square)
- Parcel Boundaries (Yellow outline)
- Roads - Major (Large Scale) (Yellow outline)

Scale 1: 10,738



Map Created Using GeoData Public Website

Published: 2/6/2023

Note:



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**YELM CITY COUNCIL - STUDY SESSION AGENDA**  
**Tuesday, September 6, 2022 6:00 pm**

**Yelm City Council Study Sessions are held virtually on Zoom and in-person at the Public Safety Building, 206 McKenzie Street Yelm, WA 98597.**  
Registration is required to attend virtually by selecting the link below to register:  
[https://us06web.zoom.us/webinar/register/WN\\_e3JbvD8sSLm3sGXA9s7l\\_g](https://us06web.zoom.us/webinar/register/WN_e3JbvD8sSLm3sGXA9s7l_g)

1. Call to Order
2. Roll Call
3. Discussion Items
  - a. Outside Agency Budget Request Presentations
    - South Puget Sound Habitat for Humanity, Carly Colgan
    - Yelm Senior Center, Jeanie James
  - b. Budget 101 Presentation – Stephanie Dice, Finance Director
  - c. Water Reclamation Facility (WRF) Sewer Rate Discussion
  - d. Preview of Annexations
4. Mayor’s Report
5. Councilmember Initiatives

**Upcoming Meetings –**

Virtual & In Person Council Meeting, Tuesday, September 13, 2022 6:00 pm  
Virtual & In Person Council Meeting, Tuesday, September 27, 2022 6:00 pm

**Meeting Information**

All regular Yelm City Council meetings are recorded. Meetings can be viewed on YouTube, or a copy may be purchased by contacting the City Clerk’s office at 360.458.8816.

It is the City of Yelm’s policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability and in need of reasonable accommodations to conduct business or participate in government processes or activities, please contact Kathy Linnemeyer, at 360.458.8816 at least four (4) working days prior to the scheduled event.

The Preliminary Agenda and Approved Council Minutes are available at [www.yelmwa.gov](http://www.yelmwa.gov).



**CITY COUNCIL STUDY SESSION MEETING MINUTES  
VIRTUAL AND IN PERSON  
TUESDAY, SEPTEMBER 6, 2022**

**Call to Order:** Mayor Pro-Tem Holly Smith called the meeting to order at 6:00 p.m.

**Roll Call:** James Blair, Joseph Richardson, Joshua Crossman, Holly Smith, Brian Hess, Line Roy, Terry Kaminski and Joe DePinto.

**Staff Present:** City Clerk Kathy Linnemeyer, Public Services Director Cody Colt, Associate Planner Maryam Moeinian, Project Manager Pat Hughes, Finance Director Stephanie Dice and City Administrator Todd Stancil

**DISCUSSION ITEMS**

**Outside Agency Budget Request Presentations –**

- **South Puget Sound Habitat for Humanity, Carly Colgan** informed Council about the work that Habitat for Humanity does in the City of Yelm. Her budget request of \$19,000 is to help cover staff costs to help with the Neighborhood Revitalization program.
- **Yelm Senior Center, Jeanie James** informed Council about the Senior Center and the programs that they offer. They are requesting to continue to receive \$12,000 each year from the City of Yelm.

**Budget 101 Presentation, Finance Director Stephanie Dice –** Gave Council a presentation on the budget process including terminology, one time revenues, budget amendments, high level budget rules, balancing the budget and projected revenues. The complete presentation is available at City Hall.

**Water Reclamation Facility (WRF) –** Project Manager, Pat Hughes gave a summary of the Water Reclamation Facility Construction contract with Stellar J Corporation and the Amendments to the PSA with Parametrix for construction management services for the WRF that will both come before Council at the September 13, 2022 meeting and answered questions from Councilmembers. Cody Colt, Public Services Director gave Council a revenue forecast for the Sewer Fund and explained that there will not be sewer rate increases to

help pay for the construction of the WRF. There could be rate increases at a later date if necessary to cover costs.

**Preview of Annexations** - Associate Planner Maryam Moeinian shared the annexation map and gave a report on each of the properties who have reached out to the City of Yelm and requested to be annexed into the Yelm City limits.

## **COUNCIL INITIATIVES**

**City Administrator Report** – Meeting with departments and working on budget.

**Joseph Richardson** – Would like a street named after a former Yelm Choir teacher, Keith Skogsberg who touched many lives. He passed away December 3, 2020.

**Joshua Crossman** – Highlighted items that have been discussed at the committee level that will come before Council in October including Park Rental fees, additional employees to help keep the City clean as part of the 2023-2024 budget, the installation of more sidewalks and would like to see an urgent care facility in Yelm.


## **ADJOURNMENT**

The meeting adjourned at 7:45 p.m.



---

Joe DePinto, Mayor



---

Kathy Linnemeyer, City Clerk



# City of Yelm

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### CITY COUNCIL AGENDA

September 13, 2022

Yelm City Council meetings are held in-person at 106 2<sup>nd</sup> St SE Yelm, WA 98597 and virtually on Zoom. Registration is required to attend virtually by selecting the link below to register.

[https://us06web.zoom.us/webinar/register/WN\\_21U95mA6TNioxvccpHzHQ](https://us06web.zoom.us/webinar/register/WN_21U95mA6TNioxvccpHzHQ)

1. CALL TO ORDER/ROLL CALL
2. AGENDA APPROVAL
3. SPECIAL PRESENTATIONS
  - a) None Scheduled
4. PUBLIC COMMENT
  - \*Complete a blue speaker's card
5. CONSENT AGENDA
  - a) August 23, 2022 Regular Meeting Minutes
  - b) July 2022 Check Register and Position Budget Report
6. NEW BUSINESS
  - a) Amendments to Sections 18.35, 18.36, 18.37, and 18.40 of the Development Code
    - Approve the amendments to Sections 18.35, 18.36, 18.37, and 18.40 of the Development Code
  - b) Approval of Public Works Contract for WRF Phase 2
    - Authorize Mayor DePinto to sign a Public Works Contract with Stellar J Corporation for construction of Water Reclamation Facility Phase 2.
  - c) Approval PSA Amendment No 4 & No 5 for WRF Phase 2
    - Authorize Mayor DePinto to sign Amendment No 4 & Amendment No 5 to the Professional Services Agreement with Parametrix, Inc. for construction management services for the Water Reclamation Facility Phase 2.

- d) Notice of Intention to Commence Annexation Proceedings for Property at 9819 Grove Road SE  
Approve the request to circulate a petition for annexation for the property located at 9819 Grove RD SE  
Parcel #64303500100
  
- e) Notice of Intention to Commence Annexation Proceedings for Property at 10143 Grove Road SE  
Motion to approve the request to circulate a petition for annexation for the property located at 10143 Grove  
RD SE Parcel #51540302700
  
- f) Notice of Intention to Commence Annexation Proceedings for Property at 15036 State Route 507  
Motion to approve the request to circulate a petition for annexation for the property located at 15036 State  
Route 507 Parcel #21725130200
  
- g) Notice of Intention to Commence Annexation Proceedings for Property at 16345 Railway Road  
Motion to approve the request to circulate a petition for annexation for the property located at 16345  
Railway Road #64303500505
  
- h) Notice of Intention to Commence Annexation Proceedings for Property on Morris Rd  
Motion to approve the request to circulate a petition for annexation for the property located on Morris Rd  
Parcel #22730410000
  
- i) Notice of Intention to Commence Annexation Proceedings for Property on Vancil Rd SE  
Motion to approve the request to circulate a petition for annexation for the property located on Vancil Rd SE  
Parcel #22730410300

## 7. OLD BUSINESS

- a) None Scheduled

## 8. UPDATES

- a) Departments – Todd Stancil, City Administrator
- b) Councilmembers
- c) Mayor DePinto

## 9. EXECUTIVE SESSION

- a) None Scheduled

## 10. ADJOURN

## MEETING INFORMATION

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\*The public comment portion of the agenda is an opportunity for the public to address the Council for items that are not on the published agenda. Comments are limited to three minutes and five speakers. Comment on matters listed on the published agenda are welcomed as part of the normal agenda.

Public Comment Guidelines: The City reserves up to five members of the public to address the Council at the beginning of regular business meetings on topics that are not on the agenda. Each speaker will be given 3 minutes and may be asked follow up questions by the Mayor or Council. Further public comment may be allowed on agenda topics as time permits. We ask that speakers use respectful language and remember they are speaking to fellow citizens of Yelm who are committed to listening and responding appropriately to citizens' concerns.

Members of the public engaging in disruptive behavior may be removed or blocked from the meeting.



## CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

**AGENDA ITEM:**        **NOTICES OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS**

**PROPOSED MOTION:** Approve the requests to circulate petitions for annexation.

**KEY FACTS AND INFORMATION SUMMARY:**

Multiple property owners have requested Council approval to circulate annexation petitions in order to annex their parcels into the city. These properties are as follows:

- 9819 Grove Road SE (64303500100). The property is 12.53 acres and is rezoned as Moderate Density Residential (R-6). The property currently contains a single-family home and various outbuildings and has an assessment value of \$333,500.
- 10143 Grove Road SE (51540302700). The property is 5.01 acres and is rezoned as Moderate Density Residential (R-6). The property currently contains a single-family home and various outbuildings and has an assessment value of \$458,500.
- 15036 State Route 507 (21725130200). The property is 9.71 acres and is rezoned as Low Density Residential (R-4). The property is currently undeveloped and has an assessment value of \$159,600.
- 16345 Railway Road SE (64303500505). The property is 3.44 acres and is rezoned as Moderate Density Residential (R-6). The property is currently undeveloped and has an assessment value of \$129,800.
- Parcel #227304100000 on Morris Road. The property is 5 acres and is rezoned as Low Density Residential (R-4). The property is currently undeveloped and has an assessment value of \$139,500.
- Parcel #22730410300 on Vancil Road. The property is 10 acres and is rezoned as Low Density Residential (R-4). The property is currently undeveloped and has an assessment value of \$257,200.



## **ANNEXATION PROCESS**

The annexation process starts with a request to circulate a petition for annexation. The City Council, at a public meeting, determines whether to accept, reject, or geographically modify the proposed annexation. If the Council accepts the petition to circulation request, the applicant then obtains sufficient signatures on the petition. The Planning commission then reviews the proposed zoning to determine whether it is appropriate. Lastly, the City Council makes a final decision on annexation approval at a public hearing.

## **ANALYSIS**

Each property under consideration for annexation is served by water and sewer lines or can have those lines extended to serve the property at time of development. With the city's recent grant of water rights by the Washington Department of Ecology, the city can easily handle any new low- and medium-density residential development that will take place on these parcels if they are annexed. Staff anticipates that all roads adjacent to these properties will be able to handle the amount of traffic that development would create. Additionally, no county islands will be created by annexation of these parcels.

## **CONGRUENCY WITH COMPREHENSIVE PLAN**

**Land Use Goal 5** – Encourage diverse residential growth.

**Land Use Policy 11.1** – Plan at the neighborhood level to increase housing density and diversity while preserving neighborhood character and quality of life.

**Housing Goal 1** – Encourage a variety of housing types, densities and a range of affordable housing within Yelm and its Urban Growth Area.

The proposed annexations are a mix of low- and medium-density residential zones. Approval of these annexations could result in a wide array of housing choices for citizens of Yelm, thus meeting all three goals and policies listed above. Staff feels that approval of these annexations could potentially lead to more affordable housing being created on the properties that are slated to be zoned as R-6.



City of Yelm  
EST. 1924  
WASHINGTON

## CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

### STAFF RECOMMENDATION

Staff recommends that the City Council approve the requests to circulate petitions for annexation.

### ATTACHMENTS:

- Notices of Intention to Commence Annexation Proceedings Staff Report
- Signed Notices of Intention to Commence Annexation Proceedings

Respectfully Submitted:

London Hawes  
Planning and Building Manager

# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

9819 Grove Road



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

10143 Grove Road



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

15036 State Route 507



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

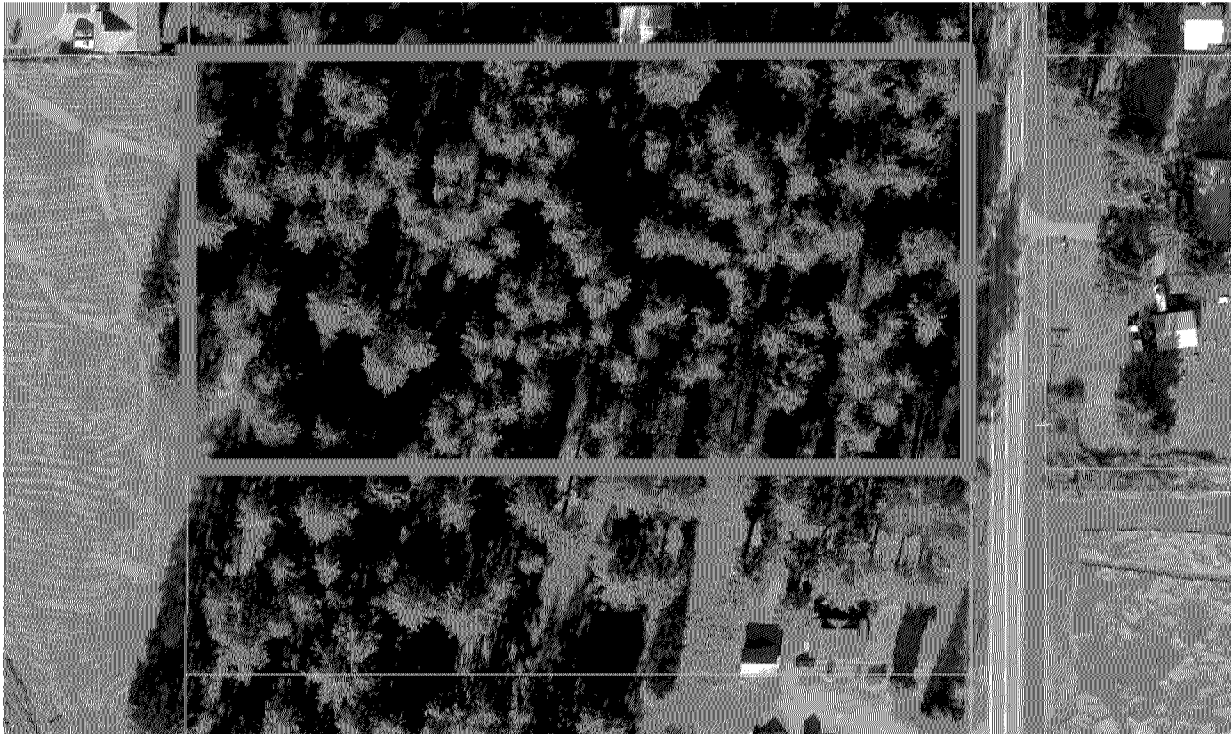
## 16345 Railway Road



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

Parcel #22730410000



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

Parcel #22730410300



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

Parcel #22730410300





# City of Yelm

EST. 1924

## WASHINGTON

### NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as MCKENNA IRRIGATED TRACTS Lot 1 Block 35 Parcel: 64303500100 "Exhibit A".

The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

It is requested that the City Council of the City of Yelm set a date not later than sixty days after receipt of this request for a meeting with the undersigned to determine:

1. Whether the City Council will accept the annexation as proposed;
2. Whether the City Council will geographically modify the proposed annexation (and accept the proposed annexation as modified) or;
3. Whether the City Council will reject the annexation.

By accepting a proposed annexation, the City Council is not committing itself to ultimately annexing the territory proposed when a sufficient petition is presented to it. The decision to accept merely allows the annexation to go forward procedurally. If the City Council rejects the proposed annexation, the initiating parties have no right to appeal.

The City Council must also decide whether or not it will require a proposed zoning regulation, and whether or not it will require the assumption of all or any portion of existing indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material and is intended by the signers of this Notice of Intention to be presented and considered as one Notice of Intention and may be filed with the other pages containing additional signatures which cumulatively may be considered as a single Notice of Intention.

D.m. Balascio                      9/1/22                      Dennis M. BALASCIO  
 Applicant's Signature                      Date                      Print Name  
9819 Grove RD SE                      64303500100  
 Site Address                      Parcel Number

Notice of Intent To Commence Annexation Proceedings  
**WARNING**

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Property Owner

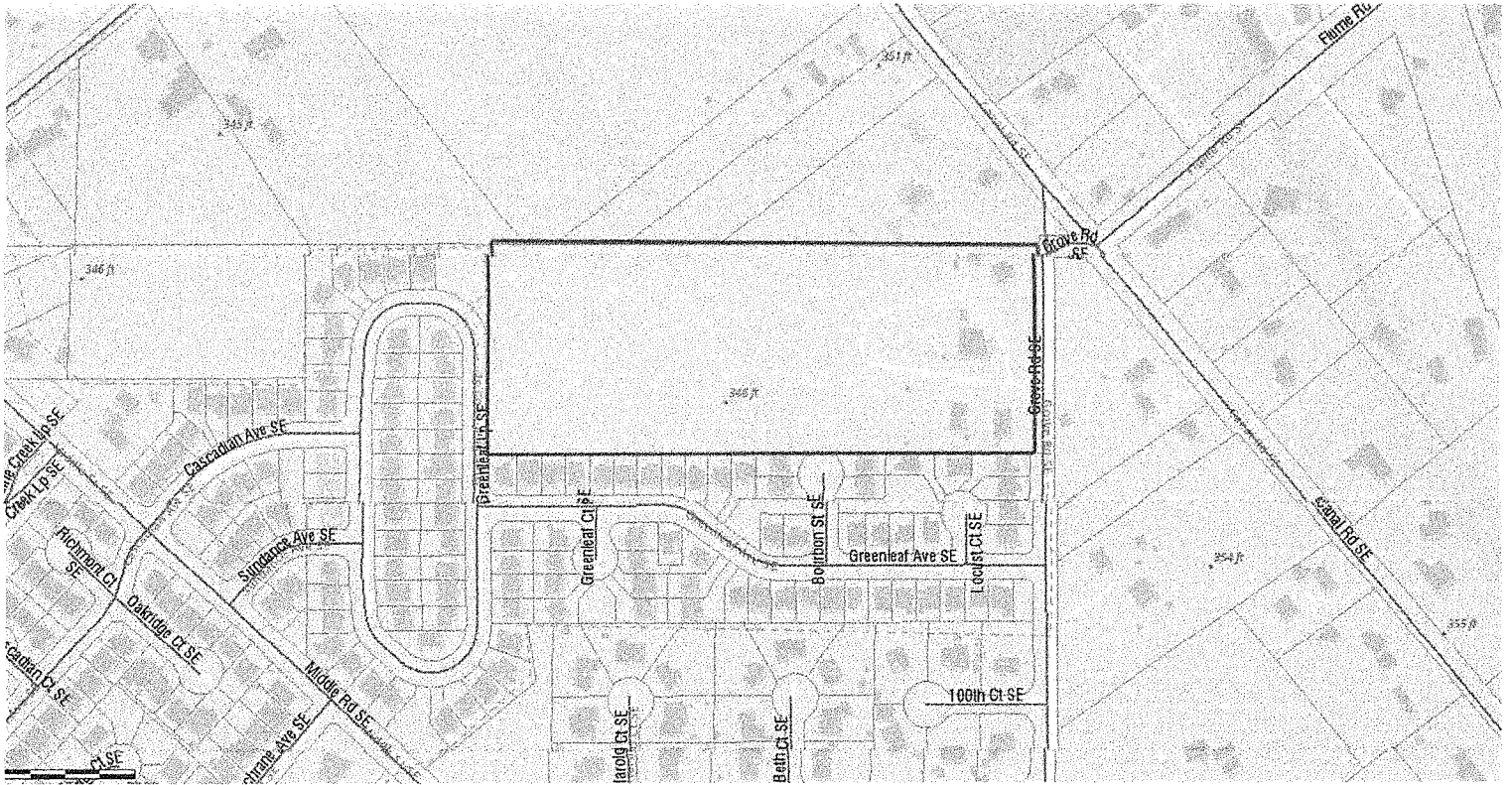
D.m. Balascio                      64303500100  
 Signature                      Parcel No.  
Dennis M. BALASCIO                      12.53 Acres                      \$197,587  
 Print Name                      Assessor's Acreage                      Assessor's Value

\_\_\_\_\_  
 Signature                      Parcel No.  
 \_\_\_\_\_  
 Print Name                      Assessor's Acreage                      Assessor's Value

\_\_\_\_\_  
 Signature                      Parcel No.  
 \_\_\_\_\_  
 Print Name                      Assessor's Acreage                      Assessor's Value

\_\_\_\_\_  
 Signature                      Parcel No.  
 \_\_\_\_\_  
 Print Name                      Assessor's Acreage                      Assessor's Value

\_\_\_\_\_  
 Signature                      Parcel No.  
 \_\_\_\_\_  
 Print Name                      Assessor's Acreage                      Assessor's Value



*Dm. Balascio*

*9/1/22*

Signature

Date

Denny Balascio  
9819 Grove Rd. SE.  
Yelm, WA 98597

Exhibit "A"

Annexation parcel and city limits location



NOTICE OF INTENTION TO COMMENCE  
ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as Subdivision GREEN ACRES #4 Lot 27 Parcel: 51540302700. The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

The property referred to is described on Exhibit "A": attached hereto and as shown by the attached map.

It is requested that the City Council of the City of Yelm set a date not later than sixty days after receipt of this request for a meeting with the undersigned to determine:

1. Whether the City Council will accept the annexation as proposed;
2. Whether the City Council will geographically modify the proposed annexation (and accept the proposed annexation as modified) or;
3. Whether the City Council will reject the annexation.

By accepting a proposed annexation, the City Council is not committing itself to ultimately annexing the territory proposed when a sufficient petition is presented to it. The decision to accept merely allows the annexation to go forward procedurally. If the City Council rejects the proposed annexation, the initiating parties have no right to appeal.

The City Council must also decide whether or not it will require a proposed zoning regulation, and whether or not it will require the assumption of all or any portion of existing indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material and is intended by the signers of this Notice of Intention to be presented and considered as one Notice of Intention and may be filed with the other pages containing additional signatures which cumulatively may be considered as a single Notice of Intention.

See Pg 2 

The City of Yelm is an equal opportunity employer and provider

Applicant's Signature

Date

Print Name

Brenda Jolin

BRENDA JOLIN

Site Address 10143 GROVE Rd SE Yelm

Parcel Number 51540302700

Notice of Intent To Commence Annexation Proceedings

**WARNING**

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

**Property Owner**

Danny Jones

Signature

DANNY JONES

Print Name

Brenda Jolin

Signature

BRENDA JOLIN

Print Name

51540302700

Parcel No.

5.2 750k?

Assessor's Acreage Assessor's Value

51540302700

Parcel No.

5.2 780k?

Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

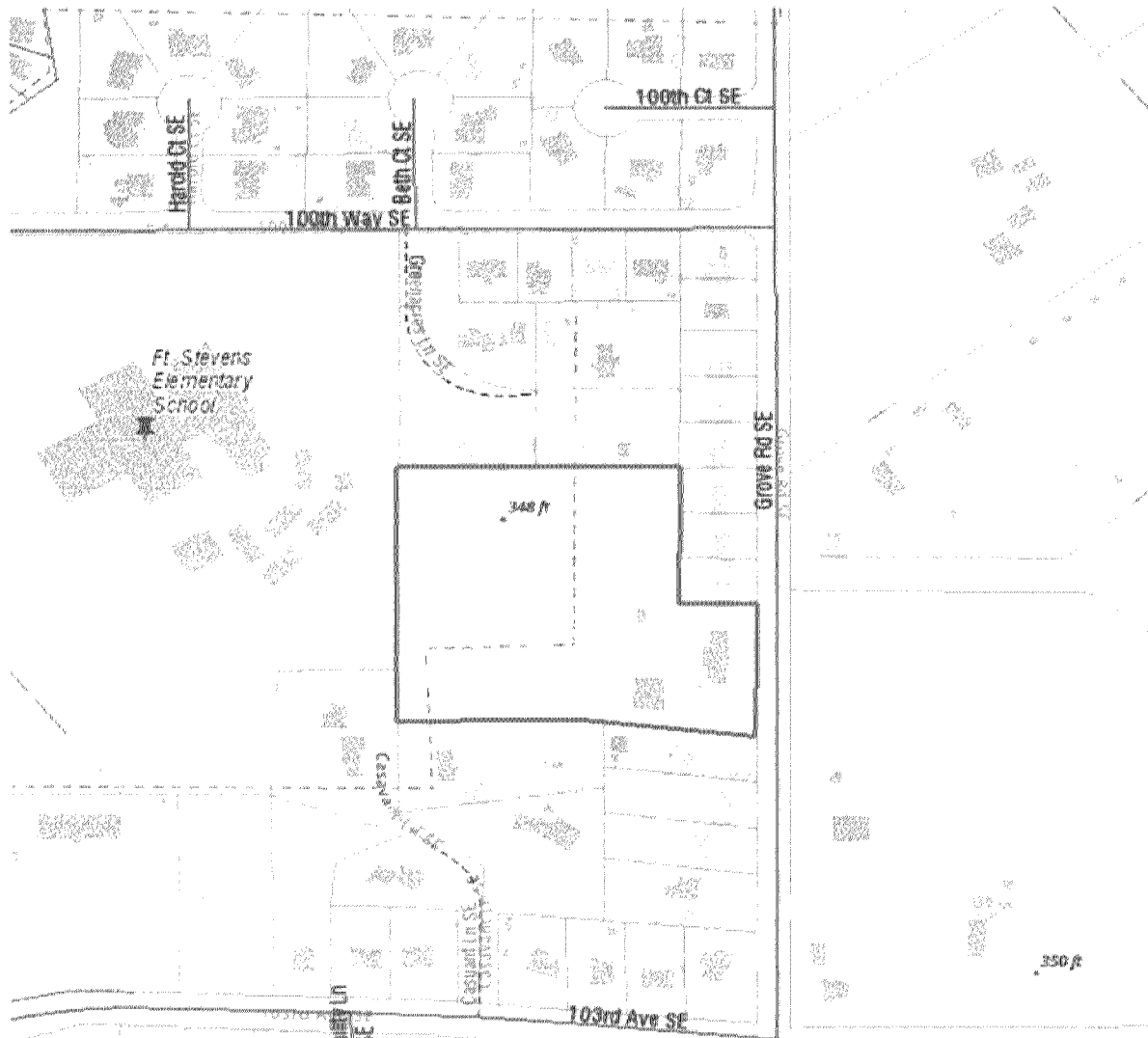
Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

Assessor's Acreage Assessor's Value



*Danny Jones*      *8/31/22*

Signature

Date

Danny Jones  
10143 Grove Rd. SE.  
Yelm, WA 98597

Exhibit "A"

Annexation parcel and city limits location



NOTICE OF INTENTION TO COMMENCE  
ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as Sixteenth: SW Quarter: NE Section: 25 Township: 17N Range: 1E Parcel: 21725130200. The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

The property referred to is described on Exhibit "A": attached hereto and as shown by the attached map.

It is requested that the City Council of the City of Yelm set a date not later than sixty days after receipt of this request for a meeting with the undersigned to determine:

1. Whether the City Council will accept the annexation as proposed;
2. Whether the City Council will geographically modify the proposed annexation (and accept the proposed annexation as modified) or;
3. Whether the City Council will reject the annexation.

By accepting a proposed annexation, the City Council is not committing itself to ultimately annexing the territory proposed when a sufficient petition is presented to it. The decision to accept merely allows the annexation to go forward procedurally. If the City Council rejects the proposed annexation, the initiating parties have no right to appeal.

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9/1/2022

Colton Wark

Applicant's Signature  
15036 State route 507 SE Yelm WA 98597

Date

Print Name  
21725130200

Site Address

Parcel Number

Notice of Intent To Commence Annexation Proceedings

WARNING

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Property Owner



Signature  
Colton Wark

Print Name

21725130200

Parcel No.

Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

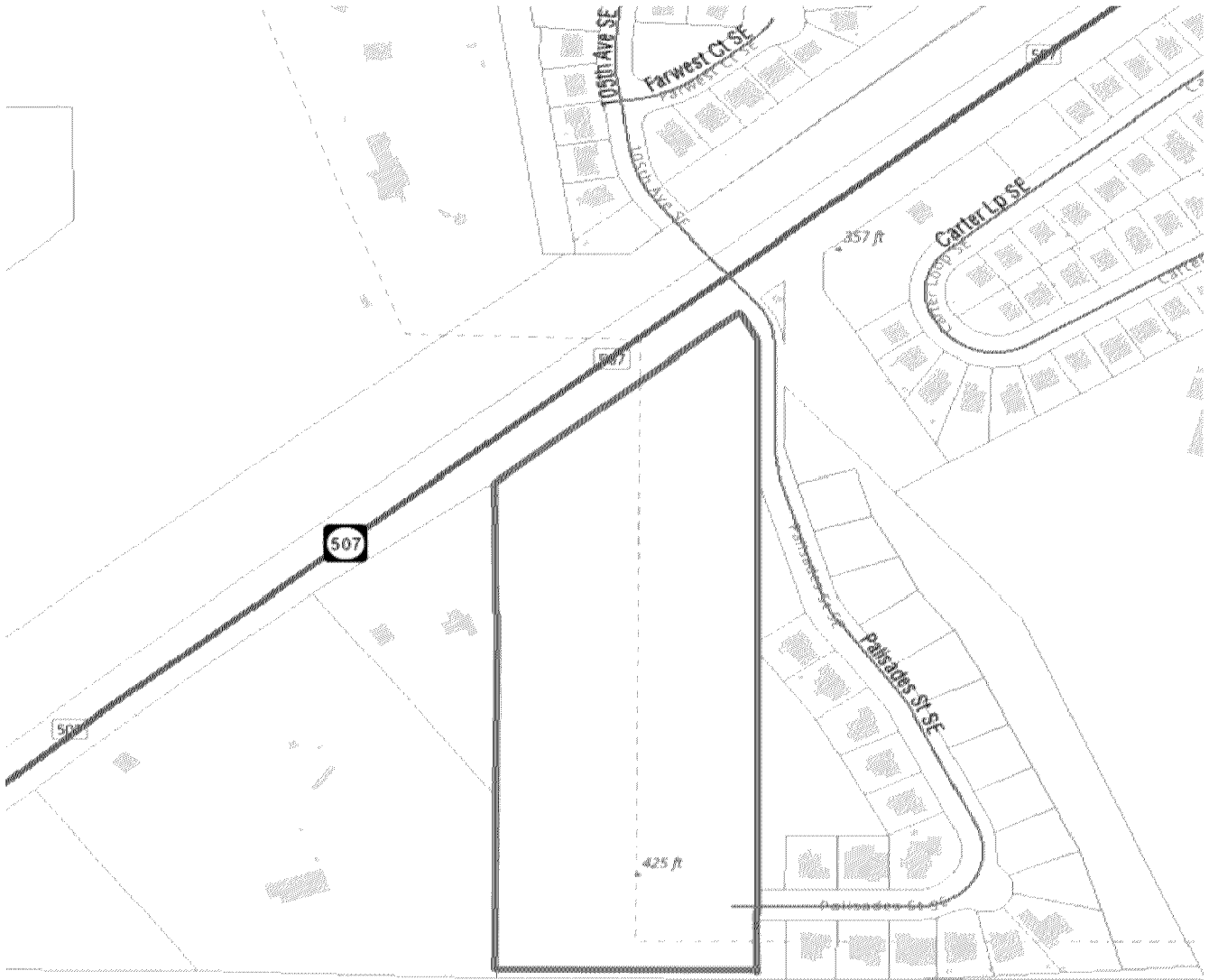
Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

Assessor's Acreage Assessor's Value



9/1/2022

Signature

Date

Yelm Jesus Name Pentecostal Church  
15036 State Route 507 SE.  
Yelm, WA 98597

Exhibit "A"

Annexation parcel and city limits location



City of Yelm  
EST. 1924  
WASHINGTON

NOTICE OF INTENTION TO COMMENCE  
ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as Subdivision MCKENNA IRRIGATED TRACTS Lot 5 Block 35 Parcel: 64303500505. The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

The property referred to is described on Exhibit "A": attached hereto and as shown by the attached map.

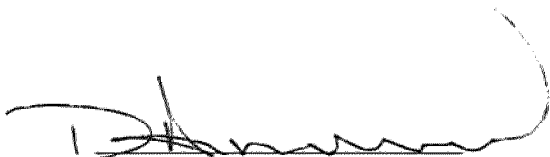
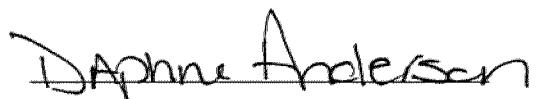
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 9-1-2022 

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_  
16345 Railway RD SE  
Site Address

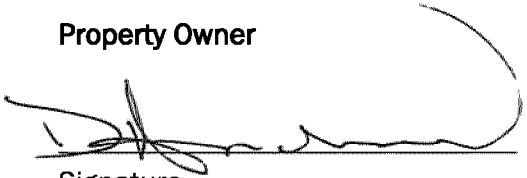
Print Name \_\_\_\_\_  
164303500505  
Parcel Number

Notice of Intent To Commence Annexation Proceedings

WARNING

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Property Owner

  
Signature  
Daphne Andersen  
Print Name

164303500505  
Parcel No.  
3.44 \$129800  
Assessor's Acreage Assessor's Value

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel No.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Assessor's Acreage Assessor's Value

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel No.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Assessor's Acreage Assessor's Value

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel No.

\_\_\_\_\_  
Print Name

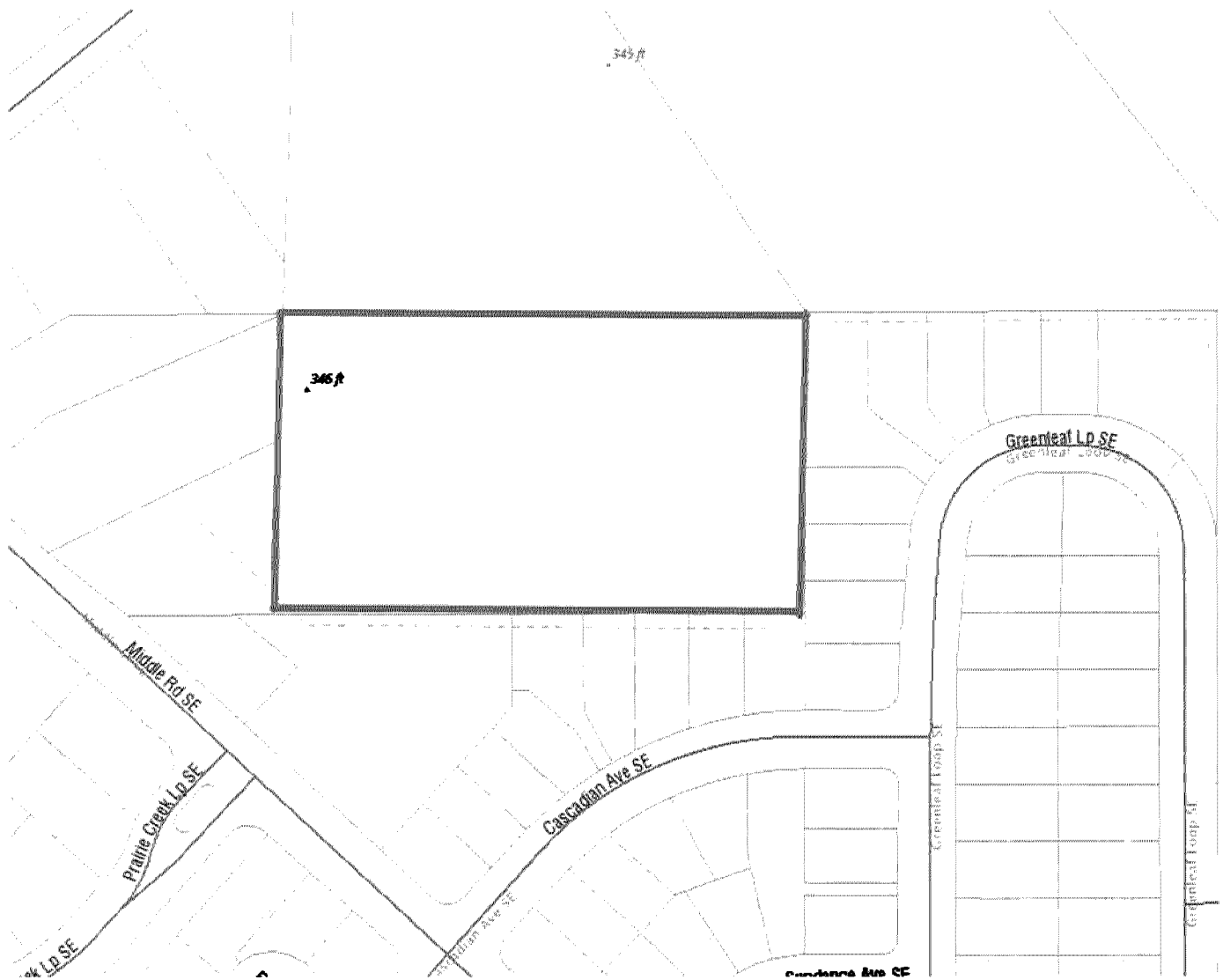
\_\_\_\_\_  
Assessor's Acreage Assessor's Value

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel No.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Assessor's Acreage Assessor's Value



*[Handwritten Signature]*      9-1-2002

Signature

Date

Daphne Anderson  
 16345 Railway Rd. SE.  
 Yelm, WA 98597

Exhibit "A"  
 Annexation parcel and city limits location



City of Yelm  
EST. 1924  
WASHINGTON

NOTICE OF INTENTION TO COMMENCE  
ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

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---

Applicant's Signature

Date

Print Name

*[Handwritten Signature]*

9/1/2022

22730410000

Site Address

Parcel Number

Notice of Intent To Commence Annexation Proceedings

WARNING

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Property Owner

Authentisign  
*Howard J Alexander* 08/31/22

22730410000

Signature  
Howard J Alexander

Parcel No. 5.00 2021, \$139,500

Print Name

Assessor's Acreage Assessor's Value

Authentisign  
*Cynthia L Sutley* 09/01/22

22730410000

Signature  
Cynthia L Sutley

Parcel No. 5.00 2021, \$139,500

Print Name

Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

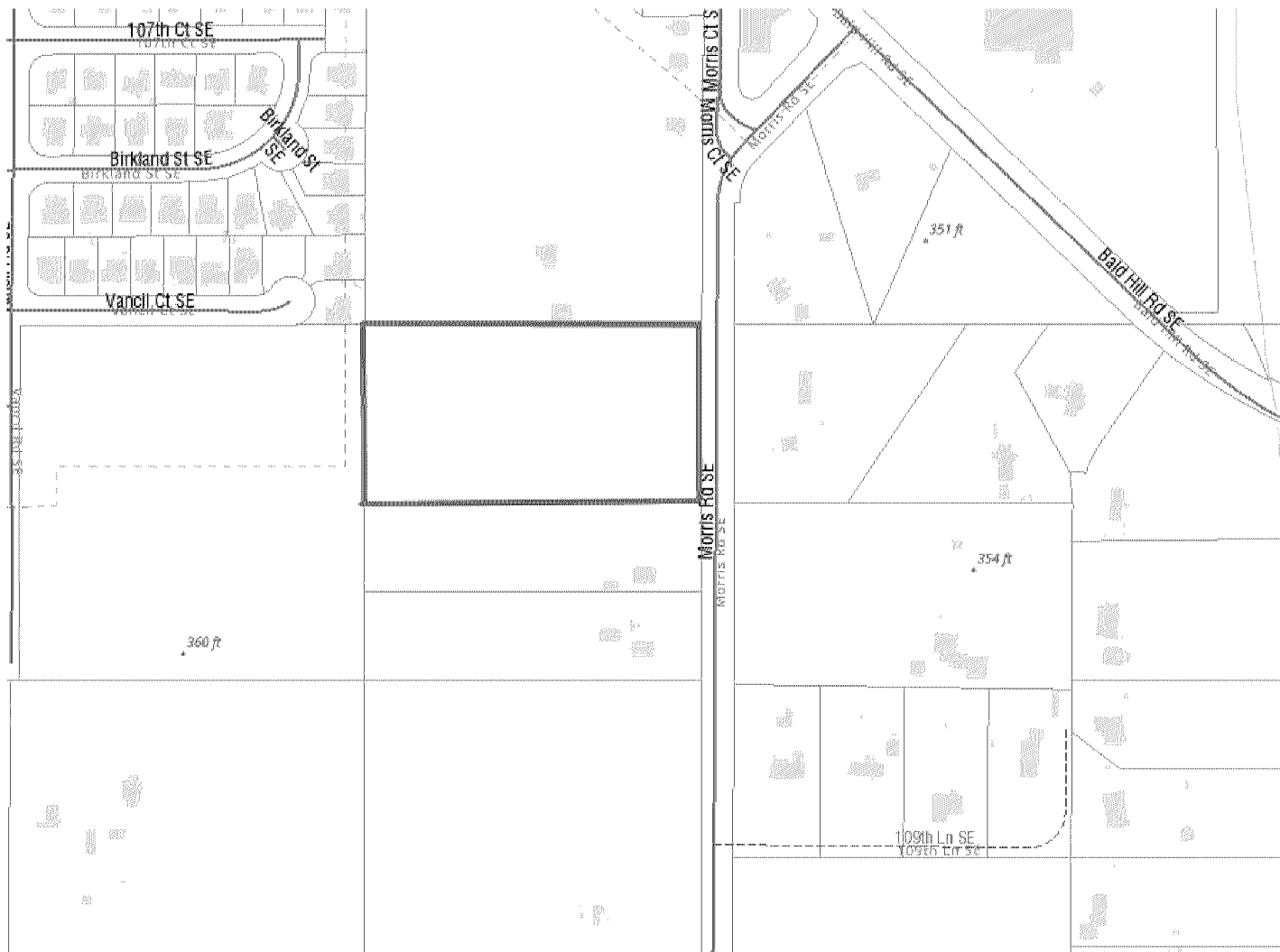
Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage Assessor's Value



Authentisign  
*Cynthia L Sutley*

08/31/22

Signature

Date

Cynthia Lynn Sutley

Parcel Number: 22730410000

Yelm, WA 98597

Exhibit "A"

Annexation parcel and city limits location

June 8, 2022

**RE: Letter of Authorization**

To whom it may concern:

As property owner of Parcel 22730410000 I authorize Mill Pond Development LLC., AHBL Engineers and their consultants to make applications to City of Yelm and other associated municipalities and utility purveyors for development permits. These applications may include but are not limited to: Application to annex into the city limits of Yelm, pre-application meeting, Land Use, sewer, site development, etc.

If you have any questions, please contact me at (509) 945-3119, Howard .

Sincerely,

Authentisign  
*Cynthia L Sutley*  
Cynthia Sutley

06/08/22

Authentisign  
*Howard J Alexander*  
Howard Alexander

06/08/22



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

**NOTICE OF INTENTION TO COMMENCE  
ANNEXATION PROCEEDINGS**

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as Sixteenth: NE Quarter: SE Section: 30 Township: 17n Range: 2e Parcel: 22730410300. The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

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9/1/2022

Applicant's Signature

Date

Print Name

XXX Vancil Rd SE Yelm WA 98597

22730410300

Site Address

Parcel Number

Notice of Intent To Commence Annexation Proceedings

WARNING

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Property Owner

*Glenn Schorro, GES Land Mgr.*

Signature

Glenn Schorro

Print Name

22730410300

Parcel No.

10.00    \$ 263,800

Assessor's Acreage    Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage    Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage    Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage    Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage    Assessor's Value



*[Handwritten Signature]*, GES Land LLC member, 9/1/2022

Signature

Date

GES Land LLC  
Parcel Number: 22730410300  
Yelm, WA 98597

Exhibit "A"  
Annexation parcel and city limits location



**CITY COUNCIL MEETING MINUTES  
VIRTUAL AND IN PERSON  
TUESDAY, SEPTEMBER 13, 2022**

- Call to Order:** Mayor Joe DePinto called the meeting to order at 6:02 PM.
- Roll Call:** James Blair, Joseph Richardson, Joshua Crossman, Holly Smith, Brian Hess, Line Roy, Terry Kaminski and Mayor Joe DePinto.
- Staff Present:** Administrative Assistant Savana Cervantes, City Administrator Todd Stancil, Associate Planner Maryam Moeinian, Project Manager Pat Hughes and Public Services Director Cody Colt.
- APPROVAL OF THE AGENDA:** **Motion by Terry Kaminski to approve the agenda.  
Seconded by Line Roy  
Motion carried 7-0**
- SPECIAL PRESENTATIONS:** None
- PUBLIC COMMENT:** None
- CONSENT AGENDA:** a) August 23, 2022 Regular Meeting Minutes  
b) July 2022 Check Register and Position Budget Report  
**Motion by Brian Hess to approve the consent agenda as presented.  
Seconded by James Blair  
Motion carried 7-0**
- NEW BUSINESS:** **AMENDMENTS TO SECTIONS 18.35, 18.36, 18.37, AND 18.40 OF THE DEVELOPMENT CODE**  
**Motion by Brian Hess to approve amendments to sections of 18.35, 18.36, 18.37 and 18.40 of the Development Code.  
Seconded by Joshua Crossman  
Motion carried 7-0**

**APPROVAL OF PUBLIC WORKS CONTRACT FOR WRF PHASE 2**

**Motion by James Blair** to authorize Mayor DePinto to sign a Public Works Contract with Stellar J Corporation for construction of Water Reclamation Facility Phase 2.

**Seconded by Joshua Crossman**

**Motion carried 7-0**

**APPROVAL PSA AMENDMENT NO 4 & NO 5 FOR WRF PHASE 2**

**Motion by Terry Kaminski** to authorize Mayor DePinto to sign Amendment No 4 & No 5 to the Professional Services Agreement with Parametrix, Inc. for construction management services for the Water Reclamation Facility Phase 2.

**Seconded by Brian Hess**

**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS FOR PROPERTY AT 9819 GROVE ROAD SE**

**Motion by Brian Hess** to approve the request to circulate a petition for annexation for the property located at 9819 Grove Road SE Parcel #64303500100.

**Seconded by Joshua Crossman**

**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS FOR PROPERTY AT 10143 GROVE ROAD SE**

**Motion by Brian Hess** to approve the request to circulate a petition for annexation for the property located at 10143 Grove Road SE Parcel #51540302700.

**Seconded by Joshua Crossman**

**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS FOR PROPERTY AT 15036 State Route 507**

**Motion by Holly Smith** to approve the request to circulate a petition for annexation for the property located at 15036 State Route 507 Parcel #21725130200.

**Seconded by Brian Hess**

**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS FOR PROPERTY AT 16345 RAILWAY ROAD**

**Motion by Line Roy** to approve the request to circulate a petition for annexation for the property located at 16345 Railway Road Parcel #64303500505.

**Seconded by Joshua Crossman**  
**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS  
FOR PROPERTY ON MORRIS ROAD**

**Motion by Joshua Crossman** to approve the request to circulate a petition for annexation for the property located on Morris Road Parcel #22730410000.

**Seconded by Terry Kaminski**  
**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS  
FOR PROPERTY ON VANCIL RD SE**

**Motion by Brian Hess** to approve the request to circulate a petition for annexation for the property located on Vancil Road SE Parcel #22730410300

**Seconded by Line Roy**  
**Motion carried 7-0**

**DEPARTMENT, MAYOR AND CITY COUNCIL UPDATES:**

**City Administrator, Todd Stancil Department Updates** – Court: will be switching back to two court days a month, beginning in January 2023, and going paperless. Public Services: the splash pad operated flawlessly for the summer season. Sept 23<sup>rd</sup> will be the canine day at the splash pad, its final day of operation for this year. Finance Department: employees are attending WFOA conference this week. The Finance Director, Stephanie Dice, is beginning finance boot camp sessions for councilmembers to attend, and the budget is on schedule for its preliminary draft. Police: a lateral police candidate is currently progressing through the background process, and two entry-level officers will start the academy on the 27<sup>th</sup> of this month. Officer Chris Davis was chosen to be placed on the County SWAT team, as the number one candidate.

**Councilmember Kaminski** – Attended the Finance meeting, attended the ribbon cutting of the new Southworth School, will attend Nisqually River meeting this Friday.

**Councilmember Roy** – Attended the ribbon cutting at Southworth Elementary and will attend Creative Arts District meeting tomorrow evening. Councilmember Roy announced that her last Council meeting will be September 27<sup>th</sup>, as she has accepted a position that has required her to resign.

**Councilmember Hess** – Expressed appreciation to Public Services Director Cody Colt for working with the State to get potholes repaired on State Route 507 and State Route 510.

**Councilmember Smith** – Attended the Public Safety meeting, attended the Southeast Thurston Fire Authority meeting, attended FFA Car Show


**Councilmember Crossman** – Invited everyone to attend the unveiling of Yelm’s newest mural at the back of the PTL Flooring building this Saturday at 10 am.

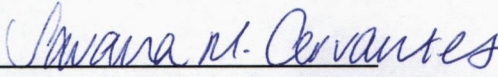
**Councilmember Richardson** – Attended the Chamber forum, attended the Southworth Elementary ribbon cutting, attended a SWAC meeting, and attended the Finance meeting.

**Councilmember Blair** – Attended the Finance meeting.

**Mayor DePinto** – Thanked the Planning Department for their work with the annexation process, will attend the Community Conversations tomorrow at the Masonry Cafe at noon, tomorrow.

**ADJOURNMENT:**      **Motion by James Blair** to adjourn the meeting at 6:47.  
                                 **Seconded by Joshua Crossman**  
                                 **Motion carried 7-0**

  
\_\_\_\_\_  
Joe DePinto, Mayor

  
\_\_\_\_\_  
Savana Cervantes, Administrative Assistant

Maryam Moeinian

From: class@yelmonline.com  
Sent: Friday, November 11, 2022 8:52 AM  
To: Maryam Moeinian; class@yelmonline.com  
Subject: [External]\*\*Warning Unsafe\*\*Notice of Public Hearing  
Attachments: logo.jpg; ronaldab\_124382\_1668185421249.png; 124382.pdf

Maryam, below is the ad copy and the cost is \$164.95. I have forwarded your request to put this online to Kyle our IT Tech. Please let me know if you have any changes you would like made. Thanks Ronda Ronda Pogorelc Customer Service Manager Nisqually Valley News 360-736-3311 ext 101

**CT Publishing  
LLC**

321 N. Pearl St., Centralia, WA 98531

**The Chronicle** 360-736-3311



360-736-3311

**The Reflector** 360-687-5151

**Classified Advertising & Legal Invoice**

CITY OF YELM  
106 2ND ST SE  
YELM, WA 98597

Acc#:100180  
Ad#:124382  
Phone#:360-458-8402  
Date:11/11/2022

Salesperson: RONDAB      Classification: NVN Legal Notices      Ad Size: 1.0 x 81.00

**Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
NISQUALLY CLASSIFIEDS	11/17/2022	11/17/2022	1	164.95	164.95

**Payment Information:**

<b>Date:</b>	<b>Order#</b>	<b>Type</b>
11/11/2022	124382	ACCOUNT

---

**Total Amount: 164.95**

**Amount Due: 164.95**

---

**Comments: 124382 Notice of Public Hearing**

**Attention: Please return the top portion of this invoice with your payment including account and ad number.**

**Ad Copy**

**Notice of Public Hearing  
for Proposed Annexations**

The Yelm Planning Commission has scheduled a public hearing to receive public comment on the proposed annexation of the following properties:

1. 9819 Grove Road SE (64303500100). The property is 12.53 acres and is pre-zoned as Moderate Density Residential (R-6).
2. 10143 Grove Road SE (51540302700). The property is 5.01 acres and is pre-zoned as Moderate Density Residential (R-6).
3. 15036 State Route 507 (21725130200). The property is 9.71 acres and is pre-zoned as Low Density Residential (R-4).
4. 16345 Railway Road SE (64303500505). The property is 3.44 acres and is pre-zoned as Moderate Density Residential (R-6).
5. Parcel #227304100000 on Morris Road. The property is 5 acres and is pre-zoned as Low Density Residential (R-4).
6. Parcel #22730410300 on Vancil Road. The property is 10 acres and is pre-zoned as Low Density Residential (R-4).

The Public Hearing will begin at 4:00 PM Monday, November 21, 2022 at Yelm City Hall, 106 Second St SE, and can be attended in person or via Zoom with the following link.

<https://us06web.zoom.us/j/87031933305?pwd=hzZCtXFUZUVHVVcRmVNR0hazREZtdz09>

For additional information, please contact Maryam Moeinian at (360) 400-5001. Written comments will be received up to and at the public hearing. Written comments may be submitted at the hearing, or emailed to [maryamm@yelmwa.gov](mailto:maryamm@yelmwa.gov), or may be mailed to Maryam Moeinian, City of Yelm, 901 Rhodon Road NW, Yelm, WA 98597.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability in need of accommodations to conduct business or to participate in government processes or activities, please contact Kathy Linnemeyer, at 360-458- 8816 at least five working days prior to the scheduled event.

Pub: Nisqually Valley News  
November 17, 2022

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Nisqually Valley News

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 / [Notice of Public Hearing for Proposed AnnexationsThe Yelm Planning ...](#)

### Notice of Public Hearing for Proposed Annexations

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Posted 11/11/2022





## **YELM PLANNING COMMISSION AGENDA**

### **MONDAY, NOVEMBER 21, 2022, 4:00 PM**

THIS MEETING CAN BE ATTENDED IN PERSON OR VIA ZOOM.

**In person:** Yelm City Hall, 106 2<sup>nd</sup> Street SE, Yelm, WA 98597

**Via Zoom:** [Click here to join Zoom Meeting](#)

Or Dial in: 253-215-8782 Meeting ID: 870-3193-3305 Passcode: 564018

---

#### **1. CALL TO ORDER**

#### **2. ROLL CALL**

Chair, Jerry Fugich

Stefani Dunn

Robert Howard

Carlos Perez

John Thomson

Anne Wahrmund

John Graver

#### **3. PLEDGE OF ALLEGIANCE**

#### **4. APPROVAL OF MINUTES**

- a. Minutes from October 17, 2022 is attached.

#### **5. CITY STAFF COMMUNICATIONS**

None.

#### **6. PUBLIC COMMENTS**

- a. The public comment portion of the agenda is an opportunity for the public to address the Commission regarding matters that are not on the agenda. Comments are limited to three minutes and five speakers. Comment on matters listed on the agenda are welcomed.

#### **7. UNFINISHED BUSINESS**

None.

#### **8. NEW BUSINESS**

- a. Housing Action Plan updates.
- b. Petition to annex the property located at 9819 Grove Road SE (PN: 64303500100) into the City of Yelm.
- c. Petition to annex the property located at 10143 Grove Road SE (PN: 51540302700) into the City of Yelm.

- d. Petition to annex the property located at 15036 State Route 507 (PN: 21725130200) into the City of Yelm.
- e. Petition to annex the property located at 16345 Railway Road SE (PN: 64303500505) into the City of Yelm.
- f. Petition to annex the property located on Vancil Ct SE (PN: 22730410300) into the City of Yelm.
- g. Petition to annex the property located on Morris Road (PN: 22730410000) into the City of Yelm.

## **9. PUBLIC HEARINGS**

Public hearing for the following annexations:

- a. Petition to annex the property located at 9819 Grove Road SE (PN: 64303500100) into the City of Yelm.
- b. Petition to annex the property located at 10143 Grove Road SE (PN: 51540302700) into the City of Yelm.
- c. Petition to annex the property located at 15036 State Route 507 (PN: 21725130200) into the City of Yelm.
- d. Petition to annex the property located at 16345 Railway Road SE (PN: 64303500505) into the City of Yelm.
- e. Petition to annex the property located on Vancil Ct SE (PN: 22730410300) into the City of Yelm.
- f. Petition to annex the property located on Morris Road (PN: 22730410000) into the City of Yelm.

## **10. SUBCOMMITTEE REPORTS**

## **11. ADJOURNMENT**

### **MEETING INFORMATION**

All regular meetings are recorded and may be viewed at [www.yelmwa.gov](http://www.yelmwa.gov).

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you require reasonable accommodations to participate at a meeting, please contact the City Clerk's office at 360-458-8816 at least five (5) working days prior to meeting. Information on the Americans with Disabilities Act and the Title VI Statement is available at [https://www.yelmwa.gov/connect/departments/human\\_resources/index.php](https://www.yelmwa.gov/connect/departments/human_resources/index.php).

**DISCLAIMER**

**AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.  
THIS AGENDA MAY BE SUBJECT TO CHANGE UP TO 24 HOURS PRIOR TO  
MEETING. PLEASE SEE [WWW.YELMWA.GOV](http://WWW.YELMWA.GOV) FOR CURRENT AGENDA.**

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Next Planning Commission Meeting  
Monday, December 19, 2022, at 4:00 PM



# City of Yelm

EST. 1924

## WASHINGTON

"Pride of the Prairie"

Date: November 21, 2022

Subject: Annexation

From: Maryam Moeinian, Associate Planner

To: Planning Commission

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### **Request:**

Multiple property owners have submitted petitions for annexation for six parcels. These properties are as follows:

1. 9819 Grove Road SE (64303500100).
2. 10143 Grove Road SE (51540302700).
3. 15036 State Route 507 (21725130200).
4. 16345 Railway Road SE (64303500505).
5. Unaddressed property on Vancil Ct SE. (Parcel # 22730410300).
6. Unaddressed property on Morris Road. (Parcel #22730410000).

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### **Background**

Multiple property owners have submitted petitions for annexation of the above mentioned properties. The process started with requests to circulate petitions for annexation. The Yelm City Council met on September 13, 2022 at its regular meeting, and approved the requests to circulate annexation petitions for these six properties.

The applicants then submitted their petitions signed by the owners of at least sixty percent of the value of each property on November 14, 2022, November 15, 2022, and November 16, 2022. The Thurston County Assessor followed by issuing the required Declaration of Petition Sufficiency on November 16, 2022.

The next formal stage in the annexation process is this public hearing. The Planning Commission will review the proposed zoning to determine whether it is appropriate. The Planning Commission recommendation will be forwarded to the City Council for their review. Should City Council determine to direct staff to prepare a draft ordinance to annex these properties, the ordinance will be prepared and presented at the City Council meeting.

After the Council preliminarily approves an annexation ordinance, it will be presented to the Thurston County Boundary Review Board for their review. City staff will then bring forward the ordinance to the City Council for final approval.

City staff has evaluated the proposed annexation areas and determined that they all are within Yelm Urban Growth Area.

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**Parcel 64303500100 - 9819 Grove Road SE, Yelm, WA 98597**

The property is 12.53 acres and contains a single-family home and two mobile homes. Total assessed value of this parcel is \$487,500.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel surrounded on two sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

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**Parcel 51540302700 - 10143 Grove Road SE, Yelm, WA 98597**

The property is 5.01 acres and contains a single-family home and various outbuildings. Total assessed value of this parcel is \$527,700.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel sharing a border with the Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

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**Parcel 21725130200 - 15036 State Route 507, Yelm, WA 98597**

The property is 9.71 acres and is currently vacant. Total assessed value of this parcel is \$156,100.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation is a single parcel sharing a border with the Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

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**Parcel 64303500505 - 16345 Railway Road SE, Yelm, WA 98597**

The property is 3.44 acres and is currently vacant. Total assessed value of this parcel is \$ 96,800.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel surrounded on three sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

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**Parcel 22730410300 - Unaddressed property on Vancil Ct SE**

The property is 10 acres and is currently vacant. Total assessed value of this parcel is \$ 263,800.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation is a single parcel surrounded on two sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

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**Parcel 22730410000 - Unaddressed property on Morris Rd SE**

The property is 5 acres and is currently vacant. Total assessed value of this parcel is \$114,900.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation doesn't share any boundary with the existing Yelm city limits. However, this lot shares a border with parcel 22730410300 mentioned above and if the annexation request for the said parcel gets approved, then this parcel will be sharing a border with the city limits.

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**Public Utilities:**

Each property under consideration for annexation is served by water and sewer lines or can have those lines extended to serve the property at time of development. With the city's recent grant of water rights by the Washington Department of Ecology, the city can easily handle any new low- and medium-density residential development that will take place on these parcels if they are annexed.

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**Transportation:**

Staff anticipates that all roads adjacent to these properties will be able to handle the amount of traffic that future development of said properties would create.

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**Public Comments:**

One comment from a member of public was received which is attached to this report.

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**Comprehensive Plan**

**Land Use Goal 5** – Encourage diverse residential growth.

**Land Use Policy 11.1** – Plan at the neighborhood level to increase housing density and diversity while preserving neighborhood character and quality of life.

**Housing Goal 1** – Encourage a variety of housing types, densities and a range of affordable housing within Yelm and its Urban Growth Area.

The proposed annexations are a mix of low- and medium-density residential zones. Approval of these annexations could result in a wide array of housing choices for citizens of Yelm, thus meeting all three goals and policies listed above. Staff feels that approval of these annexations could potentially lead to more affordable housing being created on the properties that are slated to be zoned as R-6.

**Recommended Action:**

Motion to recommend to the City Council approval of the proposed annexations.

--- End of Report --

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**Attachments:**

- ❖ Public Comment
- ❖ Signed petitions submitted by the property owners
- ❖ Legal descriptions and maps of the potential annexation areas
- ❖ Declaration of Petition Sufficiency

Thomas Bawol the owner of the property located at 16326 Vancil Ct SE contacted the Planning department and had concerns about the followings:

- 1- He doesn't want the property to be annexed if it'll be zoned industrial
- 2- He doesn't want the property to be annexed if it'll be zoned high density residential

Called 11.15.2022- Phone number 8147228473

Subject properties: 22730410300 and 22730410000



# City of Yelm

EST. 1924

## WASHINGTON

"Pride of the Prairie"

November 16, 2022

Cyndi Ross  
Thurston County Assessor's Office  
2000 Lakeridge Drive SW  
Olympia, WA 98502

Re: Request for Declaration of Petition Sufficiency

Dear Ms. Ross,

Please find the revised petitions and all relevant supporting documents for the six proposed annexations enclosed. In accordance with RCW 35A.01.040, the City of Yelm requests a determination of sufficiency. The following documents are enclosed:

1. Signed petitions submitted by the property owners
2. Legal descriptions and maps of the potential annexation areas

Thank you for your assistance and please don't hesitate to contact me at 360.400.5001 if I can provide any further information or documentation.

Sincerely,

Maryam Moeinian  
Associate Planner  
City of Yelm, WA  
Tel: 360.400.5001



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

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 487,500

Total Acreage of Annexation 12.53

Total Number of Parcel's included in Annexation 3

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 64303500100 12.53  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 21709 96<sup>th</sup> Ave. W Edmonds WA 98020  
Street Number City State Zip

D.m. Balascio Denny Balascio 11/15/2022  
Property Owner's Signature Print Name Date

Tax Parcel Information 99801377700 + 99900122200  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: Same as above  
Street Number City State Zip

D.m. Balascio Denny Balascio 11/15/2022  
Property Owner's Signature Print Name Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A"- Legal Description of Annexation Area- Annexation Map

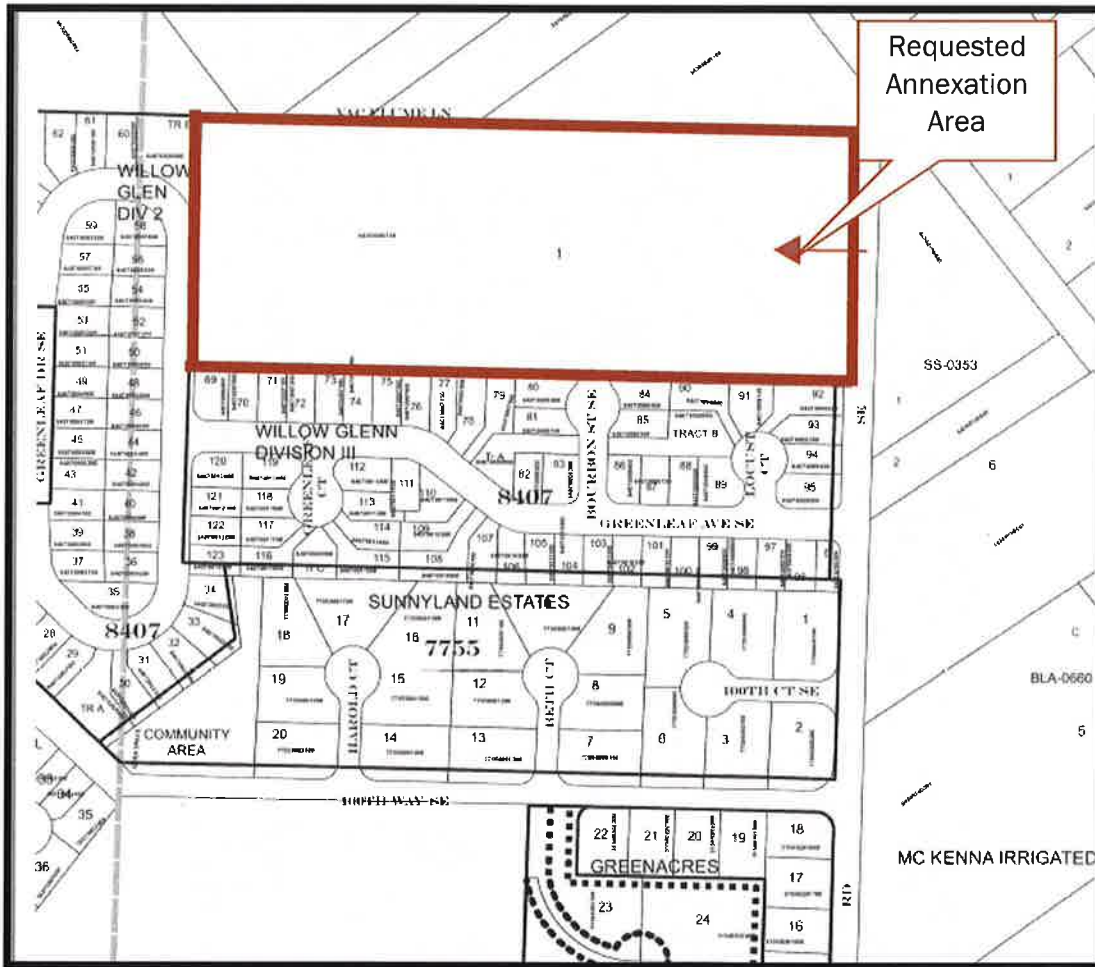
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

LOT 1, IN BLOCK 35 OF MCKENNA IRRIGATED TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44;

TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED FLUME LANE ADJOINING SAID LOT ON THE NORTH IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 64303500100 and 99801377700 and 99900122200

Site address: 9819 Grove Rd SE, Yelm WA 985977







**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

**TO: The City Council of the City of Yelm**

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

**WHEREFORE, the undersigned respectively petition the City Council and ask:**

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 527,700

Total Acreage of Annexation 5.01

Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 515 40302700 5.01  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 2227 Day Island Blvd W University Place WA 98466  
Street Number City State Zip

Danny Jones  
Property Owner's Signature

DANNY JONES  
Print Name

11/14/22  
Date

Tax Parcel Information 515 403 02700 5.01  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 2227 Day Island Blvd W University Place WA 98466  
Street Number City State Zip

Brenda Galen  
Property Owner's Signature

BRENDA JOLIN  
Print Name

11/14/22  
Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

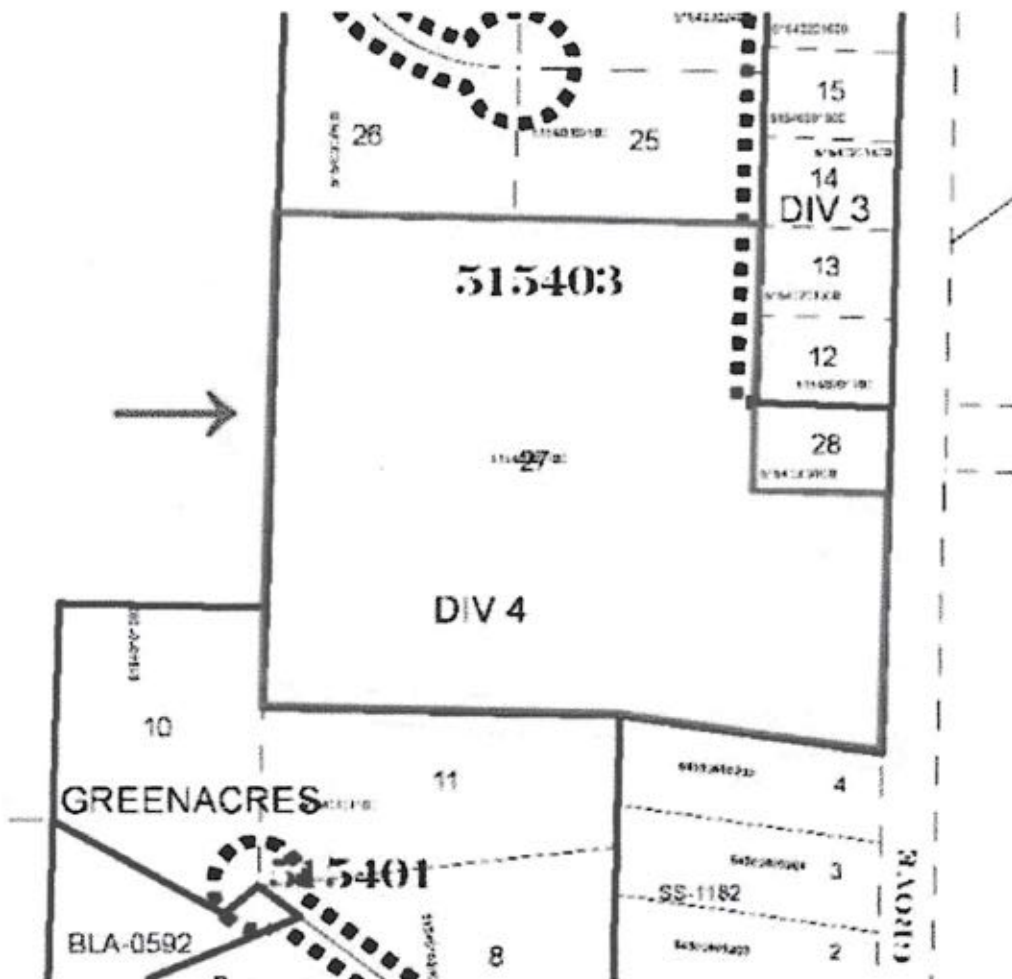
Exhibit "A"- Legal Description of Annexation Area- Annexation Map

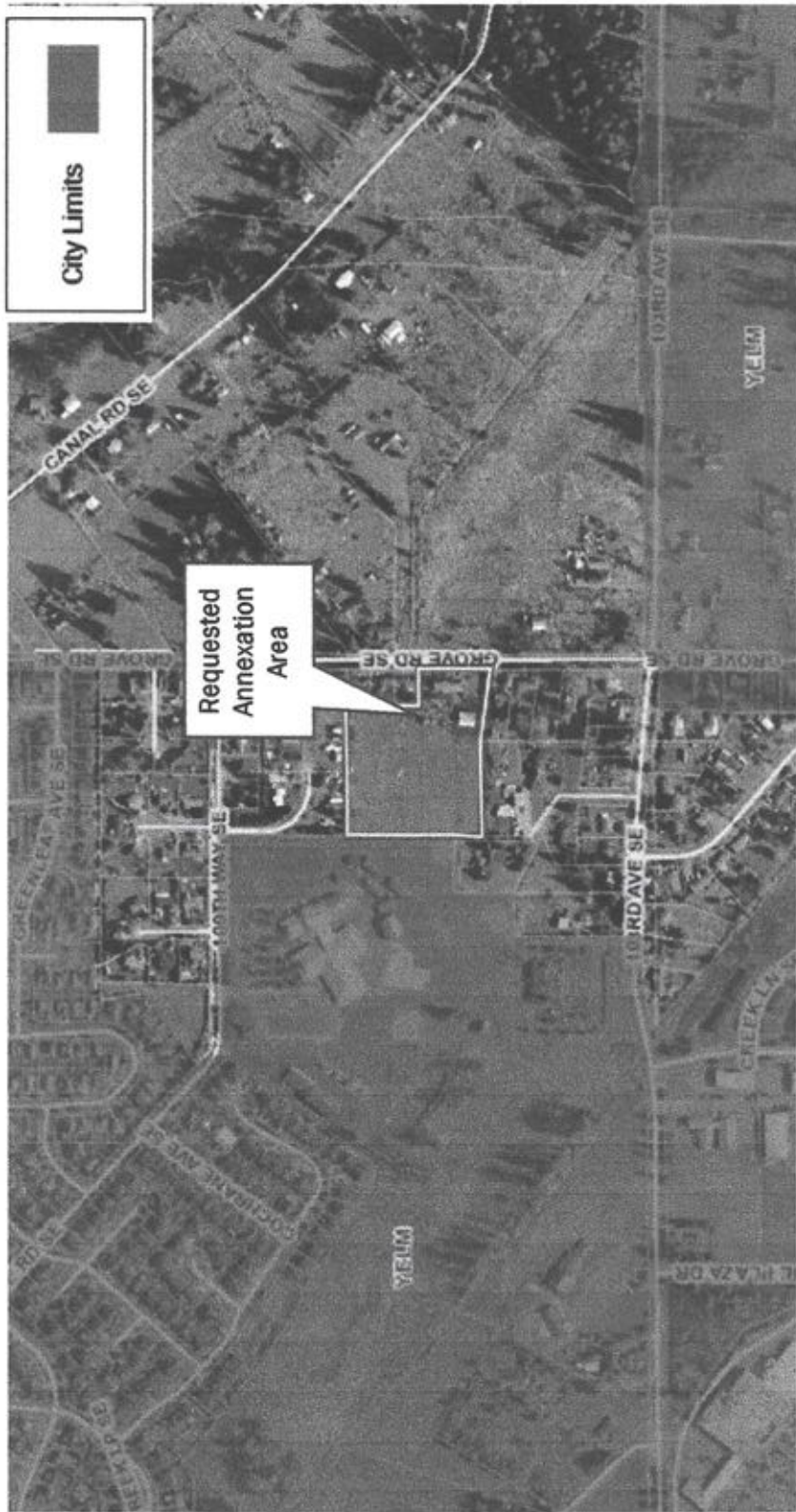
**LEGAL DESCRIPTION:** Lot 27, Greenacres Division Four, according to the plat thereof recorded in Volume 22 of Plats, page 155, records of Thurston County, Washington;

Situate in the County of Thurston, State of Washington.

Tax Parcel ID No. 51540302700

Site address: 10143 Grove Road S.E., Yelm, WA 98597







**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Low Density Residential (R-4) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 156,100

Total Acreage of Annexation 9.71 acres

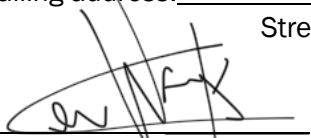
Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 21725130200 9.71 acres  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: P0 Box 5390 Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Colton Wark  
Print Name

11/14/22  
Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A" - Legal Description of Annexation Area- Annexation Map

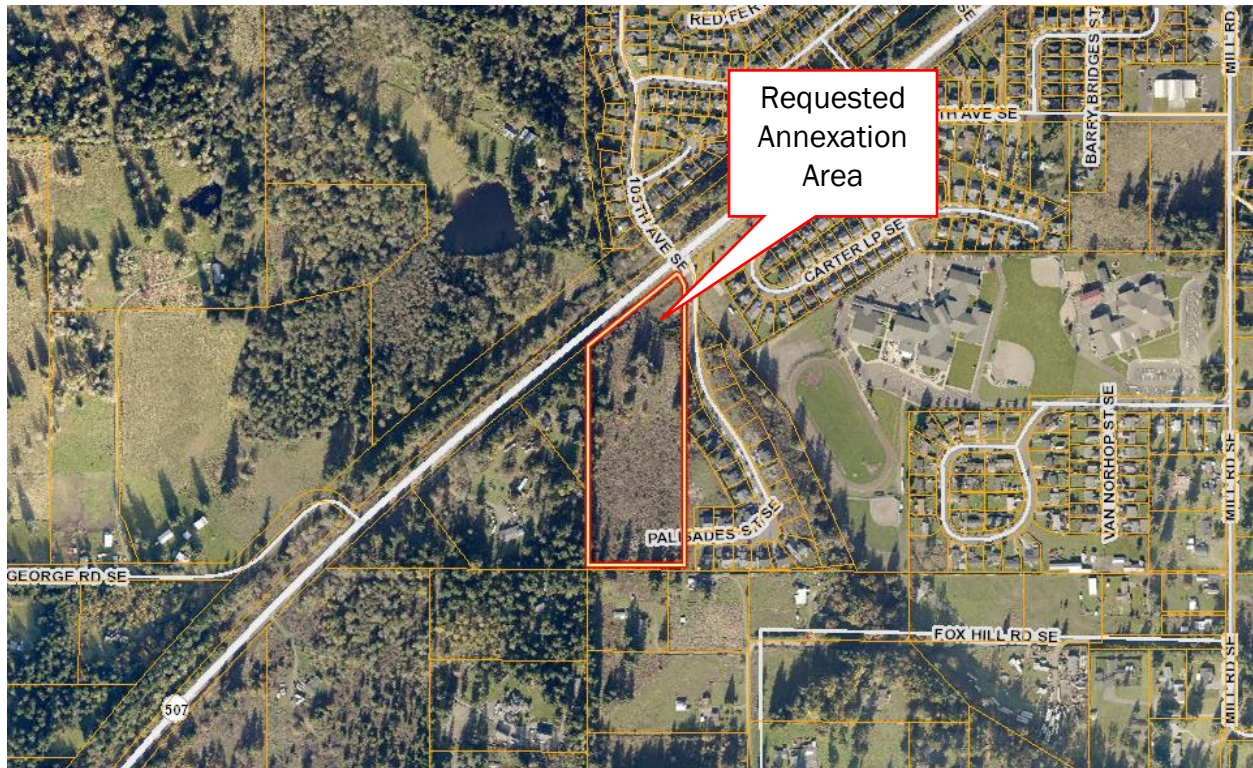
**LEGAL DESCRIPTION:** THE WEST 402.4 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M. LYING SOUTHEASTERLY OF SECONDARY HIGHWAY NO. 5-H;

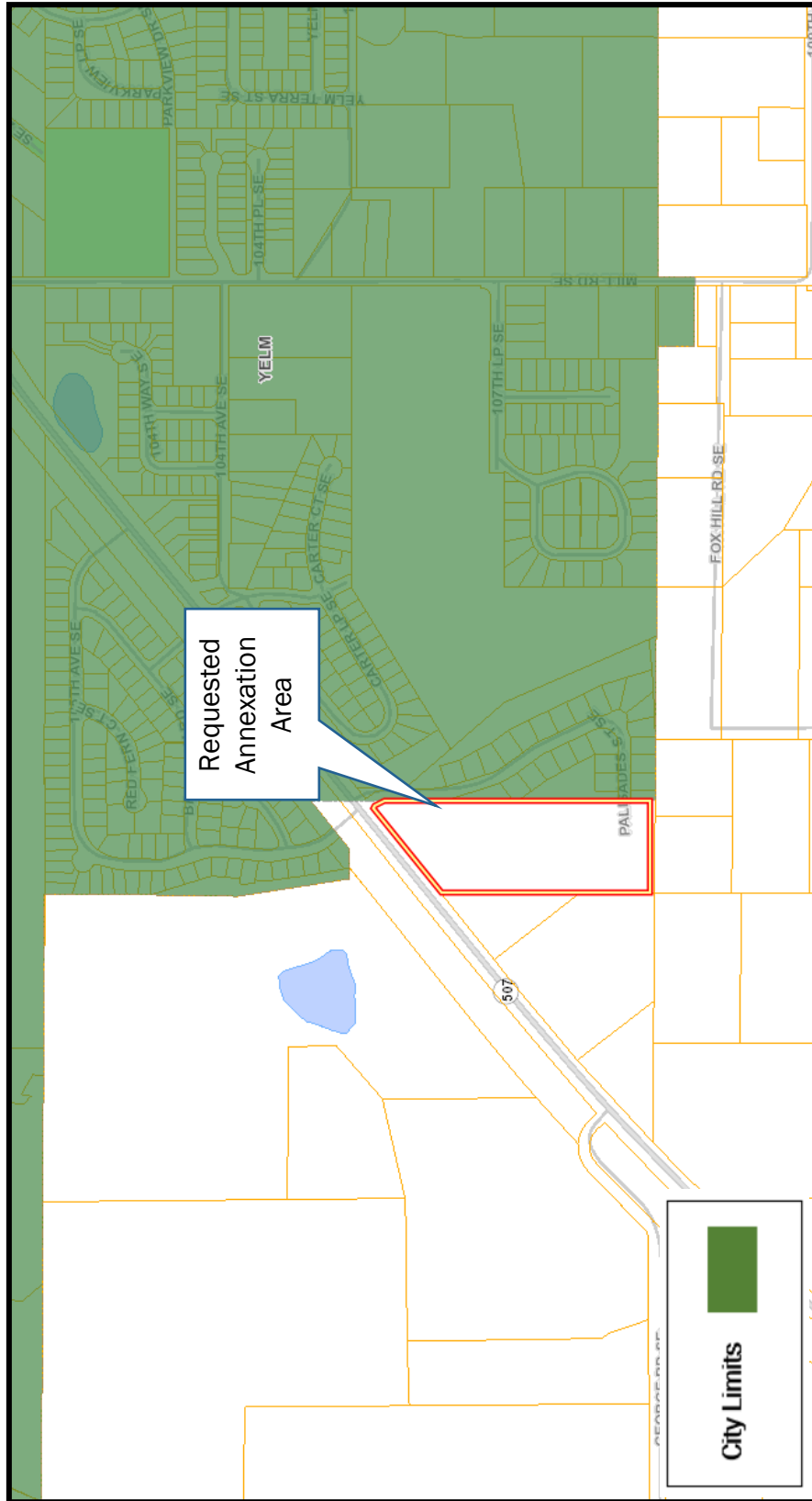
EXCEPTING THEREFROM THE SOUTH 16.5 FEET;  
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF YELM BY DEED RECORDED FEBRUARY 12, 2008 UNDER RECORDING NO. 3988601;

IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 21725130200

Site address: 15036 State Route 507 SE, Yelm WA 985977





**Authority to Act as Agent**

On behalf of the Board of Directors for Yelm Jesus Name Pentecostal Church in Yelm, Washington, we have appointed Colton Wark of 204 Jefferson Avenue NW, Yelm, Washington, Pastor and Board President for Yelm Jesus Name Pentecostal Church, to act as our representing agent in the preparation and enforcement of any and all legal transactions, including the signing of any documents on behalf of and/or any legal activity pertaining to Yelm Jesus Name Pentecostal Church and its interests.

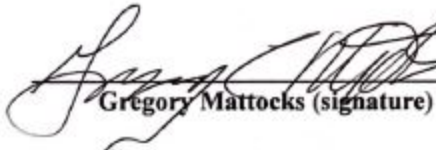
If you need any additional information, please do not hesitate to contact any of the Board of Director members listed below:

Gregory Mattocks (Roy, Washington) (360)561-2700

Travis Mattocks (Lacey, Washington) (928) 373-8681

**This authorization remains valid until further written notification from  
Yelm Jesus Name Pentecostal Church.**

Dated this 16<sup>th</sup> day of JANUARY, 2021

  
Gregory Mattocks (signature)

Gregory C Mattocks  
Gregory Mattocks (printed)

*Gregory Mattocks, Acting Secretary on behalf of Yelm Jesus Name Pentecostal Church  
204 Jefferson Avenue NW, Yelm, Washington 98597, (360) 400-1588*

cc:

Gregory Mattocks  
Travis Mattocks  
Colton Wark  
JNPC Files

## Authority to act as agent

On behalf of the board of directors for Jesus Name Pentecostal Church in Yelm, Washington, we have appointed Greg Mattocks of 2618 354th Street Ct. S. Roy, Washington, Board Secretary of Jesus Name Pentecostal Church, to act as a representing agent in the preparation and enforcement of any and all legal transactions, including signing of any documents on behalf of and/or any legal activity pertaining to Jesus Name Pentecostal Church and it's interests.

If you need any additional information, please do not hesitate to contact any of our board of directors members listed below:

Colton Wark (Yelm, Washington) (360) 269-5686  
Travis Mattocks (Roy, Washington) (928) 373-8681

**This authorization remains valid until further written notifications  
from YJNPC Board of Directors.**

Dated this 11<sup>th</sup> day of March, 2022

  
\_\_\_\_\_  
Colton Wark (signature)

Colton Wark  
\_\_\_\_\_  
Colton Wark (printed)

*Colton Wark, acting President on behalf of Yelm Jesus Name Pentecostal Church  
204 Jefferson Ave. N.W. Yelm WA 98597 (360) 269-5686*

Cc:  
Gregory Mattocks  
Travis Mattocks  
Colton Wark  
YJNPC Files



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

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 96,800

Total Acreage of Annexation 3.44

Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 101303500505 3.44  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 16418 Middle Rd SE Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Darlene Anderson 11-16-22  
Print Name Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature Print Name Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A"- Legal Description of Annexation Area- Annexation Map

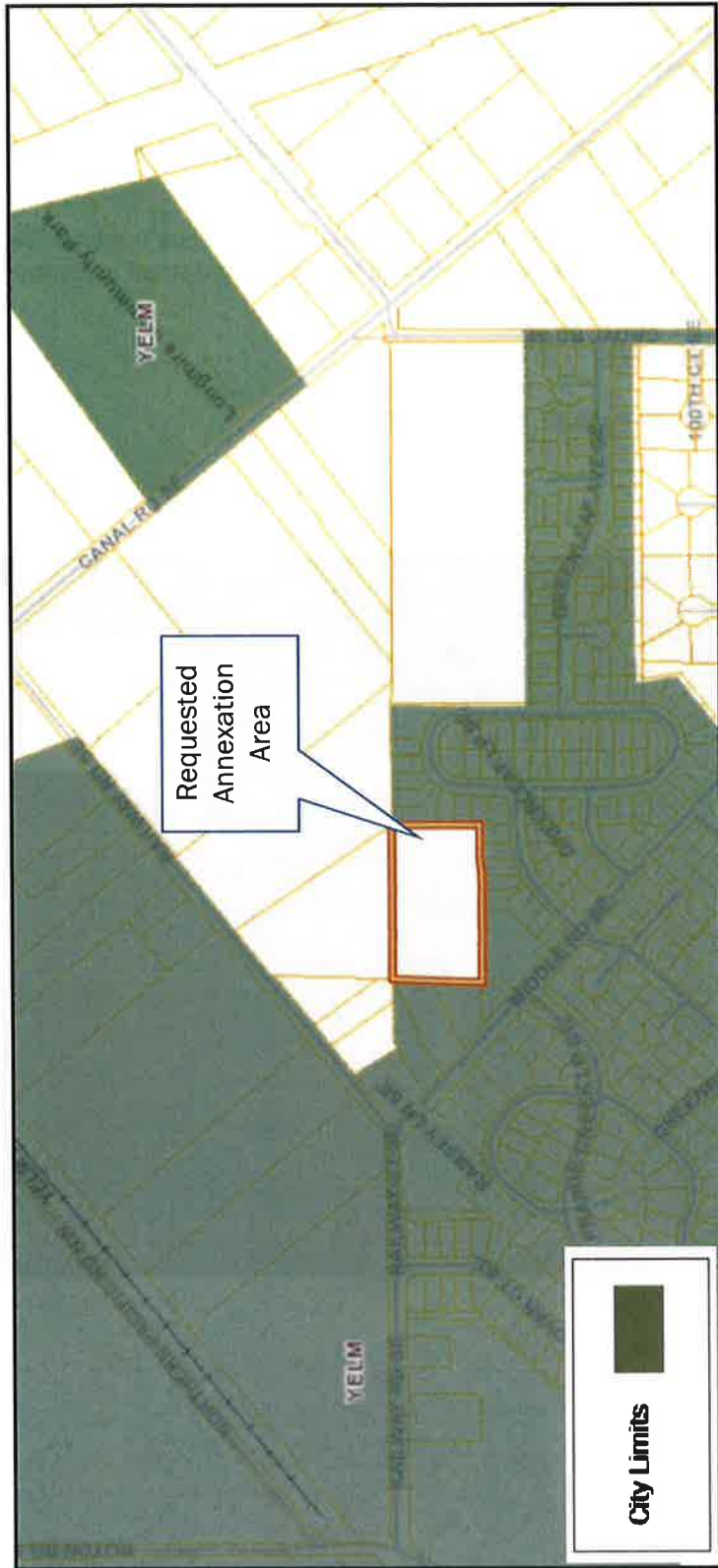
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The North 290 feet of the East 500 feet of Lot 5 in Block 35 of Mckenna Irrigated Tracts, as reocrded in volume 9 of plats, page 43; Together with the South half of vacated street adjoining said property on the North. In Thurston County, Washington

Tax Parcel ID No. 64303500505

Site address: 16345 Railway Road SE, Yelm WA 985977







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

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Low Density Residential (R-4) and governed by the zoning ordinance of the City of Yelm.

## ANNEXATION PETITION ATTACHMENT TO PAGE ONE

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 114,900



Total Acreage of Annexation 5

Total Number of Parcel's included in Annexation 1

### [PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]

Tax Parcel Information	22730410000	5
	Assessor's Tax Parcel No.	Acreage

Property owners	121 Quail Lane	Tieton	WA	98947
Mailing address:	Street Number	City	State	Zip

	Howard J. Alexander	11/15/22
Property Owner's Signature	Print Name	Date
	Cynthia L. Sutley	11/16/22
Property Owner's Signature	Print Name	Date

Tax Parcel Information		
	Assessor's Tax Parcel No.	Acreage

Property owners				
Mailing address:	Street Number	City	State	Zip

Property Owner's Signature	Print Name	Date

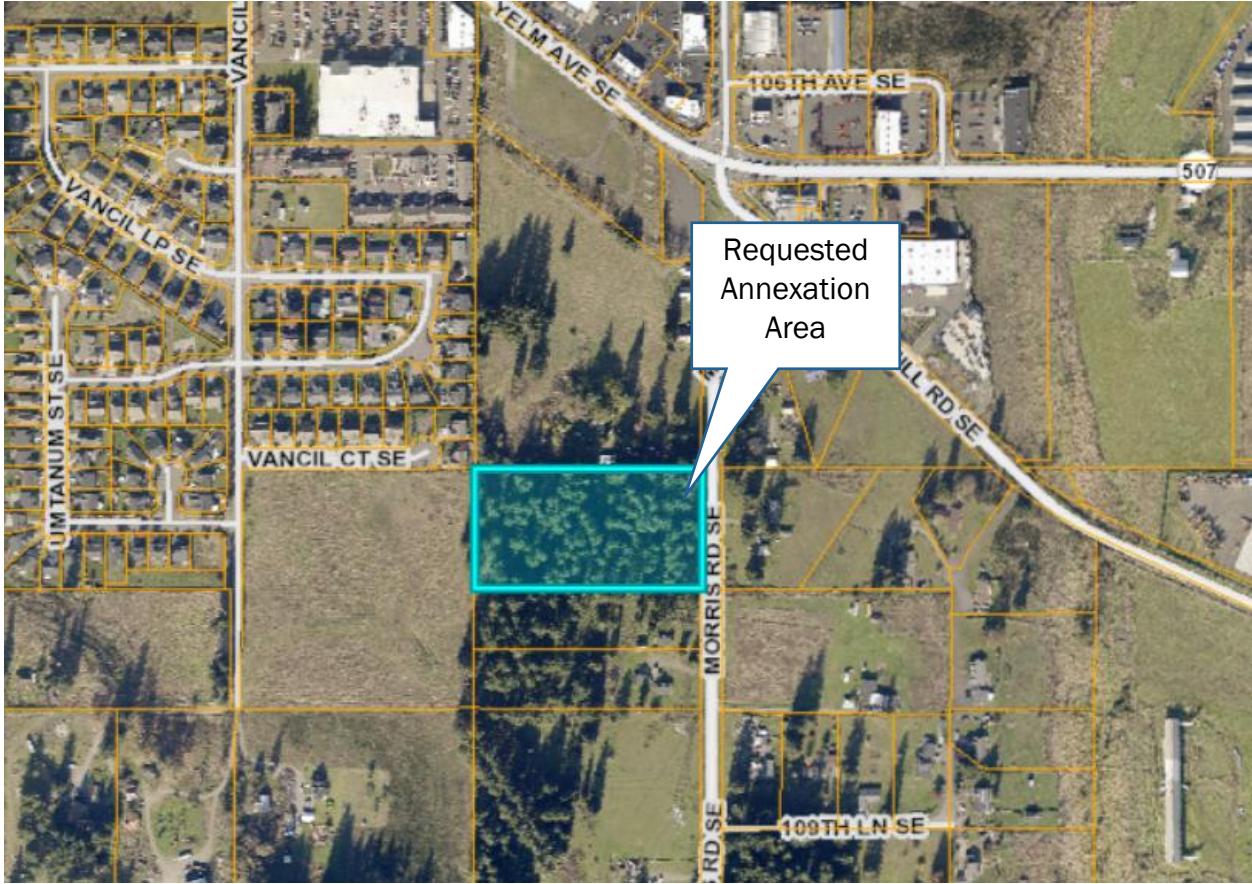
**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

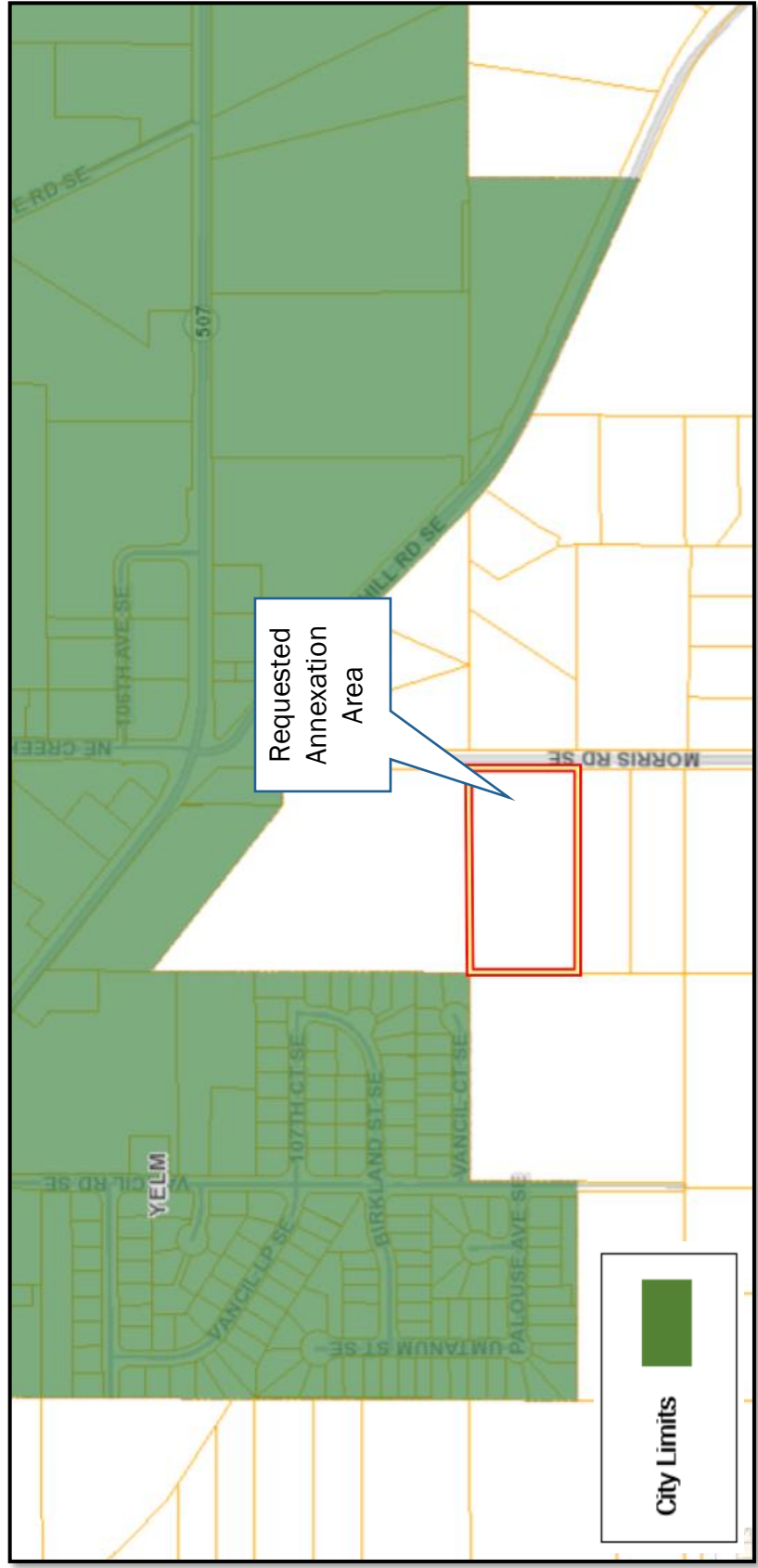
## Exhibit "A"- Legal Description of Annexation Area- Annexation Map

**LEGAL DESCRIPTION:** The North half of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 30, Township 17 North, Range 2 East, W.M.; Excepting therefrom Morris Road along the East; In Thurston County, Washington.

Tax Parcel ID No. 22730410000

Site address: Unaddressed property on Morris Rd SE







# City of Yelm

EST. 1924

## WASHINGTON

### PETITION FOR ANNEXATION TO THE CITY OF YELM, WASHINGTON

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Low Density Residential (R-4) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 263 800

Total Acreage of Annexation 10 acres

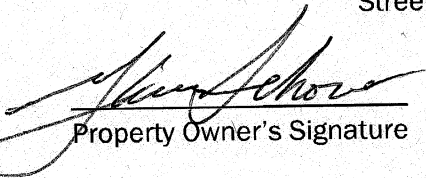
Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 22736410300 10 acres  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: xxxx Vancil Rd Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Glenn Schorno  
Print Name

11/15/2022  
Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A"- Legal Description of Annexation Area- Annexation Map

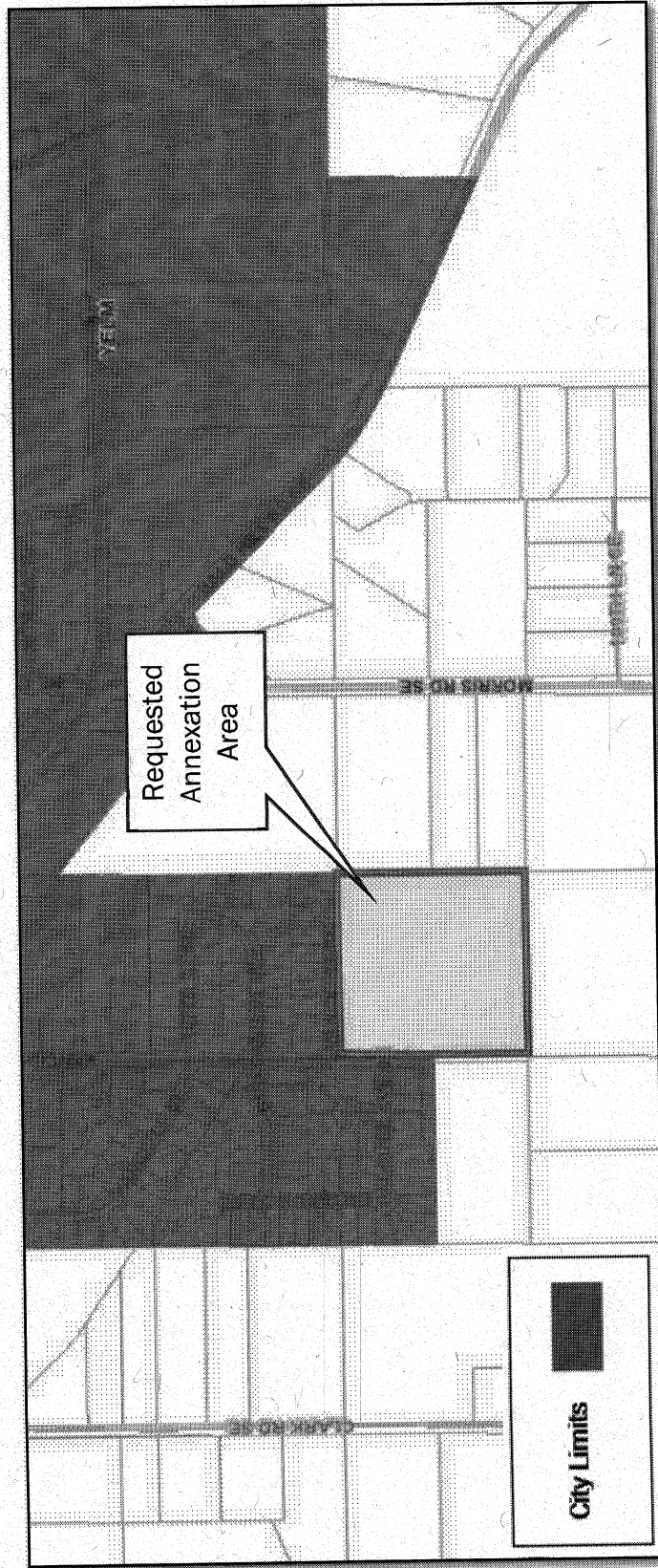
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The Northwest quarter of the Northeast quarter of the Southeast quarter of Section 30. Township 17 North, Range 2 East, W.M. lying North and East of Yelm Irrigation Ditch, South Lateral Right of Way, less South lateral;  
IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 22730410300

Site address: Unaddressed property on Vancil Ct SE







**WASHINGTON**  
**Secretary of State**  
 Corporations & Charities Division

Filed  
 Secretary of State  
 State of Washington  
 Date Filed: 02/01/2022  
 Effective Date: 02/01/2022  
 UBI #: 602 485 555

**EXPRESS ANNUAL REPORT WITH CHANGES**

**BUSINESS INFORMATION**

Business Name:  
**GES LAND LLC**

UBI Number:  
**602 485 555**

Business Type:  
**WA LIMITED LIABILITY COMPANY**

Business Status:  
**ACTIVE**

Principal Office Street Address:  
**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, UNITED STATES**

Principal Office Mailing Address:

Expiration Date:  
**03/31/2023**

Jurisdiction:  
**UNITED STATES, WASHINGTON**

Formation/Registration Date:  
**03/23/2005**

Period of Duration:  
**PERPETUAL**

Inactive Date:

Nature of Business:  
**REAL PROPERTY INVESTMENT**

**REGISTERED AGENT RCW 23.95.410**

Registered Agent Name	Street Address	Mailing Address
GLENN E SCHORNO	17835 HWY 507 SE, YELM, WA, 98597-0000, UNITED STATES	

**PRINCIPAL OFFICE**

Phone:

Email:  
**SCHORNOAG@HOTMAIL.COM**

Street Address:  
**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, USA**

Mailing Address:

## GOVERNORS

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		GLENN	SCHORNO

## NATURE OF BUSINESS

- REAL PROPERTY INVESTMENT

## EFFECTIVE DATE

Effective Date:  
02/01/2022

## CONTROLLING INTEREST

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?  
**NO**
2. In the **past 12 months**, has there been a transfer of at least 16-2/3 percent of the ownership, stock, or other financial interest in the entity?  
**NO**
  - a. If "Yes", in the **past 36 months**, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?  
**NO**
3. If you answered "Yes" to question 2a, has a controlling interest transfer return been filed with the Department of Revenue?  
**NO**

You **must** submit a Controlling Interest Transfer Return form if you answered "yes" to questions 1 and 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of [RCW 82.45.220](#).

For more information on **Controlling Interest**, visit [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET).

## RETURN ADDRESS FOR THIS FILING

Attention:  
Email:  
**SCHORNOAG@HOTMAIL.COM**  
Address:  
**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, USA**

## EMAIL OPT-IN

By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

## AUTHORIZED PERSON

Person Type:  
**INDIVIDUAL**

First Name:

**GLENN**

Last Name:

**SCHORNO**

Title:

**PRESIDENT**

This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.



**STEVEN J. DREW**  
Assessor

**OFFICE OF THE ASSESSOR**  
Service, Integrity, Fairness,  
Internationally Recognized for Excellence



## **DECLARATION OF PETITION SUFFICIENCY**

I, Cyndi Ross, do hereby certify, pursuant to RCW 35A.01.040, the petition for annexation to the **City of Yelm** submitted to this office by **Maryam Moeinian** on **11/16/2022**, bears the names and purported signatures of persons who are owners or part owners of parcels of real property lying within the proposed annexation area collectively of not less than **sixty percent** of the assessed value of the total proposed annexation area.

The undersigned cannot certify the authenticity of the signatures of such named owners, because authenticated signatures of such owners are not required to be kept in the records of Thurston County for such real property.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this November 16, 2022 in Olympia, Washington.

Cyndi Ross  
Property Administration Manager  
Thurston County Assessor's Office

YELM PLANNING COMMISSION MINUTES  
NOVEMBER 21, 2022 – 4:00 PM  
YELM CITY HALL

Jerry Fugich called the meeting to order at 4:00 pm.

**Members present:** Jerry Fugich, Carlos Perez, John Graver, Stefani Dunn, Anne Wahrmund, Bob Howard, and John Thomson

**Members Absent:** None

**Staff:** Maryam Moeinian, Cody Colt, Chris Vaccaro, and Savana Teague

**Approval of Minutes:**

MOTION BY ANNE WAHRMUND, SECONDED BY BOB HOWARD TO APPROVE THE OCTOBER 17, 2022 MINUTES. ALL WERE IN FAVOR.

**City Staff Communications:**

The December 19, 2022 Planning Commission meeting will be cancelled to accommodate holiday schedules, and the next scheduled meeting is on Tuesday, January 17, 2023.

**Public Comment:**

None.

**New Business:**

**Housing Action Plan Updates**

Dan Penrose and Malissa Paulsen, of SCJ Alliance, briefed on the status of the Housing Needs Assessment draft, as part of the Housing Action Plan. Penrose updated that the Housing Needs Assessment is projected to be complete by the end of the year.

**Annexations**

Maryam Moeinian presented petitions submitted for annexation into the City of Yelm. Moeinian presented on six properties: 9819 Grove Road SE (PN: 64303500100), 10143 Grove Road SE (PN: 51540302700), 15036 State Route 507 (PN: 21725130200), 16345 Railway Road SE (PN: 64303500505), Vancil Ct SE (PN: 22730410300), and Morris Road (PN: 22730410000).

**Public Hearing**

Jerry Fugich opened the public hearing at 5:05 pm.

No comments were received from the public.

Jerry Fugich closed the public hearing at 5:06 pm.

MOTION BY JOHN THOMSON, SECONDED BY STEFANI DUNN TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROPOSED ANNEXATIONS. ALL WERE IN FAVOR.

**Subcommittee Reports:**

Anne Wahrmund reported that Christmas in the Park is coming up on December 2<sup>nd</sup> and 3<sup>rd</sup>, that there are more events listed on the City of Yelm website for the month of December, and that the Parks Committee is looking for a new design for the stage in the City Park.

**Adjourn:** MOTION BY CARLOS PEREZ, SECONDED BY ANNE WAHRMUND TO ADJOURN THE MEETING. ALL WERE IN FAVOR. MEETING WAS ADJOURNED AT 5:13 PM.

Respectfully submitted,  
Savana Teague, Administrative Assistant



## **Notice of Public Hearing for Proposed Annexations**

The Yelm City Council has scheduled a Public Hearing to receive public comment on the proposed annexation of the following properties:

1. 9819 Grove Road SE (64303500100). The property is 12.53 acres and is pre-zoned as Moderate Density Residential (R-6).
2. 10143 Grove Road SE (51540302700). The property is 5.01 acres and is pre-zoned as Moderate Density Residential (R-6).
3. 15036 State Route 507 (21725130200). The property is 9.71 acres and is pre-zoned as Low Density Residential (R-4).
4. 16345 Railway Road SE (64303500505). The property is 3.44 acres and is pre-zoned as Moderate Density Residential (R-6).
5. Parcel #22730410000 on Morris Road. The property is 5 acres and is pre-zoned as Low Density Residential (R-4).
6. Parcel #22730410300 on Vancil Road. The property is 10 acres and is pre-zoned as Low Density Residential (R-4).

The Public Hearing will begin at **6:00 PM Tuesday, March 14, 2023** at Yelm City Hall, 106 Second St SE, and can be attended in person or via Zoom.

For additional information, please contact Maryam Moeinian at (360) 400-5001. Written comments may be submitted at the hearing, or emailed to [planning@yelmwa.gov](mailto:planning@yelmwa.gov), or may be mailed to Maryam Moeinian, City of Yelm, 901 Rhoton Road NW, Yelm, WA 98597.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability in need of accommodations to conduct business or to participate in government processes or activities, please contact Kathy Linnemeyer, at 360-458-8816 at least five working days prior to the scheduled event.

---

**PLEASE DO NOT PUBLISH BELOW THIS LINE**

Published: Nisqually Valley News, Thursday, March 2, 2023

Posted: City of Yelm website, Monday, February 27, 2023

From: class@yelmonline.com  
 To: Maryam Moenian; class@yelmonline.com  
 Subject: [External]\*\*Warning Unsafe\*\*Notice of Public Hearing  
 Date: Monday, February 27, 2023 11:48:43 AM  
 Attachments: rondab\_125456\_167752250379.png  
 125456.pdf

Maryam below is the ad copy and the cost is \$232. Please look over carefully and let me know if you have any changes you would like made. Thanks Ronda Ronda Pogorelc  
 Customer Service Manager Nisqually Valley News 360-736-3311 ext 101

**CT Publishing LLC**  
 321 N. Pearl St., Centralia, WA 98531

**The Chronicle** 360-736-3311  
 360-736-3311  
**The Reflector** 360-687-5151

## Classified Advertising & Legal Invoice

CITY OF YELM  
 106 2ND ST SE  
 YELM, WA 98597

Acct#:100180  
 Ad#:125456  
 Phone#:360-458-8402  
 Date:02/27/2023

Salesperson: RONDAB Classification: NVN Legal Notices Ad Size: 1.0 x 76.00

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
NISQUALLY CLASSIFIEDS	03/02/2023	03/02/2023	1	232.00	232.00

### Payment Information:

Date: 02/27/2023 Order#: 125456 Type: ACCOUNT

Total Amount: 232.00  
 Amount Due: 232.00

### Comments: Notice of Public Hearing

Attention: Please return the top portion of this invoice with your payment including account and ad number.

### Ad Copy

125456 Notice of Public Hearing

#### Notice of Public Hearing for Proposed Annexations

The Yelm City Council has scheduled a Public Hearing to receive public comment on the proposed annexation of the following properties:

- 9819 Grove Road SE (64303500100). The property is 12.53 acres and is pre-zoned as Moderate Density Residential (R-6).
- 10143 Grove Road SE (51540302700). The property is 5.01 acres and is pre-zoned as Moderate Density Residential (R-6).
- 15036 State Route 507 (21725130200). The property is 9.71 acres and is pre-zoned as Low Density Residential (R-4).
- 16345 Railway Road SE (64303500505). The property is 3.44 acres and is pre-zoned as Moderate Density Residential (R-6).
- Parcel #22730410000 on Morris Road. The property is 5 acres and is pre-zoned as Low Density Residential (R-4).
- Parcel #22730410300 on Vancil Road. The property is 10 acres and is pre-zoned as Low Density Residential (R-4).

The Public Hearing will begin at **6:00 PM Tuesday, March 14, 2023** at Yelm City Hall, 106 Second St SE, and can be attended in person or via Zoom.

For additional information, please contact Maryam Moenian at (360) 400-5001. Written comments may be submitted at the hearing, or emailed to [planning@yelwa.gov](mailto:planning@yelwa.gov), or may be mailed to Maryam Moenian, City of Yelm, 901 Rhoton Road NW, Yelm, WA 98597.

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Pub: Nisqually Valley News  
 March 2, 2023



## **CITY COUNCIL AGENDA**

**March 14, 2023 6:00 PM**

Yelm City Council meetings are held in-person at 106 2<sup>nd</sup> St SE Yelm, WA 98597 and virtually on Zoom. Registration is required to attend virtually; please use the link below to register.

[https://us06web.zoom.us/webinar/register/WN\\_GVyEMCJIRhWrnwH5EHLuhg](https://us06web.zoom.us/webinar/register/WN_GVyEMCJIRhWrnwH5EHLuhg)

- 1. CALL TO ORDER/ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. SPECIAL PRESENTATIONS**
  - a) Yelm Timberland Regional Library - Erica McCaleb, Yelm Library Manager
  - b) Proclamation – American Red Cross Month
- 4. PUBLIC COMMENT—COMPLETE A BLUE SPEAKER’S CARD OR RAISE HAND VIRTUALLY**
- 5. CONSENT AGENDA**
  - a) February 2023 Check Register and Position Summary
- 6. NEW BUSINESS**
  - a) REGIONAL HOUSING COUNCIL INTERLOCAL AGREEMENT AMENDMENT  
Motion to authorize Mayor DePinto to sign the Regional Housing Council Interlocal Agreement Amendment #2.
- 7. OLD BUSINESS**
  - a) PUBLIC HEARING ON THE PROPOSED ANNEXATIONS  
Move to approve the annexations, instructing staff to send the Notice of Intention packets to the Thurston County Boundary Review Board and prepare the annexation ordinance.
- 8. STANDING COUNCIL COMMITTEE REPORTS**
  - a) Public Safety Committee
  - b) Public Services Committee
  - c) Finance Committee
- 9. MAYOR/CITY ADMINISTRATOR/STAFF REPORTS**
- 10. COUNCILMEMBER REPORTS**
- 11. EXECUTIVE SESSION**
  - a) None Scheduled
- 12. ADJOURN**

## MEETING INFORMATION

All regular Yelm City Council meetings are recorded. Meetings can be viewed at [www.yelmwa.gov](http://www.yelmwa.gov) or a copy may be purchased by contacting the City Clerk's office at 360.458.8816.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you require reasonable accommodations to participate at a City Council meeting, please contact the City Clerk's office at 360.458.8816 at least four (4) working days prior to meeting. Information on the Americans with Disabilities Act and the Title VI Statement is available at [www.yelmwa.gov/human-resources](http://www.yelmwa.gov/human-resources).

\*The public comment portion of the agenda is an opportunity for the public to address the Council for items that are not on the published agenda. Comments are limited to three minutes and five speakers. Comment on matters listed on the published agenda are welcomed as part of the normal agenda.

Public Comment Guidelines: The City reserves up to five members of the public to address the Council at the beginning of regular business meetings on topics that are not on the agenda. Each speaker will be given 3 minutes and may be asked follow up questions by the Mayor or Council. Further public comment may be allowed on agenda topics as time permits. We ask that speakers use respectful language and remember they are speaking to fellow citizens of Yelm who are committed to listening and responding appropriately to citizens' concerns.

Members of the public engaging in disruptive behavior may be removed or blocked from the meeting.



## **CITY COUNCIL AGENDA ITEM SUMMARY**

City of Yelm, Washington

**AGENDA ITEM: PUBLIC HEARING ON THE PROPOSED ANNEXATIONS**

**ACTION REQUESTED/PROPOSED MOTION:**

Hold a Public Hearing to consider the annexation petitions for the following properties:

1. 9819 Grove Road SE (64303500100). The property is 12.53 acres and is pre-zoned as Moderate Density Residential (R-6).
2. 10143 Grove Road SE (51540302700). The property is 5.01 acres and is pre-zoned as Moderate Density Residential (R-6).
3. 15036 State Route 507 (21725130200). The property is 9.71 acres and is pre-zoned as Low Density Residential (R-4).
4. 16345 Railway Road SE (64303500505). The property is 3.44 acres and is pre-zoned as Moderate Density Residential (R-6).
5. Parcel #22730410000 on Morris Road. The property is 5 acres and is pre-zoned as Low Density Residential (R-4).
6. Parcel #22730410300 on Vancil Road. The property is 10 acres and is pre-zoned as Low Density Residential (R-4).

Following the Public Hearing, make a motion to accept the annexations, instructing staff to send the Notice of Intention packets to the Thurston County Boundary Review Board and prepare the annexation ordinance.

**KEY FACTS AND INFORMATION SUMMARY:**

Multiple property owners have submitted petitions for annexation of the above mentioned properties. The process started with requests to circulate petitions for annexation. The Yelm City Council met on September 13, 2022 at its regular meeting, and approved the requests to circulate annexation petitions for these six properties. The applicants then submitted their petitions signed by the owners of at least sixty percent of the value of each property on November 14, 2022, November 15, 2022, and November 16, 2022.



## **CITY COUNCIL AGENDA ITEM SUMMARY**

City of Yelm, Washington

The Thurston County Assessor followed by issuing the required Declaration of Petition Sufficiency on November 16, 2022. The Yelm Planning Commission met on November 21, 2022 and recommended that the proposed annexations and zone be approved.

The next formal step in the annexation process is for the City Council to hold a Public Hearing and determine whether to approve the proposed annexations and the proposed zone or not. Following the preliminary approval of these annexations by the City Council, the planning department will send the Notice of Intention packets for the Thurston County Boundary Review Board's review. After that, the City Council will review and vote on an ordinance presented by city staff.

### **Parcel 64303500100 - 9819 Grove Road SE, Yelm, WA 98597**

The property is 12.53 acres and contains a single-family home and two mobile homes. Total assessed value of this parcel is \$487,500. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel surrounded on two sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

### **Parcel 51540302700 - 10143 Grove Road SE, Yelm, WA 98597**

The property is 5.01 acres and contains a single-family home and various outbuildings. Total assessed value of this parcel is \$527,700. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel sharing a border with the Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.



## **CITY COUNCIL AGENDA ITEM SUMMARY**

City of Yelm, Washington

### **Parcel 21725130200 - 15036 State Route 507, Yelm, WA 98597**

The property is 9.71 acres and is currently vacant. Total assessed value of this parcel is \$156,100. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation is a single parcel sharing a border with the Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

### **Parcel 64303500505 - 16345 Railway Road SE, Yelm, WA 98597**

The property is 3.44 acres and is currently vacant. Total assessed value of this parcel is \$ 96,800. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel surrounded on three sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

### **Parcel 22730410300 - Unaddressed property on Vancil Ct SE**

The property is 10 acres and is currently vacant. Total assessed value of this parcel is \$ 263,800. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation is a single parcel surrounded on two sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.



Meeting Date: March 14, 2023

## **CITY COUNCIL AGENDA ITEM SUMMARY**

City of Yelm, Washington

### **Parcel 22730410000 - Unaddressed property on Morris Rd SE**

The property is 5 acres and is currently vacant. Total assessed value of this parcel is \$114,900. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation doesn't share any boundary with the existing Yelm city limits. However, this lot shares a border with parcel 22730410300 mentioned above and if the annexation request for the said parcel gets approved, then this parcel will be sharing a border with the city limits.

### **Public Utilities:**

Each property under consideration for annexation is served by water and sewer lines or can have those lines extended to serve the property at time of development. With the city's recent grant of water rights by the Washington Department of Ecology, the city can easily handle any new low- and medium-density residential development that will take place on these parcels if they are annexed.

### **Transportation:**

Staff anticipates that all roads adjacent to these properties will be able to handle the amount of traffic that future development of said properties would create.

### **ATTACHMENTS:**

- Exhibit A

Respectfully Submitted:

Maryam Moeinian  
Associate Planner



City of Yelm

EST. 1924

WASHINGTON

"Pride of the Prairie"

November 16, 2022

Cyndi Ross  
Thurston County Assessor's Office  
2000 Lakeridge Drive SW  
Olympia, WA 98502

Re: Request for Declaration of Petition Sufficiency

Dear Ms. Ross,

Please find the revised petitions and all relevant supporting documents for the six proposed annexations enclosed. In accordance with RCW 35A.01.040, the City of Yelm requests a determination of sufficiency. The following documents are enclosed:

1. Signed petitions submitted by the property owners
2. Legal descriptions and maps of the potential annexation areas

Thank you for your assistance and please don't hesitate to contact me at 360.400.5001 if I can provide any further information or documentation.

Sincerely,

Maryam Moeinian  
Associate Planner  
City of Yelm, WA  
Tel: 360.400.5001



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

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 487,500

Total Acreage of Annexation 12.53

Total Number of Parcel's included in Annexation 3

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 64303500100 12.53  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 21709 96<sup>th</sup> Ave. W Edmonds WA 98020  
Street Number City State Zip

D.m. Balascio Denny Balascio 11/15/2022  
Property Owner's Signature Print Name Date

Tax Parcel Information 99801377700 + 99900122200  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: Same as above  
Street Number City State Zip

D.m. Balascio Denny Balascio 11/15/2022  
Property Owner's Signature Print Name Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A"- Legal Description of Annexation Area- Annexation Map

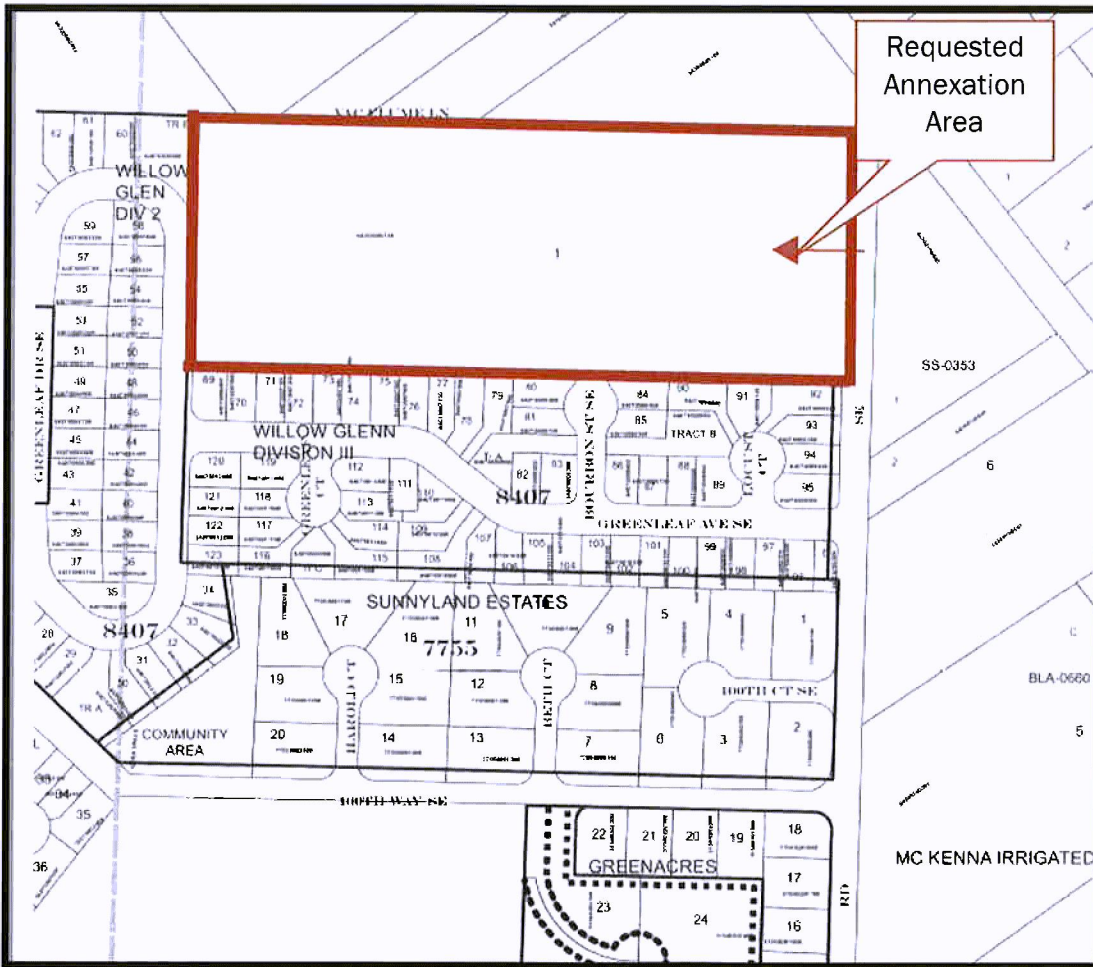
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

LOT 1, IN BLOCK 35 OF MCKENNA IRRIGATED TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44;

TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED FLUME LANE ADJOINING SAID LOT ON THE NORTH IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 64303500100 and 99801377700 and 99900122200

Site address: 9819 Grove Rd SE, Yelm WA 985977







**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 7527,700  
 Total Acreage of Annexation 5.01  
 Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

**Tax Parcel Information** 515 40302700 5.01  
 Assessor's Tax Parcel No. Acreage

Property owners  
 Mailing address: 2227 Day Island Blvd W University Place WA 98466  
 Street Number City State Zip  
Danny Jones DANNY JONES 11/14/22  
 Property Owner's Signature Print Name Date

**Tax Parcel Information** 515 403 02700 5.01  
 Assessor's Tax Parcel No. Acreage

Property owners  
 Mailing address: 2227 Day Island Blvd W University Place WA 98466  
 Street Number City State Zip  
Brenda Galen BRENDA JOLIN 11/14/22  
 Property Owner's Signature Print Name Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

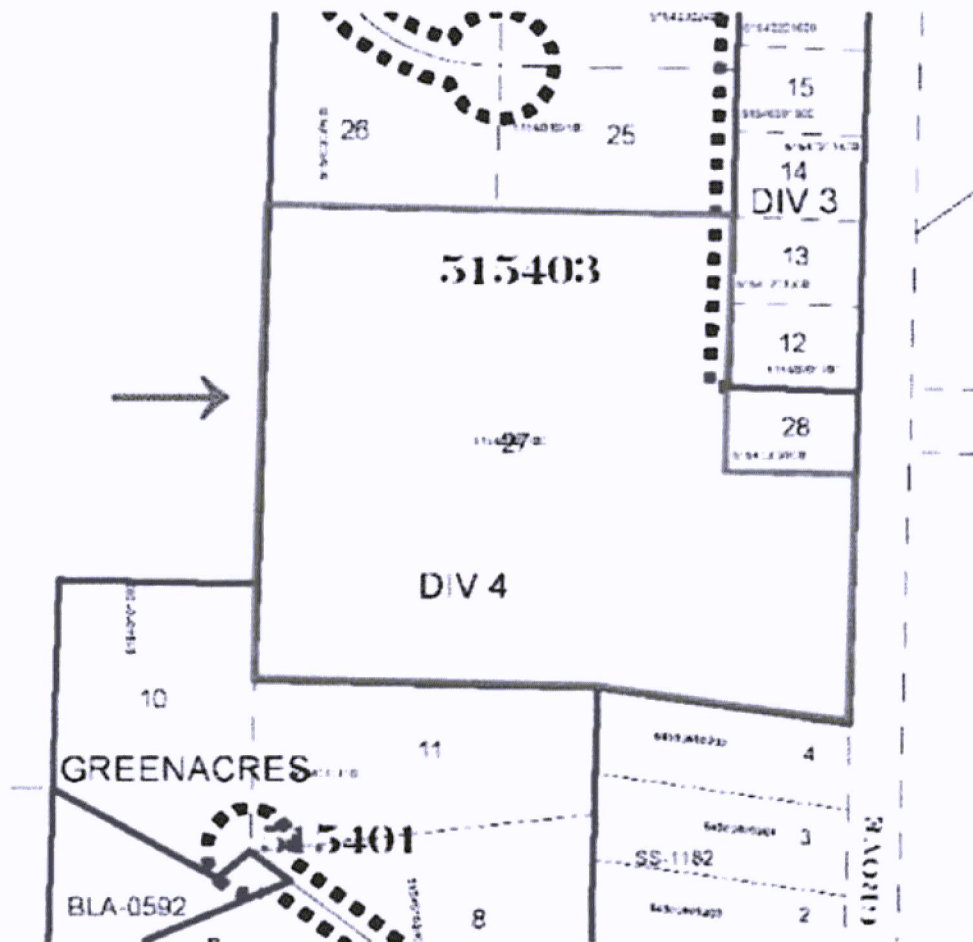
Exhibit "A"- Legal Description of Annexation Area- Annexation Map

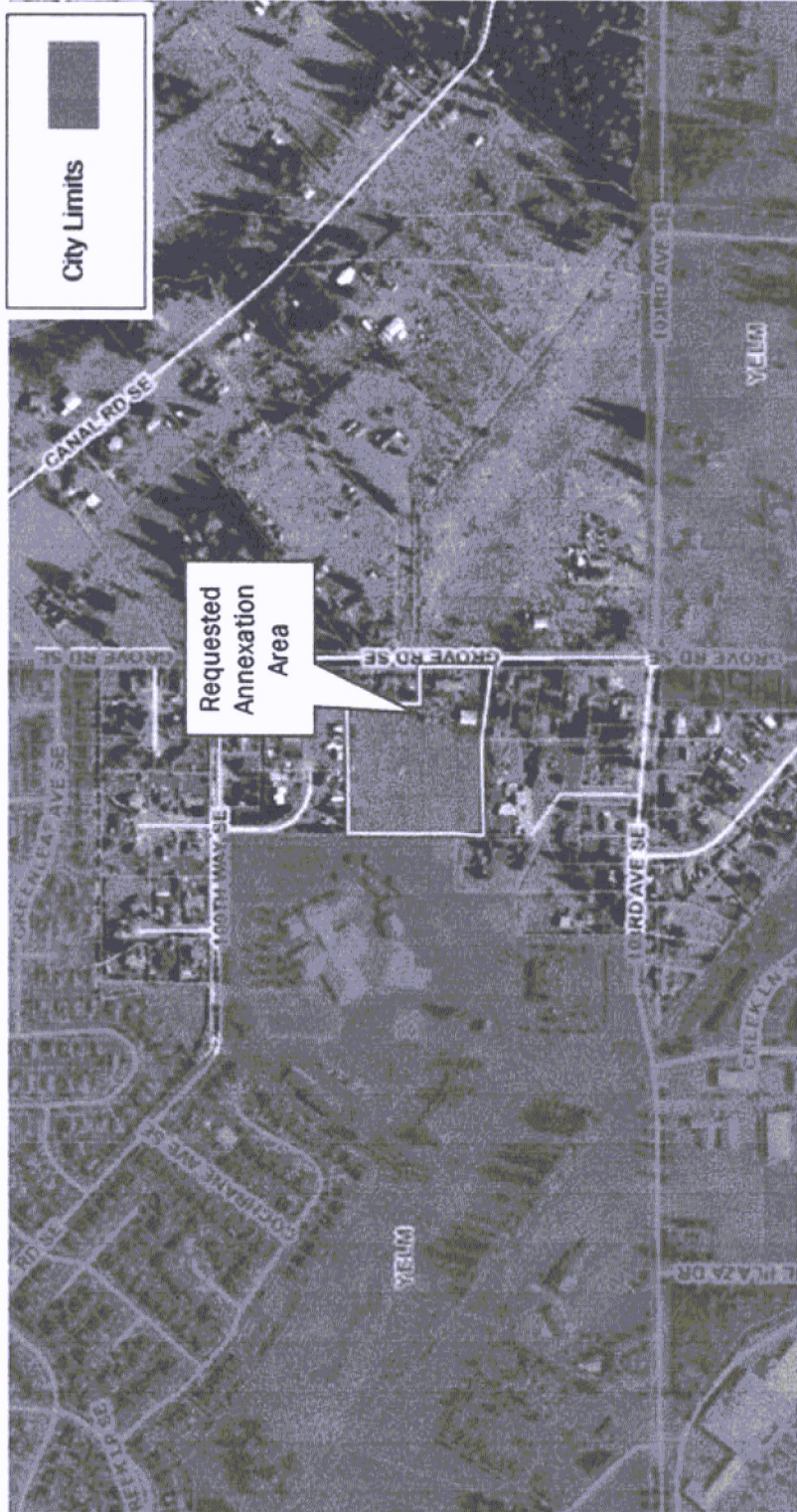
**LEGAL DESCRIPTION:** Lot 27, Greenacres Division Four, according to the plat thereof recorded in Volume 22 of Plats, page 155, records of Thurston County, Washington;

Situate in the County of Thurston, State of Washington.

Tax Parcel ID No. 51540302700

Site address: 10143 Grove Road S.E., Yelm, WA 98597







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

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

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**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ \_\_\_\_\_

Total Acreage of Annexation \_\_\_\_\_

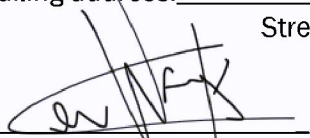
Total Number of Parcel's included in Annexation \_\_\_\_\_

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

**Tax Parcel Information** \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

 \_\_\_\_\_  
Property Owner's Signature Print Name Date

**Tax Parcel Information** \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature Print Name Date

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Exhibit "A"- Legal Description of Annexation Area- Annexation Map

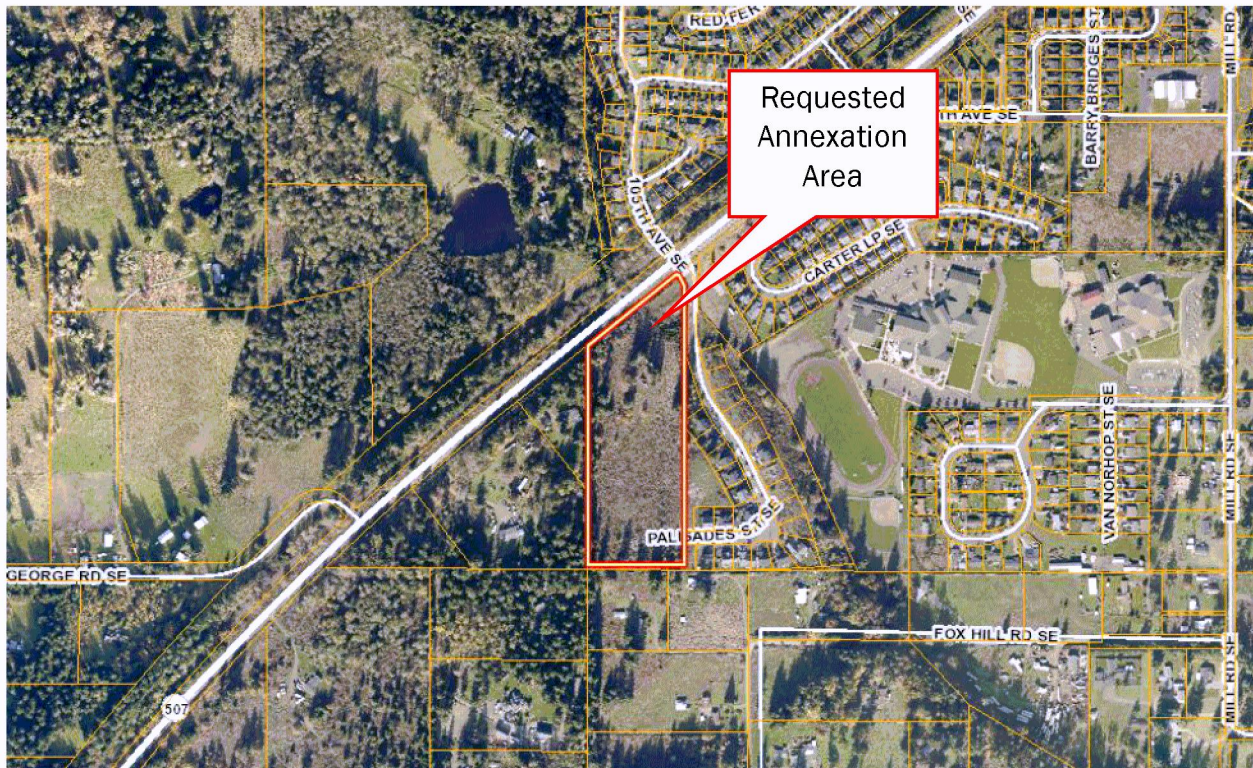
**LEGAL DESCRIPTION:** THE WEST 402.4 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M. LYING SOUTHEASTERLY OF SECONDARY HIGHWAY NO. 5-H;

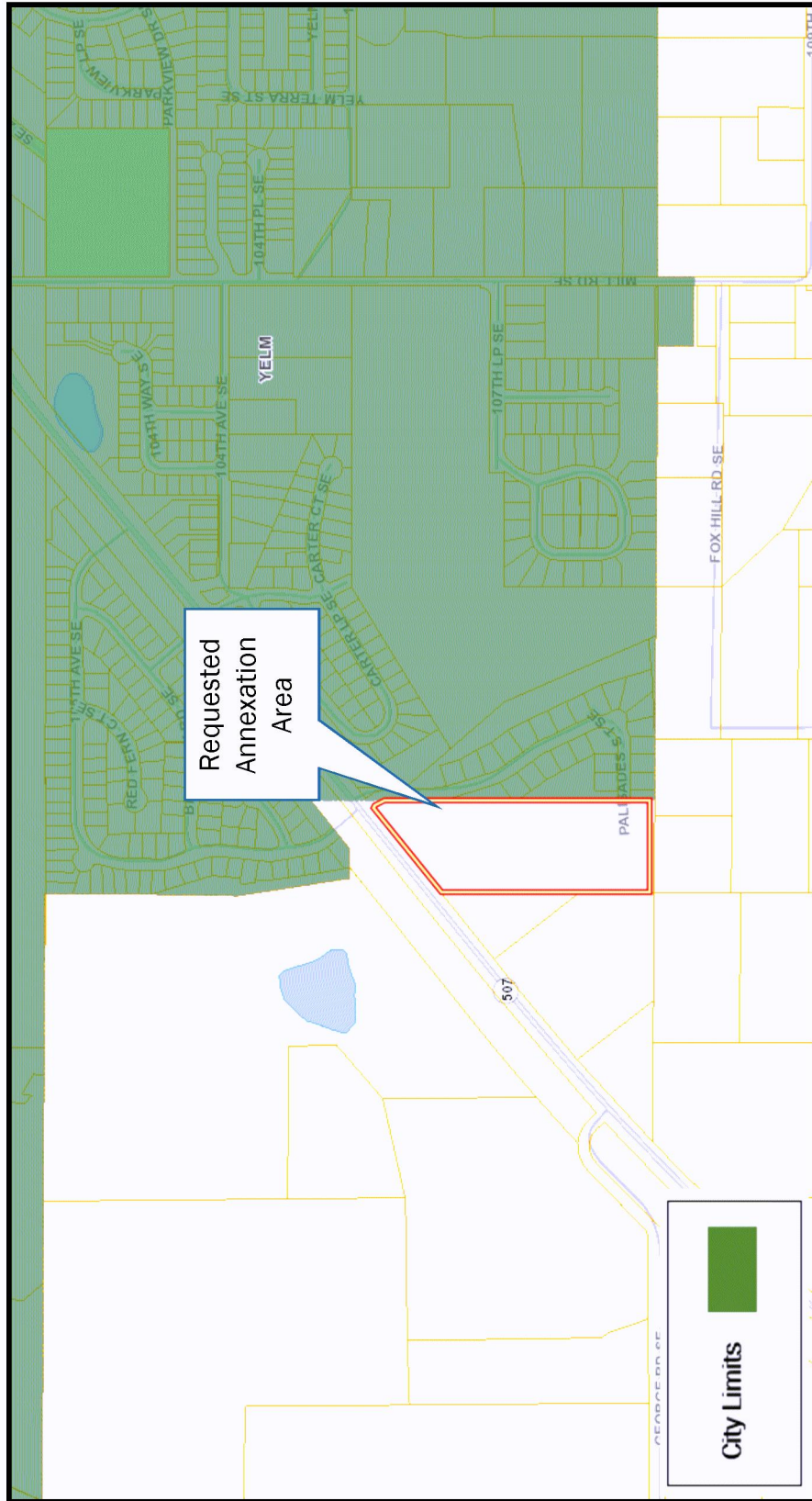
EXCEPTING THEREFROM THE SOUTH 16.5 FEET;  
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF YELM BY DEED RECORDED FEBRUARY 12, 2008 UNDER RECORDING NO. 3988601;

IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 21725130200

Site address: 15036 State Route 507 SE, Yelm WA 985977





**Authority to Act as Agent**

On behalf of the Board of Directors for Yelm Jesus Name Pentecostal Church in Yelm, Washington, we have appointed Colton Wark of 204 Jefferson Avenue NW, Yelm, Washington, Pastor and Board President for Yelm Jesus Name Pentecostal Church, to act as our representing agent in the preparation and enforcement of any and all legal transactions, including the signing of any documents on behalf of and/or any legal activity pertaining to Yelm Jesus Name Pentecostal Church and its interests.

If you need any additional information, please do not hesitate to contact any of the Board of Director members listed below:

Gregory Mattocks (Roy, Washington) (360)561-2700

Travis Mattocks (Lacey, Washington) (928) 373-8681

**This authorization remains valid until further written notification from  
Yelm Jesus Name Pentecostal Church.**

Dated this 16<sup>th</sup> day of JANUARY, 2021

  
Gregory Mattocks (signature)

Gregory C Mattocks  
Gregory Mattocks (printed)

*Gregory Mattocks, Acting Secretary on behalf of Yelm Jesus Name Pentecostal Church  
204 Jefferson Avenue NW, Yelm, Washington 98597, (360) 400-1588*

cc:

Gregory Mattocks  
Travis Mattocks  
Colton Wark  
JNPC Files

**Authority to act as agent**


On behalf of the board of directors for Jesus Name Pentecostal Church in Yelm, Washington, we have appointed Greg Mattocks of 2618 354th Street Ct. S. Roy, Washington, Board Secretary of Jesus Name Pentecostal Church, to act as a representing agent in the preparation and enforcement of any and all legal transactions, including signing of any documents on behalf of and/or any legal activity pertaining to Jesus Name Pentecostal Church and it's interests.

If you need any additional information, please do not hesitate to contact any of our board of directors members listed below:

Colton Wark (Yelm, Washington) (360) 269-5686  
Travis Mattocks (Roy, Washington) (928) 373-8681

**This authorization remains valid until further written notifications  
from YJNPC Board of Directors.**

Dated this 11<sup>th</sup> day of March, 2022

  
\_\_\_\_\_  
Colton Wark (signature)

Colton Wark  
\_\_\_\_\_  
Colton Wark (printed)

*Colton Wark, acting President on behalf of Yelm Jesus Name Pentecostal Church  
204 Jefferson Ave. N.W. Yelm WA 98597 (360) 269-5686*

Cc:  
Gregory Mattocks  
Travis Mattocks  
Colton Wark  
YJNPC Files



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

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

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**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

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Total Assessed Value of Annexation \$ 96,800

Total Acreage of Annexation 3.44

Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 101303500505 3.44  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 16418 Middle Rd SE Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Janne Anderson 11-16-22  
Print Name Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature Print Name Date

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Exhibit "A"- Legal Description of Annexation Area- Annexation Map

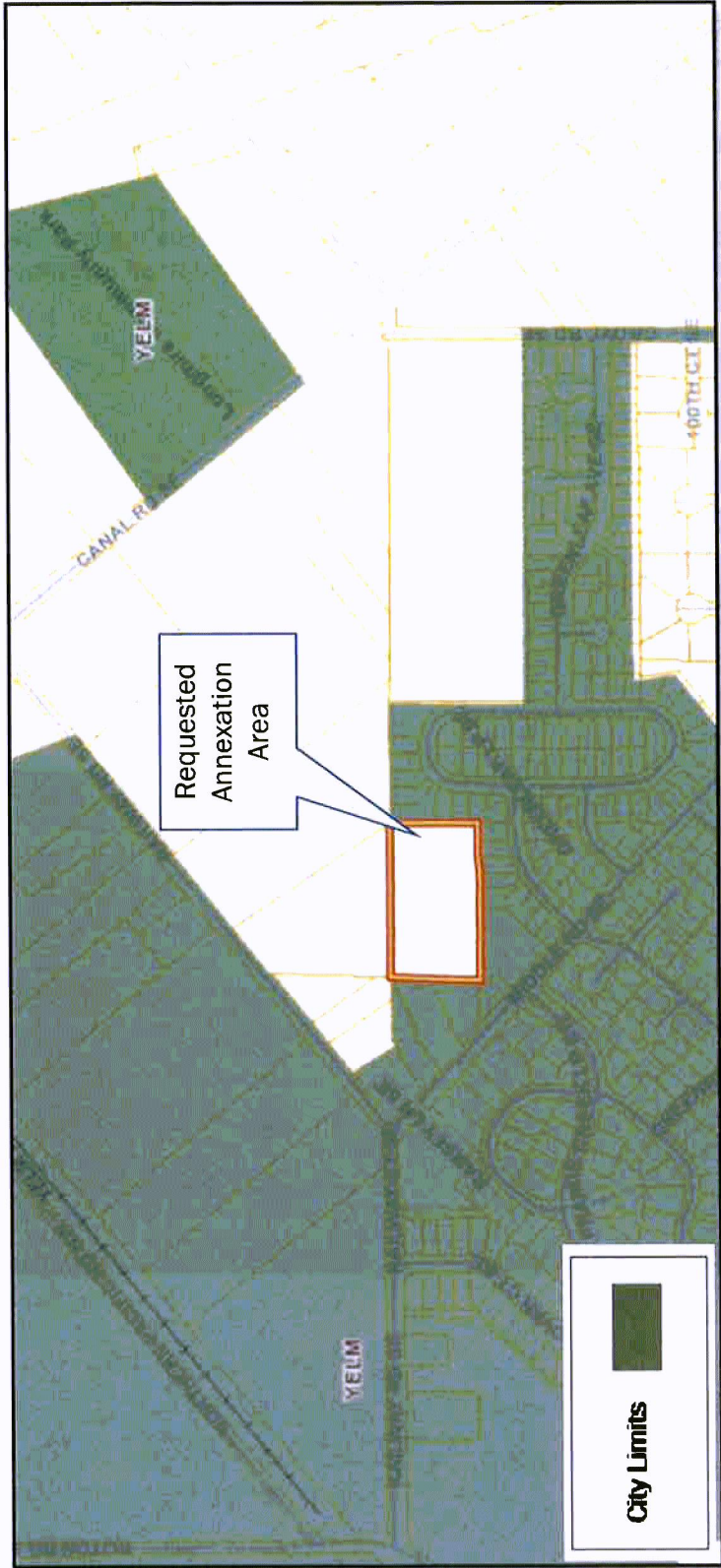
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The North 290 feet of the East 500 feet of Lot 5 in Block 35 of Mckenna Irrigated Tracts, as reocrded in volume 9 of plats, page 43; Together with the South half of vacated street adjoining said property on the North. In Thurston County, Washington

Tax Parcel ID No. 64303500505

Site address: 16345 Railway Road SE, Yelm WA 985977







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

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

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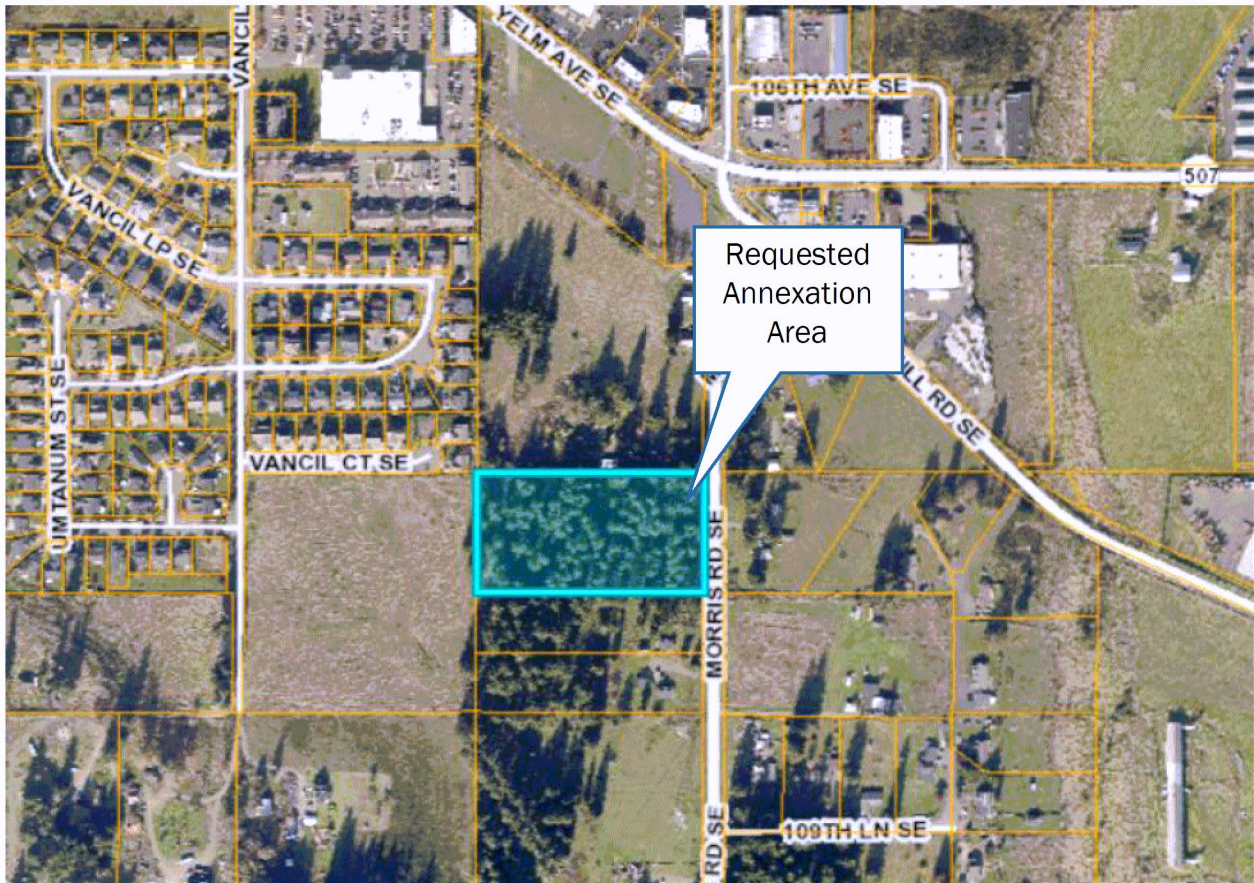


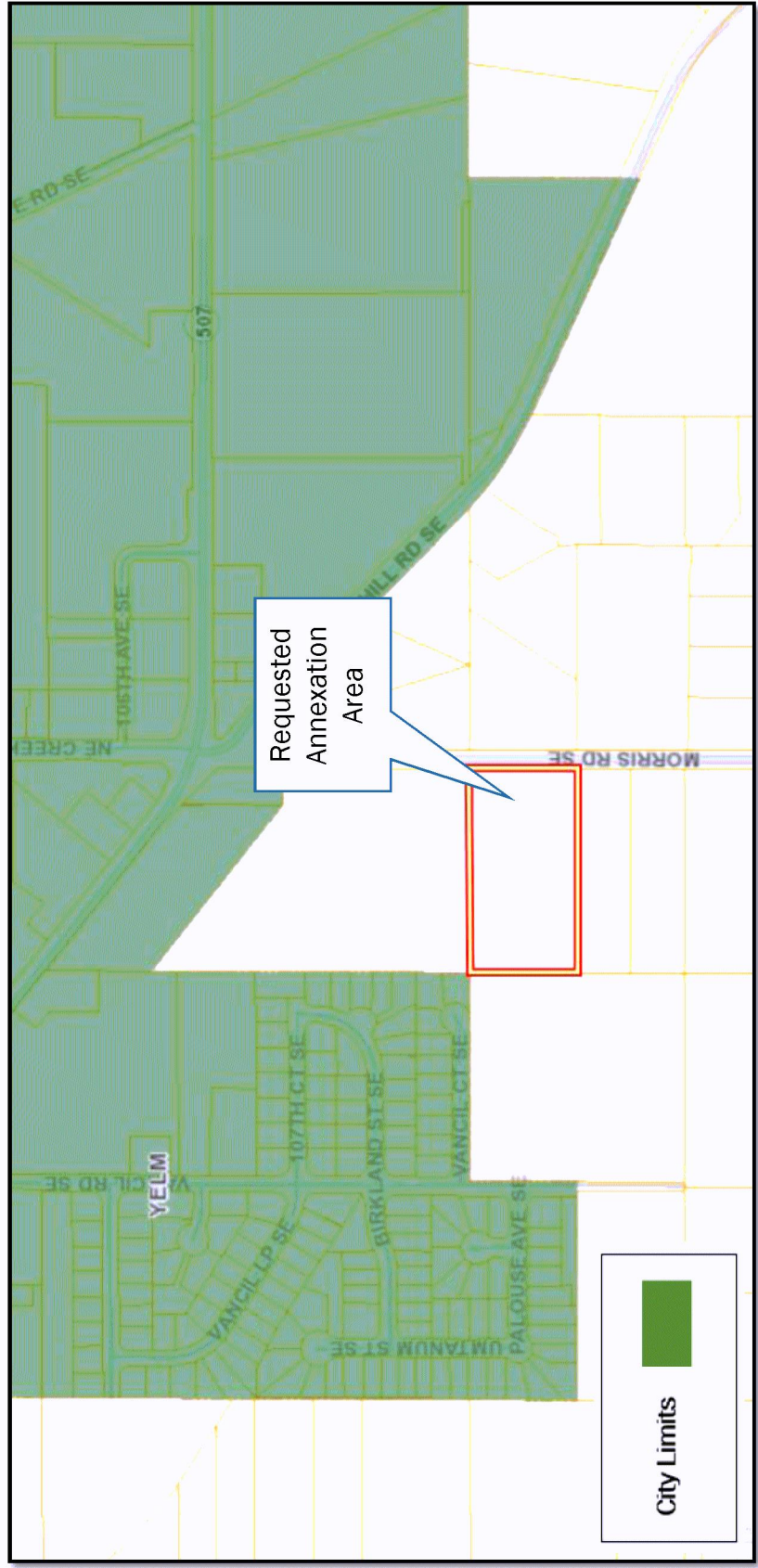
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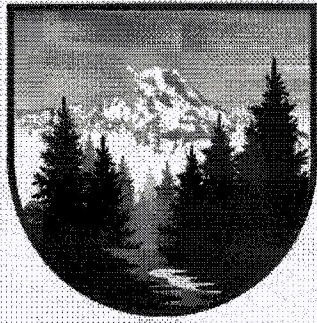
**LEGAL DESCRIPTION:** The North half of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 30, Township 17 North, Range 2 East, W.M.; Excepting therefrom Morris Road along the East; In Thurston County, Washington.

Tax Parcel ID No. 22730410000

Site address: Unaddressed property on Morris Rd SE







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

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

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**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

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Total Assessed Value of Annexation \$ 263 800

Total Acreage of Annexation 10 acres

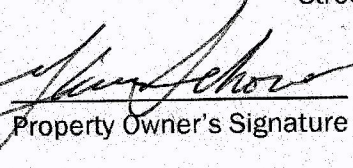
Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 22730410300 10 acres  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: xxxx Vancil Rd Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Glenn Schorno  
Print Name

11/15/2022  
Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

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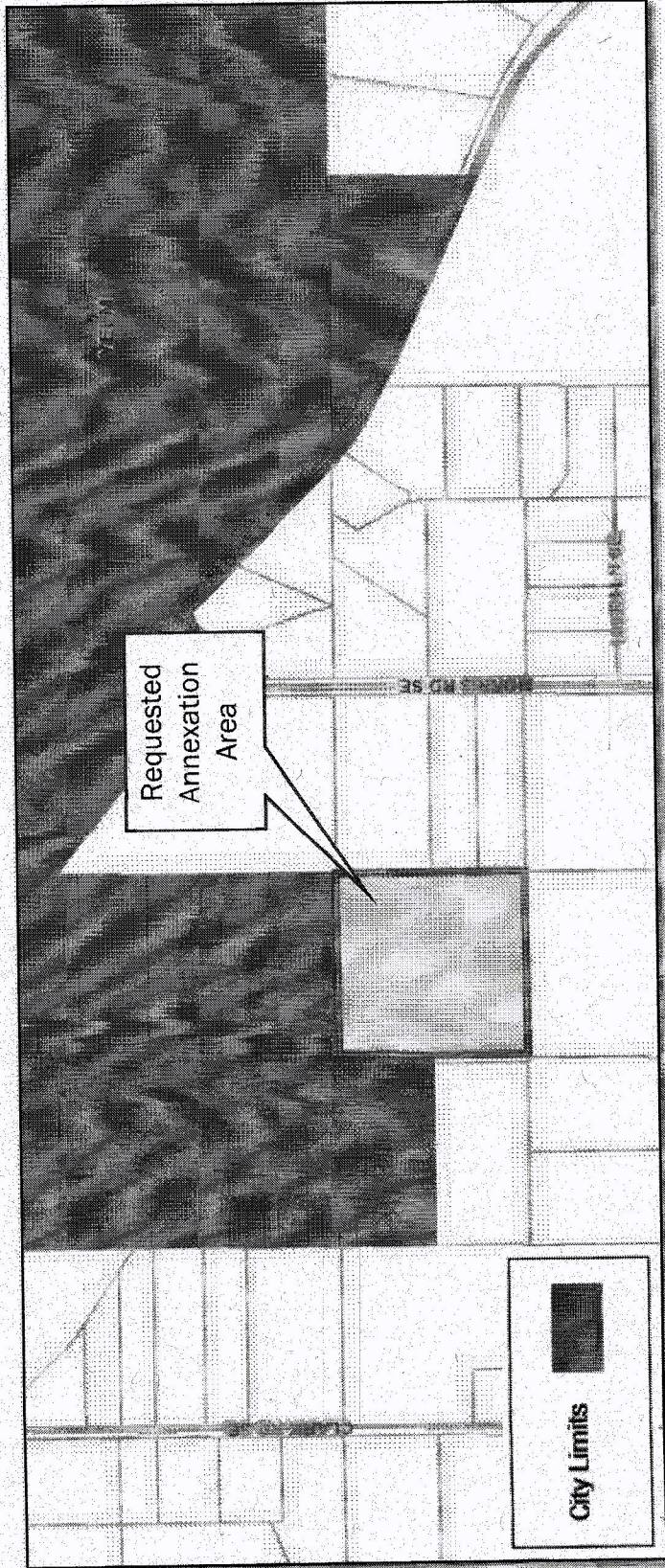
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The Northwest quarter of the Northeast quarter of the Southeast quarter of Section 30. Township 17 North, Range 2 East, W.M. lying North and East of Yelm Irrigation Ditch, South Lateral Right of Way, less South lateral;  
IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 22730410300

Site address: Unaddressed property on Vancil Ct SE







Filed  
 Secretary of State  
 State of Washington  
 Date Filed: 02/01/2022  
 Effective Date: 02/01/2022  
 UBI #: 602 485 555

## EXPRESS ANNUAL REPORT WITH CHANGES

### BUSINESS INFORMATION

---

Business Name:  
**GES LAND LLC**

UBI Number:  
**602 485 555**

Business Type:  
**WA LIMITED LIABILITY COMPANY**

Business Status:  
**ACTIVE**

Principal Office Street Address:  
**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, UNITED STATES**

Principal Office Mailing Address:

Expiration Date:  
**03/31/2023**

Jurisdiction:  
**UNITED STATES, WASHINGTON**

Formation/Registration Date:  
**03/23/2005**

Period of Duration:  
**PERPETUAL**

Inactive Date:

Nature of Business:  
**REAL PROPERTY INVESTMENT**

### REGISTERED AGENT RCW 23.95.410

Registered Agent Name	Street Address	Mailing Address
GLENN E SCHORNO	17835 HWY 507 SE, YELM, WA, 98597-0000, UNITED STATES	

### PRINCIPAL OFFICE

---

Phone:

Email:  
**SCHORNOAG@HOTMAIL.COM**

Street Address:  
**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, USA**

Mailing Address:

## GOVERNORS

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		GLENN	SCHORNO

## NATURE OF BUSINESS

- REAL PROPERTY INVESTMENT

## EFFECTIVE DATE

Effective Date:  
02/01/2022

## CONTROLLING INTEREST

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?  
**NO**
2. In the **past 12 months**, has there been a transfer of at least 16-2/3 percent of the ownership, stock, or other financial interest in the entity?  
**NO**
  - a. If "Yes", in the **past 36 months**, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?  
**NO**
3. If you answered "Yes" to question 2a, has a controlling interest transfer return been filed with the Department of Revenue?  
**NO**

You **must** submit a Controlling Interest Transfer Return form if you answered "yes" to questions 1 and 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of [RCW 82.45.220](#).

For more information on **Controlling Interest**, visit [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET).

## RETURN ADDRESS FOR THIS FILING

Attention:

Email:

**SCHORNOAG@HOTMAIL.COM**

Address:

**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, USA**

## EMAIL OPT-IN

- By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

## AUTHORIZED PERSON

Person Type:

**INDIVIDUAL**

First Name:

**GLENN**

Last Name:

**SCHORNO**

Title:

**PRESIDENT**

This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.



**STEVEN J. DREW**  
**Assessor**

**OFFICE OF THE ASSESSOR**  
Service, Integrity, Fairness,  
Internationally Recognized for Excellence



## **DECLARATION OF PETITION SUFFICIENCY**

I, Cyndi Ross, do hereby certify, pursuant to RCW 35A.01.040, the petition for annexation to the **City of Yelm** submitted to this office by **Maryam Moeinian** on **11/16/2022**, bears the names and purported signatures of persons who are owners or part owners of parcels of real property lying within the proposed annexation area collectively of not less than **sixty percent** of the assessed value of the total proposed annexation area.

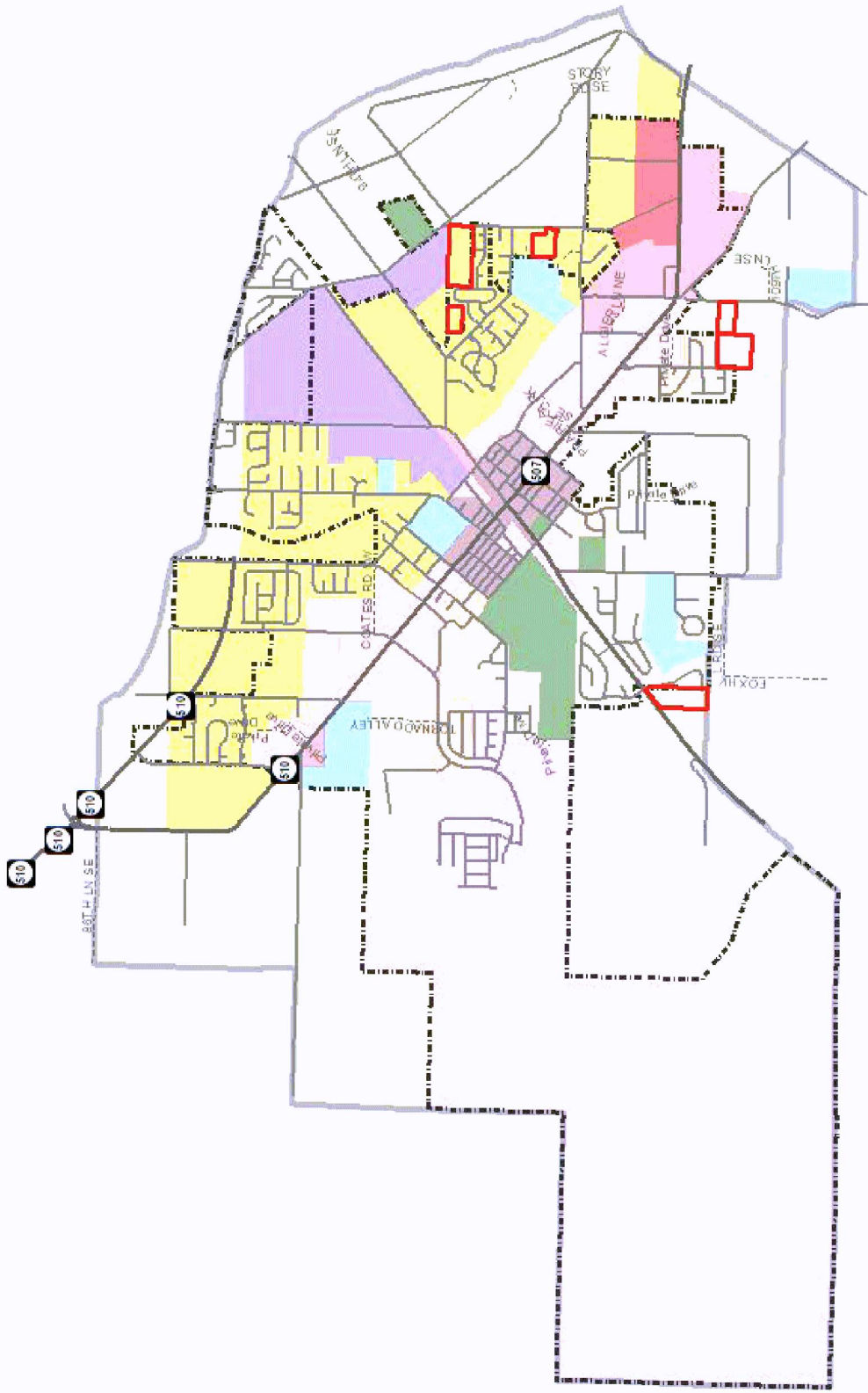
The undersigned cannot certify the authenticity of the signatures of such named owners, because authenticated signatures of such owners are not required to be kept in the records of Thurston County for such real property.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this November 16, 2022 in Olympia, Washington.

Cyndi Ross  
Property Administration Manager  
Thurston County Assessor's Office

# City of Yelm Annexations 2022



**Legend**

**Streets**

**Owner**

- State Route
- Public Streets
- - - Private
- ▬ City Limits
- ▬ Urban Growth Area
- R-4
- R-6
- R-14
- C-1
- C-2
- C-3
- CBD
- I
- ID
- P/OS
- MPC



**CITY COUNCIL MEETING MINUTES  
VIRTUAL AND IN PERSON  
TUESDAY, MARCH 14, 2023**

- Call to Order:** Mayor Joe DePinto called the meeting to order at 6:00 PM.
- Roll Call:** James Blair, Joseph Richardson, Joshua Crossman, Holly Smith, Brian Hess, Ashley Brooks, Terry Kaminski, and Mayor Joe DePinto.
- Staff Present:** City Administrator Todd Stancil, HR Director Karen Bennett, Line Roy Communication and Recreation Coordinator, Gary Cooper Planning and Building Manager and Public Services Director Cody Colt
- APPROVAL OF THE AGENDA** **Motion by Holly Smith** to approve the agenda as presented  
**Seconded by Terry Kaminski**  
**Motion carried 7-0**
- SPECIAL PRESENTATIONS:** Yelm Timberland Regional Library – Erica McCaleb, Yelm Library Manager gave a presentation on programs and services that are available through Timberland Regional Library.
- American Red Cross Proclamation – Mayor DePinto read the American Red Cross Month Proclamation into the record. Larry Bleich Community Volunteer Leader and Elected Officials Liaison and Raed Gyekis local Board of Directors member with American Red Cross accepted a copy of American Red Cross Month Proclamation and gave a brief overview of the non-profit humanitarian organization that provides emergency assistance, disaster relief, and disaster preparedness education.
- PUBLIC COMMENT:** None
- CONSENT AGENDA:** a) February 2023 Check Register and Position Summary  
**Motion by Brian Hess** to approve the consent agenda as presented  
**Seconded by Terry Kaminski**  
**Motion carried 7-0**

**NEW BUSINESS:**        **Regional Housing Council Interlocal Agreement Amendment**  
**Motion by Terry Kaminski** to authorize Mayor DePinto to sign  
the Regional Housing Council Interlocal Agreement Amendment #2  
**Seconded by Ashley Brooks**  
**Motion carried 6-1 with a roll call vote**

**OLD BUSINESS:**        **Public Hearing on the Proposed Annexations**  
Mayor DePinto opened the Public Hearing at 6:25 p.m.  
Planning and Building Manager Gary Cooper gave a presentation on  
the proposed annexation petitions for six properties. Staff asking for  
a motion to send the Notice of Intention packets to the Thurston  
County Boundary Review Board and prepare the annexation  
Ordinance.  
**Public Comment: Tracy Wood**, Yelm citizen questioned how many  
new residences could go on the approx. 45 acres of annexation and  
had traffic impacts been considered with these annexations?  
**Alfred Fournier**, property owner at 16345 Railway Rd SE  
stated that he did not request annexation for his property.  
Mayor DePinto closed the Public Hearing at 6:48 p.m.  
**Motion by Terry Kaminski** to approve the annexations, instructing  
staff to send the Notice of Intention packets to the Thurston County  
Boundary Review Board and prepare the annexation ordinance with  
the amendment to property number 4 on the list to refer to parcel  
number only and not the address.  
**Second by Brian Hess**  
**Motion carried 5-2 with a roll call vote**

**STANDING COUNCIL COMMITTEE REPORTS:**

**Public Safety Committee** - Chair Smith announced that the Public Safety Committee met and discussed:

- A new radar sign has been ordered.
- The department belongs to a consortium with other agencies and they have access to a Chaplin at all times.
- The status of hiring new officers.
- Yelm PD social media is ramping up and getting a lot more views.
- School Resource Officers are making an impact with students.

**Public Services Committee** – Chair Hess reported that the Public Services Committee met and discussed:

- New streetlights have been delivered.

### **Finance Committee –**

- Chair Richardson stated that he was very impressed with the new layout of finance check register/2023 Budget Position Totals and encouraged people to look at the Agenda Packet online.

### **MAYOR/CITY ADMINISTRATOR/STAFF REPORTS:**

#### **City Administrator Stancil Updates –**

- Public Services Department is planning to break ground on the dog park in April.
- Finance Director is working with the Auditors office on hosting a BARS (Budgeting Accounting Reporting System) training on Thursday, March 16<sup>th</sup> at Yelm Community Center.
- A note was included on the utility bills with council and study session dates and times.

#### **Mayor DePinto –**

- The proposed budgets for the State will come out next week and we will see how Yelm fairs on Yelm Bypass.

### **COUNCILMEMBER REPORTS:**

#### **Councilmember Blair –**

- Would like the surplus of the Killion Road LID to go towards paying off debt.

#### **Councilmember Richardson –**

- Attended the Chamber Forum today and thanked the City for attending and giving a report.

#### **Councilmember Smith –**

- Attended the SE Thurston Fire Authority, TCOMM meeting and the Community Conversations.

#### **Councilmember Hess –**

- Visited the Senior Center and let them know that the City is here to support them with our knowledge base with things such as applying for grants and funding.


#### **Councilmember Brooks –**


- Announced that the Red Cross Sound the Alarm will be held on April 29, 2023 at Public Services from 9 a.m. to 2 p.m. Volunteers can sign up to canvas two weeks prior to the event.
- Attended Community Conversations.

#### **Councilmember Kaminski –**

- Attended Chamber Lunch, Dollars for Scholars and Community Conversations.
- Arts Commission is looking for local artists and costs for a wind feature for the City.

**ADJOURNMENT:**      **Motion by James Blair to adjourn the meeting at 7:20 PM.**  
                                 **Seconded by Holly Smith**  
                                 **Motion carried 7-0**

  
\_\_\_\_\_  
Joe DePinto, Mayor

  
\_\_\_\_\_  
Kathy Linnemeyer, City Clerk



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

---

**BOARD OF COUNTY COMMISSIONERS**

May 22, 2023

Washington State Boundary Review Board for Thurston County  
Chief Clerk Casey Mauk  
c/o Thurston Regional Planning Council  
2411 Chandler Court SW  
Olympia, WA 98502

Subject: Proposed City of Yelm Annexation – Vancil Morris Rd. (ANNEX2023-01)

Dear Boundary Review Board Members,


Pursuant to RCW 36.93.100, Thurston County objects to the proposed boundary of the City of Yelm Vancil Morris Rd annexation (ANNEX2023-01) and requests review by the Washington State Boundary Review Board for Thurston County (BRB). The proposed annexation boundary is an impractical and irregular boundary that will create a small unincorporated county peninsula and leave adjacent right-of-way under the county's jurisdiction.

Thurston County seeks to have the BRB modify the proposed annexation to include additional areas pursuant to RCW 36.93.150 as shown on the attached map. The BRB may add up to 100% of the initial territory of the proposal before the BRB. The proposed annexation is 15 acres. The additional territory proposed to be added is approximately 11.6 acres.

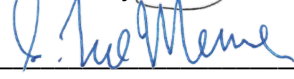
Including these areas will result in a more regular boundary and further the inclusion of the City of Yelm Urban Grown Area into the city, consistent with the current local comprehensive plans as envisioned in the Growth Management Act (Chapter 36.70A RCW). If requested by the BRB and its Chief Clerk, Thurston County can provide an electronic list of specific properties.

Sincerely,

Attest:

 (Initials)  
County Manager/Asst. County Manager





  
\_\_\_\_\_  
Carolina Mejia, Chair

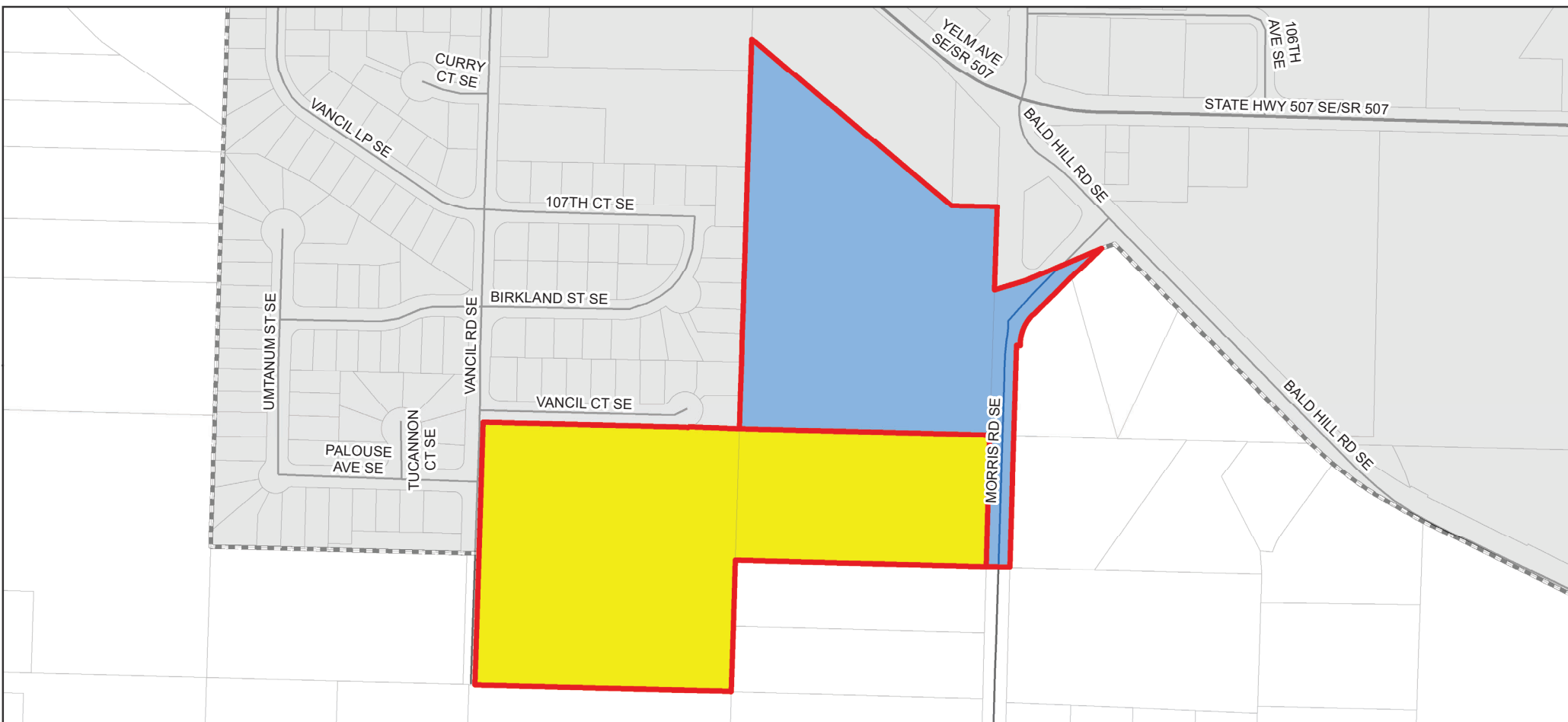
  
\_\_\_\_\_  
Tye Menser, Vice-Chair

  
\_\_\_\_\_  
Gary Edwards, Commissioner

# THURSTON COUNTY

Proposed Annexations,  
City of Yelm 2023

-  Property to be Annexed
-  Property being Added
-  City Limits
-  Parcels



0 160 320 Feet

**DISCLAIMER:** Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map. To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

**NOTICE OF PUBLIC HEARINGS  
ANNEXATION OF 15 ACRES TO THE CITY OF YELM IN THE AREA OF  
VANCIL CT SE AND MORRIS RD SE  
AND EXPANDING ANNEXATION AREA TO INCLUDE 11.6 ADDITIONAL ACRES  
AND ANNEXATION OF 12.5 ACRES TO THE CITY OF YELM IN THE AREA OF  
GROVE RD SE AND CANAL RD SE  
AND EXPANDING ANNEXATION AREA TO INCLUDE 7.75 ADDITIONAL ACRES**

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold four public hearings.

The purpose of the first hearing will be to determine whether 15 acres generally located at the SE corner of the intersection of Vancil Ct SE and Vancil Rd SE should be annexed to the City of Yelm.

The purpose of the second hearing will be to determine whether the proposed annexation area should be expanded to include an additional 11.6 acres and be annexed to the City of Yelm.

The purpose of the third hearing will be to determine whether 12.5 acres generally located on the west side of Grove Rd SE approximately 220 feet north of the intersection of Greenleaf Ave SE and Grove Rd SE should be annexed to the City of Yelm.

The purpose of the fourth hearing will be to determine whether the proposed annexation area should be expanded to include an additional 7.75 acres and be annexed to the City of Yelm.

The Washington State Boundary Review Board for Thurston County will take action on these matters pursuant to RCW 36.93.150. Action may be taken at each meeting or subsequent meetings, including approval, denial, or modification.

All hearings will be held at the same meeting:

WHEN: 6:00 P.M. July 18, 2023

WHERE: Council Chambers, Yelm City Hall

106 2nd St SE

Yelm, WA 98597

and VIRTUAL (Zoom login information is available on [www.trpc.org/brb](http://www.trpc.org/brb))

**HEARING 1: ANNEXATION OF 15 ACRES TO THE CITY OF YELM IN THE AREA OF VANCIL CT SE AND MORRIS RD SE**

A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council.

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 5:00 P.M. July 18, 2023.

**HEARING 2: EXPANDING ANNEXATION AREA TO INCLUDE 11.6 ADDITIONAL ACRES FOR CITY OF YELM VANCIL-MORRIS RD ANNEXATION**

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 5:00 P.M. July 18, 2023.

**HEARING 3: ANNEXATION OF 12.5 ACRES TO THE CITY OF YELM IN THE AREA OF GROVE RD SE AND CANAL RD SE**

A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council.

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 5:00 P.M. July 18, 2023.

**HEARING 4: EXPANDING ANNEXATION AREA TO INCLUDE 7.75 ADDITIONAL ACRES FOR CITY OF YELM 9819 GROVE RD ANNEXATION**

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 5:00 P.M. July 18, 2023.

If you need special accommodations to participate in the meeting, please call us at 360.956.7575 by 10:00 A.M. three days prior to the meeting. Ask for the ADA Coordinator. For TDD users, please use the state's toll-free relay service, 711 and ask the operator to dial 360.956.7575.

Casey Mauck, Chief Clerk  
Boundary Review Board  
Thurston Regional Planning Council  
2411 Chandler Ct SW  
Olympia, WA 98502  
brbchiefclerk@trpc.org  
360.741.2517



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

**BOUNDARY REVIEW BOARD**

*Creating Solutions for Our Future*

**TO:** Affected Parties

**FROM:** Casey Mauck, Chief Clerk

**DATE:** June 14, 2023

**SUBJECT:** Public Hearing Dates for City of Yelm Vancil-Morris Rd (ANNEX2023-01) & 9819 Grove Rd (ANNEX2023-03) Annexations

Enclosed are two Notices of Public Hearing regarding the Yelm Vancil-Morris Rd Annexation (Case No. ANNEX2023-01) and two Notices of Public Hearing regarding the Yelm 9819 Grove Rd Annexation (Case No. ANNEX2023-03). The hearings on the matter before the Washington Boundary Review Board for Thurston County are scheduled for Tuesday, July 18, 2023, at 6:00 P.M.

The attached notices set forth the date, time, and location of the public hearings and thus fulfill the statutory requirements regarding notice to affected governmental units in RCW 36.93.160.

If you have any questions, please feel free to contact me at your earliest convenience.

Enclosures: Notice of Public Hearings

cc/enc.:

City of Yelm  
Port of Olympia  
SE Thurston Fire Authority  
TCOMM 911  
Thurston Conservation District

Thurston County  
Thurston PUD  
Timberland Regional Library  
Yelm Cemetery District 2  
Yelm Community Schools

Received by: Thurston 911 Communications  
AGENCY

Received by: Wendy Hill  
NAME

Signature: [Handwritten Signature]

Date: 6/14/2023



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
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Tye Menser  
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Thurston County  
Thurston PUD  
Timberland Regional Library  
Yelm Cemetery District 2  
Yelm Community Schools

Received by: Thurston PUD  
AGENCY

Received by: Julie Parker  
NAME

Signature: Julie Parker

Date: 6/14/2023



COUNTY COMMISSIONERS

Carolina Mejia  
District One  
Gary Edwards  
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District Three

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Yelm Community Schools

Received by: Port of Olympia  
AGENCY

Received by: MISSY GOODEN  
NAME

Signature: Missy Gooden

Date: 6/14/2023



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
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Tye Menser  
District Three

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Thurston County  
Thurston PUD  
Timberland Regional Library  
Yelm Cemetery District 2  
Yelm Community Schools

Received by: Timberland Regional Library Received by: Fariyah Najih  
AGENCY NAME

Signature: [Signature] Date: 6/14/2023



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

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TCOMM 911  
Thurston Conservation District

Thurston County  
Thurston PUD  
Timberland Regional Library  
Yelm Cemetery District 2  
Yelm Community Schools

Received by: Thurston Conservation  
AGENCY District

Received by: Stephanie Bishop  
NAME

Signature: [Handwritten Signature]

Date: 6/14/2023



COUNTY COMMISSIONERS

Carolina Mejia  
District One  
Gary Edwards  
District Two  
Tye Menser  
District Three

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Thurston Conservation District

Thurston County  
Thurston PUD  
Timberland Regional Library  
Yelm Cemetery District 2  
Yelm Community Schools

Received by: Thurston County  
AGENCY

Received by: Katelyn Johnson  
NAME

Thurston County Commissioners  
**RECEIVED**

Signature: [Handwritten Signature]

Date: JUN 14 2023

- DISTRICT 1
- DISTRICT 2
- DISTRICT 3
- CM
- CLERK
- \_\_\_\_\_



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

## **BOUNDARY REVIEW BOARD**

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Thurston County  
Thurston PUD  
Timberland Regional Library  
Yelm Cemetery District 2  
Yelm Community Schools

Received by: City of Yelm  
AGENCY

Received by: TODD STANCIU  
NAME

Signature: [Signature]

Date: 6/15/23



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

## BOUNDARY REVIEW BOARD

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TCOMM 911  
Thurston Conservation District

Thurston County  
Thurston PUD  
Timberland Regional Library  
Yelm Cemetery District 2  
Yelm Community Schools

Received by: Yelm Community Schools  
AGENCY

Received by: Brian Wharton  
NAME

Signature: Brian Wharton

Date: 6/15/23



COUNTY COMMISSIONERS

Carolina Mejia  
District One  
Gary Edwards  
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Yelm Community Schools

Received by: SE Thurston Fire Authority Received by: Sheri Shindell  
AGENCY NAME

Signature: Sheri Shindell Date: 6/15/2023

**NOTICE OF PUBLIC HEARINGS ANNEXATION OF 15 ACRES TO THE CITY OF YELM IN THE AREA OF VANCIL CT SE AND MORRIS RD SE AND EXPANDING ANNEXATION AREA TO INCLUDE 11.6 ADDITIONAL ACRES AND ANNEXATION OF 12.5 ACRES TO THE CITY OF YELM IN THE AREA OF GROVE RD SE AND CANAL RD SE AND EXPANDING ANNEXATION AREA TO INCLUDE 7.75 ADDITIONAL ACRES**

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold four public hearings.

The purpose of the first hearing will be to determine whether 15 acres generally located at the SE corner of the intersection of Vancil Ct SE and Vancil Rd SE should be annexed to the City of Yelm.

The purpose of the second hearing will be to determine whether the proposed annexation area should be expanded to include an additional 11.6 acres and be annexed to the City of Yelm.

The purpose of the third hearing will be to determine whether 12.5 acres generally located on the west side of Grove Rd SE approximately 220 feet north of the intersection of Greenleaf Ave SE and Grove Rd SE should be annexed to the City of Yelm.

The purpose of the fourth hearing will be to determine whether the proposed annexation area should be expanded to include an additional 7.75 acres and be annexed to the City of Yelm.

The Washington State Boundary Review Board for Thurston County will take action on these matters pursuant to RCW 36.93.150. Action may be taken at each meeting or subsequent meetings, including approval, denial, or modification.

All hearings will be held at the same meeting:

WHEN: 6:00 P.M. July 18, 2023

WHERE: Council Chambers, Yelm City Hall

106 2nd St SE

Yelm, WA 98597

and VIRTUAL (Zoom login information is available on [www.trpc.org/brb](http://www.trpc.org/brb))

**HEARING 1: ANNEXATION OF 15 ACRES TO THE CITY OF YELM IN THE AREA OF VANCIL CT SE AND MORRIS RD SE**

A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council.

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 5:00 P.M. July 18, 2023.

**HEARING 2: EXPANDING ANNEXATION AREA TO INCLUDE 11.6 ADDITIONAL ACRES FOR CITY OF YELM VANCIL-MORRIS RD ANNEXATION**

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 5:00 P.M. July 18, 2023.

**HEARING 3: ANNEXATION OF 12.5 ACRES TO THE CITY OF YELM IN THE AREA OF GROVE RD SE AND CANAL RD SE**

A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council.

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 5:00 P.M. July 18, 2023.

**HEARING 4: EXPANDING ANNEXATION AREA TO INCLUDE 7.75 ADDITIONAL ACRES FOR CITY OF YELM 9819 GROVE RD ANNEXATION**

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 5:00 P.M. July 18, 2023.

If you need special accommodations to participate in the meeting, please call us at 360.956.7575 by 10:00 A.M. three days prior to the meeting. Ask for the ADA Coordinator. For TDD users, please use the state's toll-free relay service, 711 and ask the operator to dial 360.956.7575.

Casey Mauck, Chief Clerk  
Boundary Review Board  
Thurston Regional Planning Council  
2411 Chandler Ct SW  
Olympia, WA 98502  
[brbchiefclerk@trpc.org](mailto:brbchiefclerk@trpc.org)  
360.741.2517

Pub: Nisqually Valley News  
June 29, 2023  
July 6 & 13, 2023

**CT Publishing  
LLC**

321 N. Pearl St., Centralia, WA 98531

**The Chronicle** 360-736-3311

**NISQUALLY  
VALLEY NEWS** 360-736-3311

**The Reflector** 360-687-5151

## Classified Advertising & Legal Invoice

THURSTON REGIONAL PLANNING COUNC  
2424 HERITAGE CT SW # A  
OLYMPIA, WA 98502

Acct#:29109822  
Ad#:126672  
Phone#:360-956-7575  
Date:06/22/2023

Salesperson: RONDAB

Classification: Thurston County Legals

Ad Size: 2.0 x 116.00

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
NISQUALLY CLASSIFIEDS	06/29/2023	07/13/2023	3	430.87	1292.60

### Payment Information:

<b>Date:</b>	<b>Order#</b>	<b>Type</b>
06/22/2023	126672	ACCOUNT

Total Amount: 1292.60

Amount Due: 1292.60

### Comments:

Attention: Please return the top portion of this invoice with your payment including account and ad number.

Ad Copy



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

**BOUNDARY REVIEW BOARD**

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## NOTICE OF PUBLIC HEARING

### ANNEXATION OF 15 ACRES TO THE CITY OF YELM IN THE AREA OF VANCIL CT SE AND MORRIS RD SE

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, July 18, 2023, at 6:00 P.M. The purpose of the public hearing will be to determine whether 15 acres generally located at the SE corner of the intersection of Vancil Ct SE and Vancil Rd SE should be annexed to the City of Yelm. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

**WHAT:** Boundary Review Board Public Hearing  
City of Yelm Vancil-Morris Road Annexation (ANNEX2023-01)

**WHEN:** 6:00 P.M. Tuesday July 18, 2023

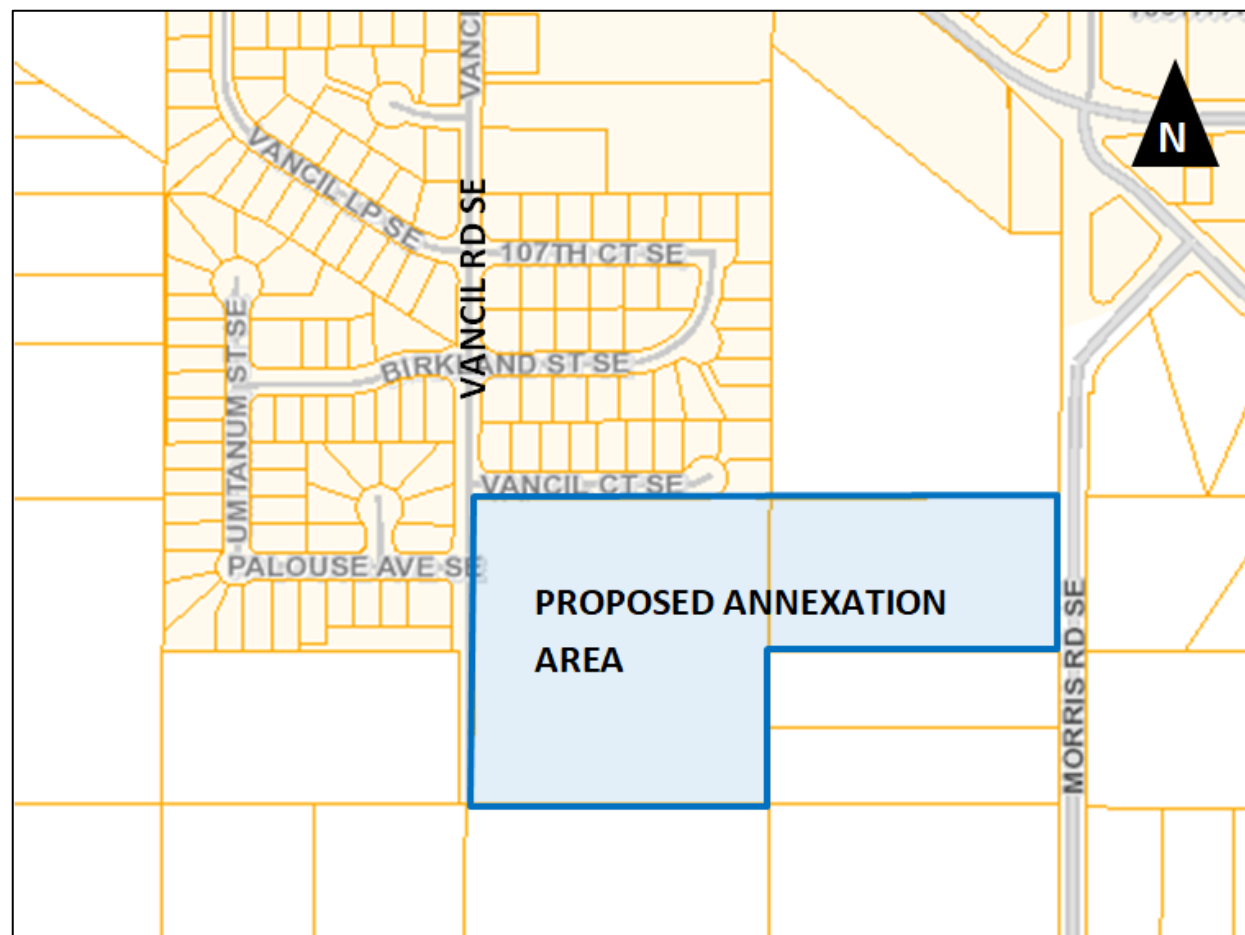
**WHERE:** Council Chambers, Yelm City Hall  
106 2nd St SE  
Yelm, WA 98597  
and VIRTUAL (Register at [https://trpc-org.zoom.us/webinar/register/WN\\_Cx7d7ryJTU-DJ811xMB7LQ](https://trpc-org.zoom.us/webinar/register/WN_Cx7d7ryJTU-DJ811xMB7LQ))

A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council. Learn more at [www.trpc.org/brb](http://www.trpc.org/brb).

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Casey Mauck, Chief Clerk  
Boundary Review Board  
Thurston Regional  
Planning Council  
2411 Chandler Ct SW  
Olympia, WA 98502  
[brbchiefclerk@trpc.org](mailto:brbchiefclerk@trpc.org)  
360.741.2517





COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

**BOUNDARY REVIEW BOARD**

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## NOTICE OF PUBLIC HEARING

### EXPANDING ANNEXATION AREA TO INCLUDE 11.6 ADDITIONAL ACRES FOR CITY OF YELM VANCIL-MORRIS RD ANNEXATION

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, July 18, 2023, at 6:00 P.M. The purpose of the public hearing will be to determine whether the annexation of 15 acres generally located at the SE corner of the intersection of Vancil Ct SE and Vancil Rd SE should be expanded to include an additional 11.6 acres and added to the City of Yelm. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

**WHAT:** Boundary Review Board Public Hearing  
Expansion of City of Yelm Vancil-Morris Road Annexation (ANNEX2023-01)

**WHEN:** 6:00 P.M. Tuesday July 18, 2023

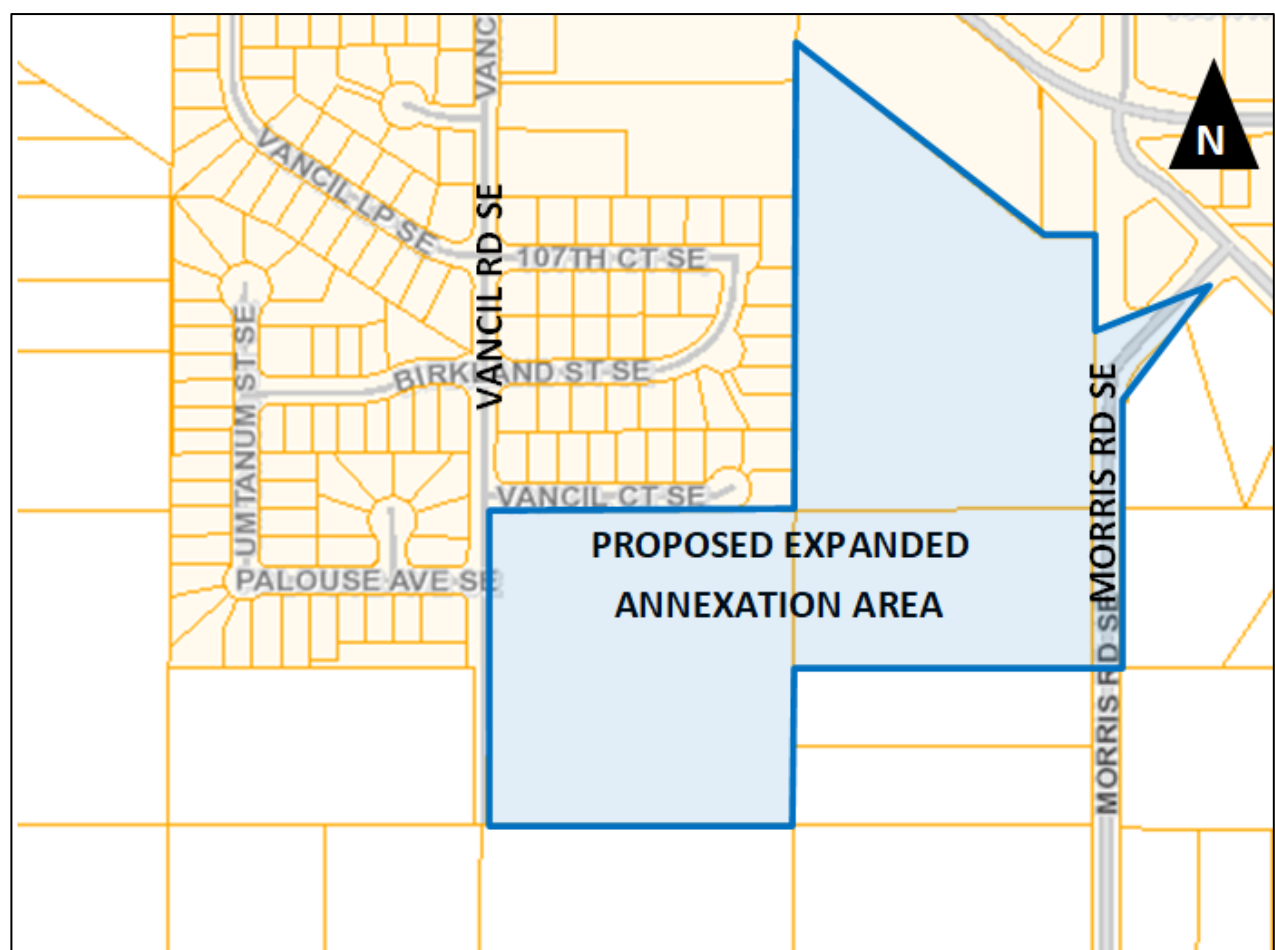
**WHERE:** Council Chambers, Yelm City Hall  
106 2nd St SE  
Yelm, WA 98597  
and VIRTUAL (Register at [https://trpc-org.zoom.us/webinar/register/WN\\_Cx7d7ryJTU-DJ811xMB7LQ](https://trpc-org.zoom.us/webinar/register/WN_Cx7d7ryJTU-DJ811xMB7LQ))

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Casey Mauck, Chief Clerk  
Boundary Review Board  
Thurston Regional Planning  
Council  
2411 Chandler Ct SW  
Olympia, WA 98502  
brbchiefclerk@trpc.org  
360.741.2517





COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

**BOUNDARY REVIEW BOARD**

*Creating Solutions for Our Future*

**NOTICE OF PUBLIC HEARING**

**ANNEXATION OF 12.5 ACRES TO THE CITY OF YELM IN THE AREA OF GROVE RD SE AND CANAL RD SE**

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, July 18, 2023, at 6:00 P.M. The purpose of the public hearing will be to determine whether 12.5 acres generally located on the west side of Grove Rd SE approximately 220 feet north of the intersection of Greenleaf Ave SE and Grove Rd SE should be annexed to the City of Yelm. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

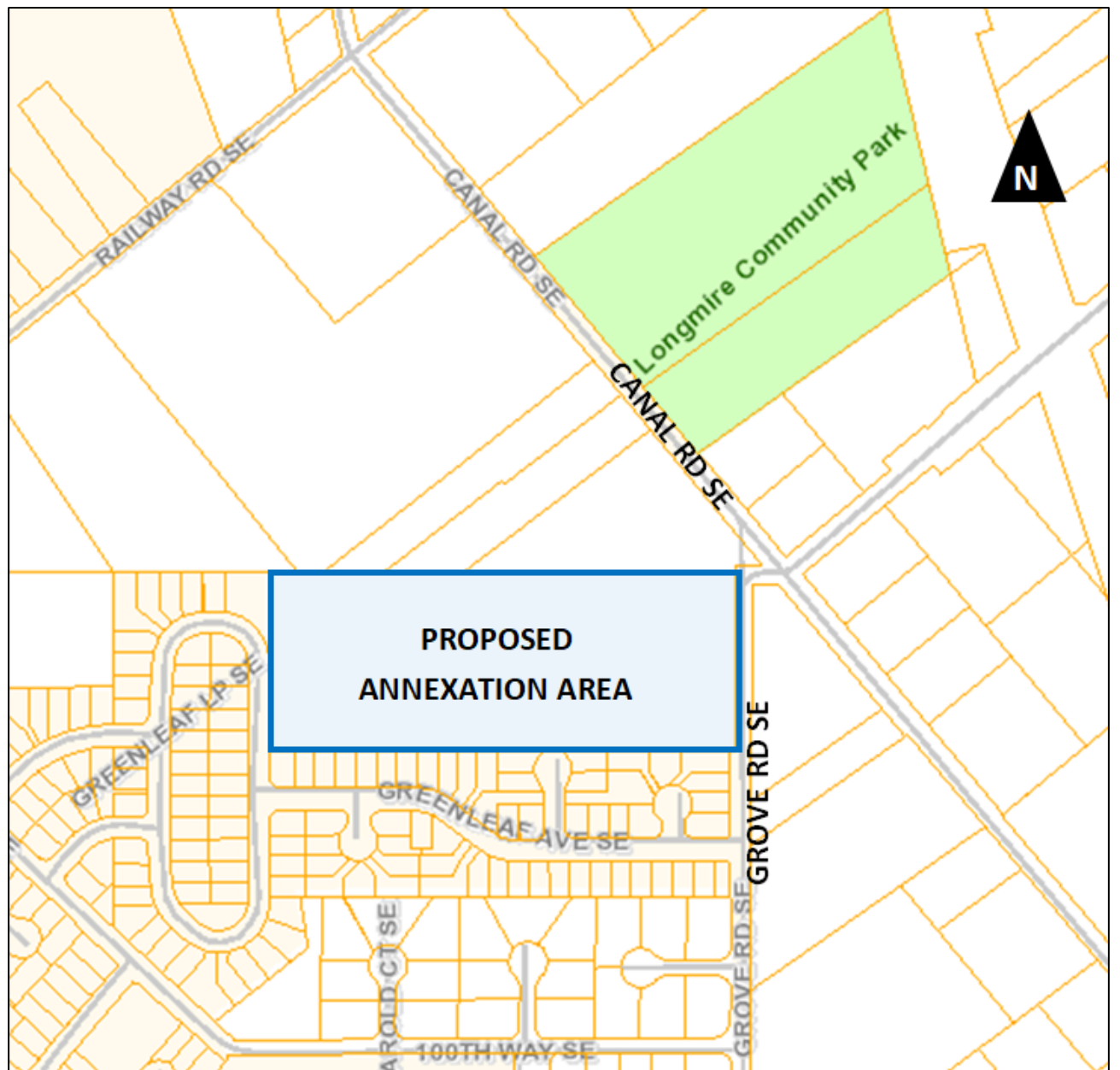
- WHAT:** Boundary Review Board Public Hearing  
City of Yelm 9819 Grove Road Annexation (ANNEX2023-03)
- WHEN:** 6:00 P.M. Tuesday July 18, 2023
- WHERE:** Council Chambers, Yelm City Hall  
106 2nd St SE  
Yelm, WA 98597  
and VIRTUAL (Register at [https://trpc-org.zoom.us/webinar/register/WN\\_Cx7d7ryJTU-DJ811xMB7LQ](https://trpc-org.zoom.us/webinar/register/WN_Cx7d7ryJTU-DJ811xMB7LQ))

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Thurston Regional Planning Council  
2411 Chandler Ct SW  
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360.741.2517





COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

**BOUNDARY REVIEW BOARD**

*Creating Solutions for Our Future*

## NOTICE OF PUBLIC HEARING

### EXPANDING ANNEXATION AREA TO INCLUDE 7.75 ADDITIONAL ACRES FOR CITY OF YELM 9819 GROVE RD ANNEXATION

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, July 18, 2023, at 6:00 P.M. The purpose of the public hearing will be to determine whether the annexation of 12.5 acres generally located on the west side of Grove Rd SE approximately 220 feet north of the intersection of Greenleaf Ave SE and Grove Rd SE should be expanded to include an additional 7.75 acres and added to the City of Yelm. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

**WHAT:** Boundary Review Board Public Hearing  
Expansion of City of Yelm 9819 Grove Road Annexation (ANNEX2023-03)

**WHEN:** 6:00 P.M. Tuesday July 18, 2023

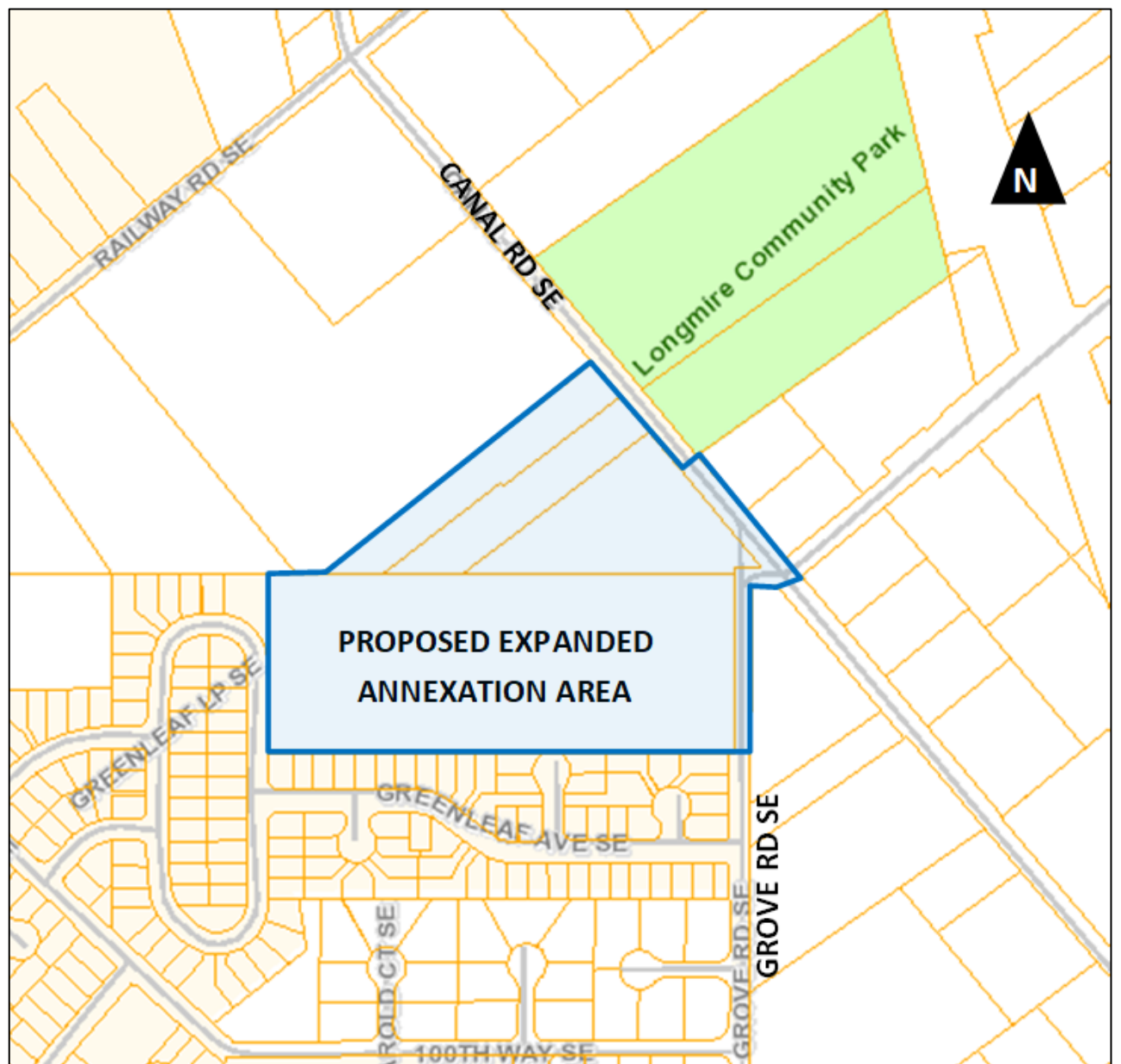
**WHERE:** Council Chambers, Yelm City Hall  
106 2nd St SE  
Yelm, WA 98597  
and VIRTUAL (Register at [https://trpc-org.zoom.us/webinar/register/WN\\_Cx7d7ryJTU-DJ811xMB7LQ](https://trpc-org.zoom.us/webinar/register/WN_Cx7d7ryJTU-DJ811xMB7LQ))

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Casey Mauck, Chief Clerk  
Boundary Review Board  
Thurston Regional Planning Council  
2411 Chandler Ct SW  
Olympia, WA 98502  
brbchiefclerk@trpc.org  
360.741.2517



**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR THURSTON COUNTY  
PROPOSED CITY OF YELM ANNEXATION (FILE NO. ANNEX2023-01)  
AFFIDAVIT OF POSTING FOR JULY 18, 2023 PUBLIC HEARINGS**

I hereby attest that, on June 29, 2023, the attached Notices of Public Hearing for the City of Yelm Vancil Morris Rd Annexation (File No. ANNEX2023-01) were posted in and adjacent to the proposed annexation area at the starred locations:



Dorinda Merrill, Office Specialist IV

Date

**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR THURSTON COUNTY  
PROPOSED CITY OF YELM ANNEXATION (FILE NO. ANNEX2023-03)  
AFFIDAVIT OF POSTING FOR JULY 18, 2023 PUBLIC HEARINGS**

I hereby attest that, on June 29, 2023, the attached Notices of Public Hearing for the City of Yelm 9819 Grove Rd Annexation (File No. ANNEX2023-03) were posted in and adjacent to the proposed annexation area at the starred locations:



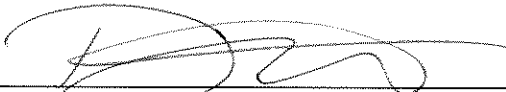
Dorinda Merrill, Office Specialist IV

Date

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR THURSTON COUNTY  
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Dorinda Merrill, Office Specialist IV

7/7/23  
Date

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR THURSTON COUNTY  
PROPOSED CITY OF YELM ANNEXATION (FILE NO. ANNEX2023-03)  
AFFIDAVIT OF POSTING FOR JULY 18, 2023 PUBLIC HEARINGS

I hereby attest that, on June 29, 2023, the attached Notices of Public Hearing for the City of Yelm 9819 Grove Rd Annexation (File No. ANNEX2023-03) were posted in and adjacent to the proposed annexation area at the starred locations:



  
Dorinda Merrill, Office Specialist IV

7-7-23  
Date



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

**BOUNDARY REVIEW BOARD**

*Creating Solutions for Our Future*

June 29, 2023

**RE: City of Yelm Vancil-Morris Rd Annexation (ANNEX2023-01)**

Dear Neighbor,

The Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, July 18, 2023, at 6:00 P.M. The purpose of the public hearing will be to determine whether 15 acres generally located at the SE corner of the intersection of Vancil Ct SE and Vancil Rd SE should be annexed to the City of Yelm. You have received this notice because you are either a property owner or a registered voter in or near the annexation area. Please refer to the back of this notice for a map of the area subject to this proposal.

The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

**WHAT:** Boundary Review Board Public Hearing  
City of Yelm Vancil-Morris Road Annexation (ANNEX2023-01)  
**WHEN:** 6:00 P.M. Tuesday July 18, 2023  
**WHERE:** Council Chambers, Yelm City Hall  
106 2nd St SE  
Yelm, WA 98597  
and VIRTUAL (Register at [https://trpc-org.zoom.us/webinar/register/WN\\_Cx7d7ryJTU-DJ811xMB7LQ](https://trpc-org.zoom.us/webinar/register/WN_Cx7d7ryJTU-DJ811xMB7LQ))

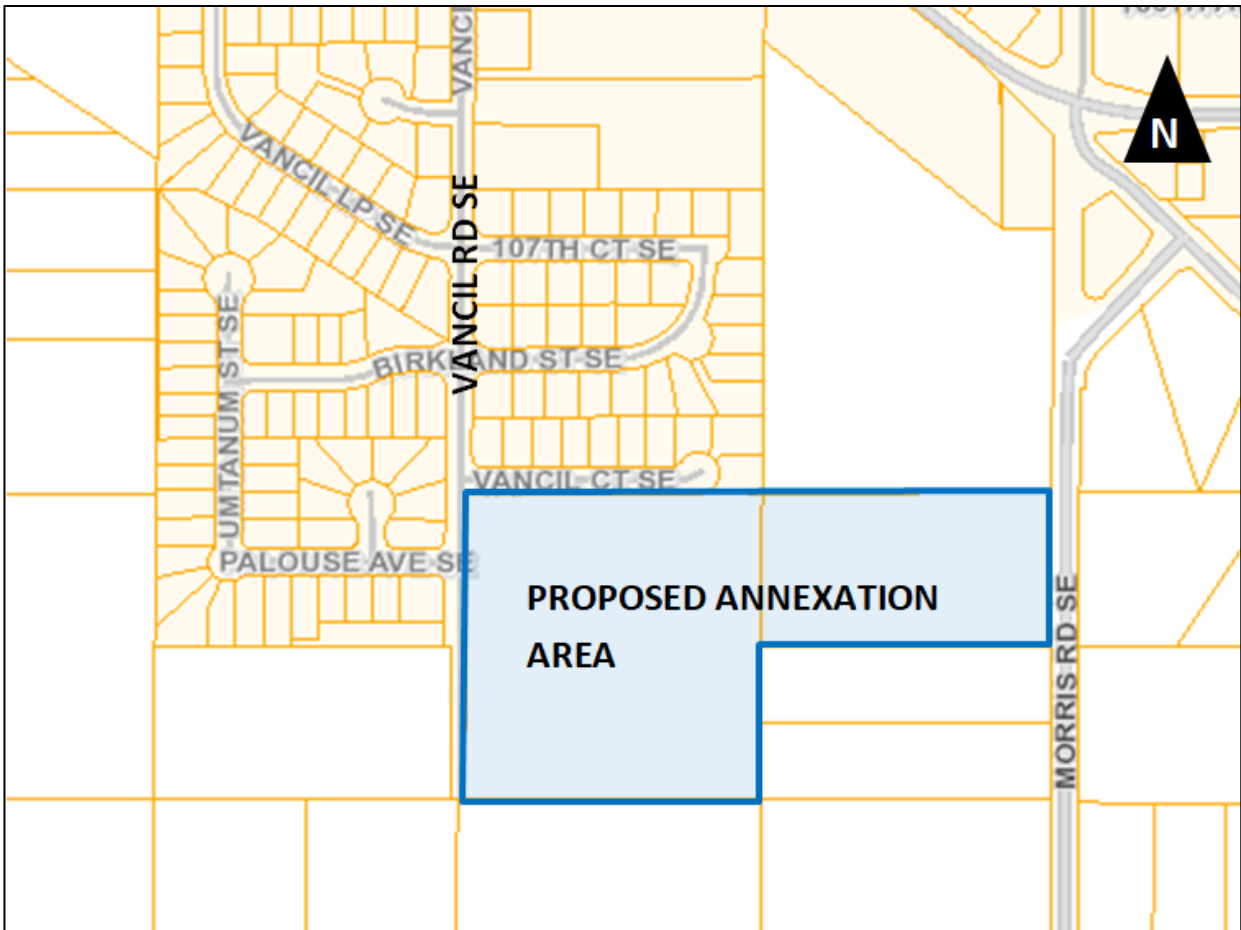
A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council.

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact on the reverse by 5:00 P.M. July 18, 2023.

If you need special accommodations to participate in this meeting, please call by 10:00 A.M. three days prior to the meeting. Ask for the ADA Coordinator. For TDD users, please use the state's toll-free relay service, 711 and ask the operator to dial 360.956.7575.

Sincerely,

Casey Mauck, Chief Clerk  
Boundary Review Board  
Thurston Regional Planning Council  
2411 Chandler Ct SW  
Olympia, WA 98502  
brbchiefclerk@trpc.org  
360.741.2517





## COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

## BOUNDARY REVIEW BOARD

*Creating Solutions for Our Future*

June 29, 2023

### **RE: Expanding Annexation Area for City of Yelm Vancil-Morris Rd Annexation (ANNEX2023-01)**

Dear Neighbor,

The Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, July 18, 2023, at 6:00 P.M. The purpose of the public hearing will be to determine whether the proposed annexation of 15 acres generally located at the SE corner of the intersection of Vancil Ct SE and Vancil Rd SE should be expanded to include an additional 11.6 acres and be added to the City of Yelm. You have received this notice because you are either a property owner or a registered voter in or near the expanded annexation area. Please refer to the back of this notice for a map of the area subject to this proposal. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

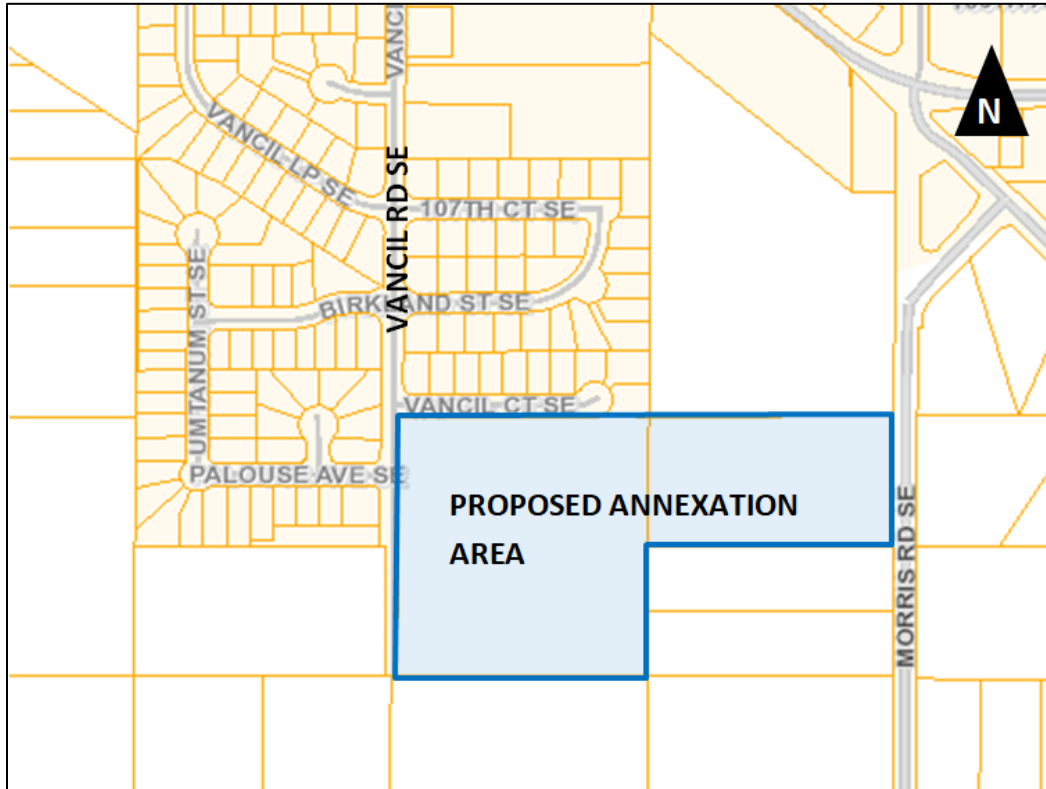
**WHAT:** Boundary Review Board Public Hearing  
Expansion of City of Yelm Vancil-Morris Road Annexation (ANNEX2023-01)  
**WHEN:** 6:00 P.M. Tuesday July 18, 2023  
**WHERE:** Council Chambers, Yelm City Hall  
106 2nd St SE  
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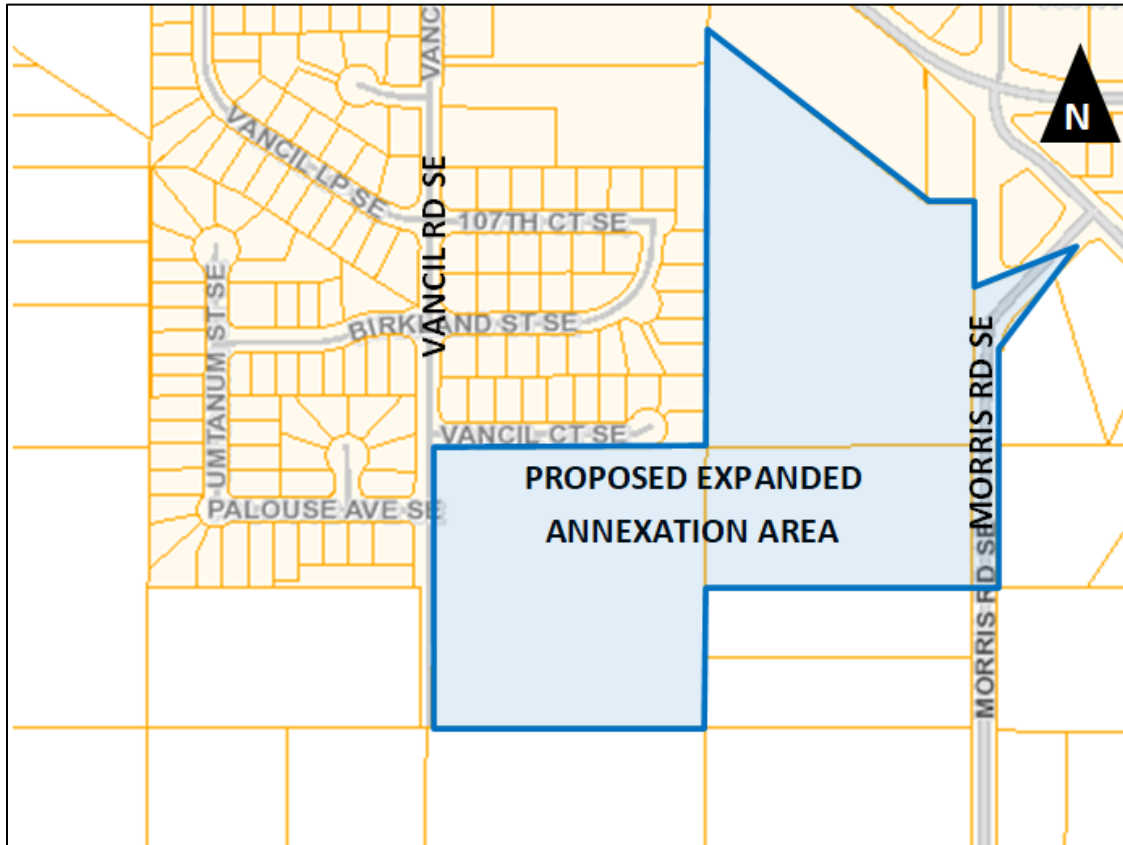
Sincerely,

Casey Mauck, Chief Clerk  
Boundary Review Board  
Thurston Regional Planning Council  
2411 Chandler Ct SW  
Olympia, WA 98502  
brbchiefclerk@trpc.org  
360.741.2517

Annexation Area as submitted by City of Yelm



Expanded Annexation Area as proposed by Thurston County





## COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

## BOUNDARY REVIEW BOARD

*Creating Solutions for Our Future*

June 29, 2023

### RE: City of Yelm 9819 Grove Rd Annexation (ANNEX2023-03)

Dear Neighbor,

The Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, July 18, 2023, at 6:00 P.M. The purpose of the public hearing will be to determine whether 12.5 acres generally located on the west side of Grove Rd SE approximately 220 feet north of the intersection of Greenleaf Ave SE and Grove Rd SE should be annexed to the City of Yelm. You have received this notice because you are either a property owner or a registered voter in or near the annexation area. Please refer to the back of this notice for a map of the area subject to this proposal.

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**WHAT:** Boundary Review Board Public Hearing  
City of Yelm 9819 Grove Road Annexation (ANNEX2023-03)

**WHEN:** 6:00 P.M. Tuesday July 18, 2023

**WHERE:** Council Chambers, Yelm City Hall  
106 2nd St SE  
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and VIRTUAL (Register at [https://trpc-org.zoom.us/webinar/register/WN\\_Cx7d7ryJTU-DJ811xMB7LQ](https://trpc-org.zoom.us/webinar/register/WN_Cx7d7ryJTU-DJ811xMB7LQ))

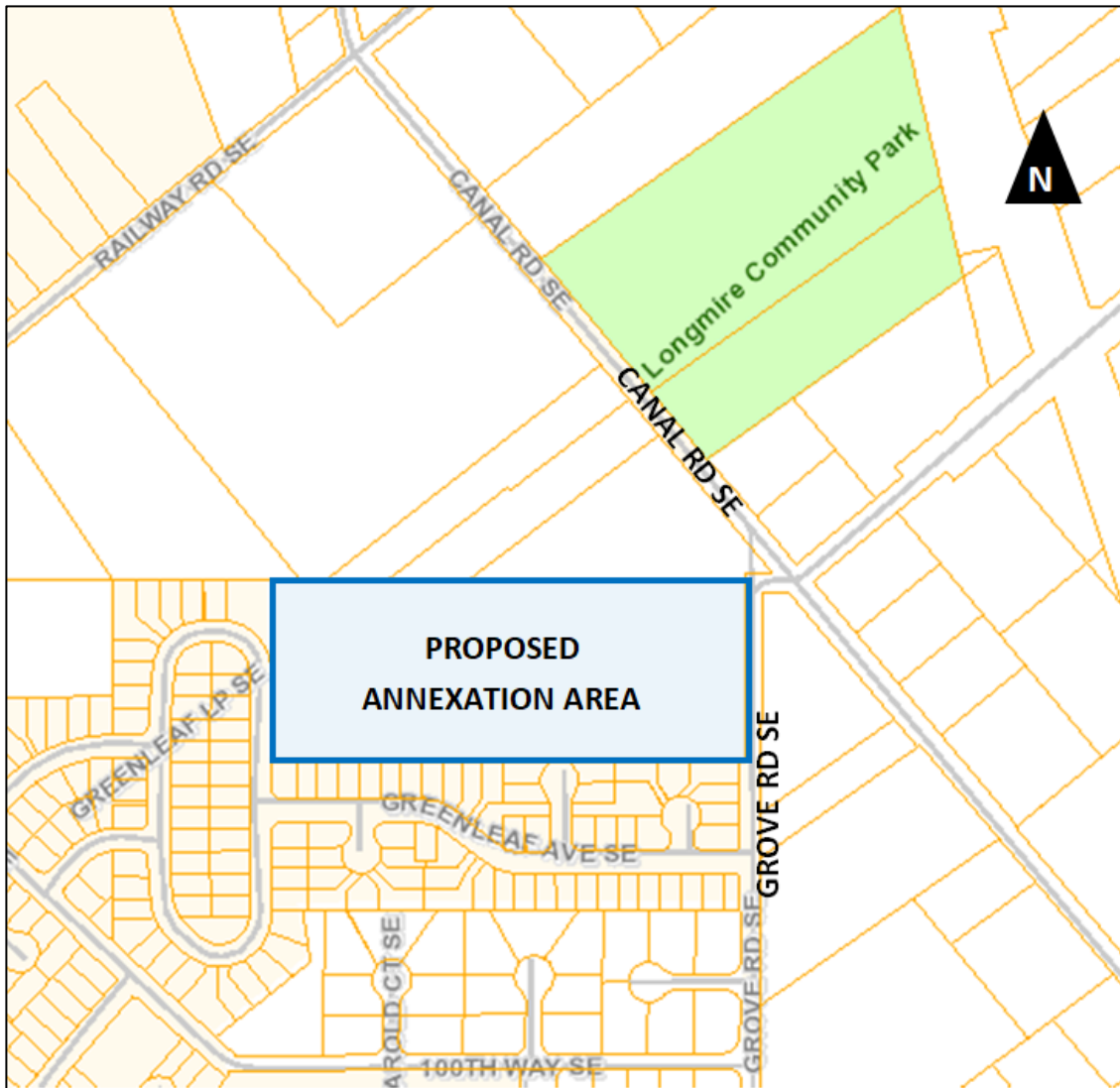
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## COUNTY COMMISSIONERS

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## BOUNDARY REVIEW BOARD

*Creating Solutions for Our Future*

June 29, 2023

### **RE: Expanding Annexation Area for City of Yelm 9819 Grove Rd Annexation (ANNEX2023-03)**

Dear Neighbor,

The Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, July 18, 2023, at 6:00 P.M. The purpose of the public hearing will be to determine whether the annexation of 12.5 acres generally located on the west side of Grove Rd SE approximately 220 feet north of the intersection of Greenleaf Ave SE and Grove Rd SE should be expanded to include an additional 7.75 acres and added to the City of Yelm. You have received this notice because you are either a property owner or a registered voter in or near the expanded annexation area. Please refer to the back of this notice for a map of the area subject to this proposal. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

**WHAT:** Boundary Review Board Public Hearing  
Expansion of City of Yelm 9819 Grove Road Annexation (ANNEX2023-03)

**WHEN:** 6:00 P.M. Tuesday July 18, 2023

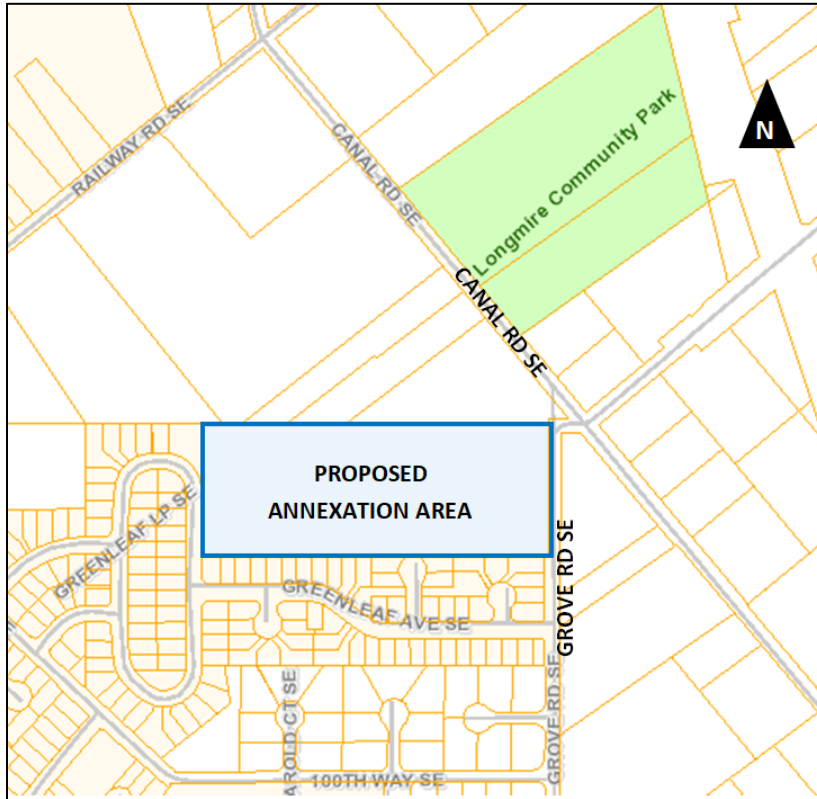
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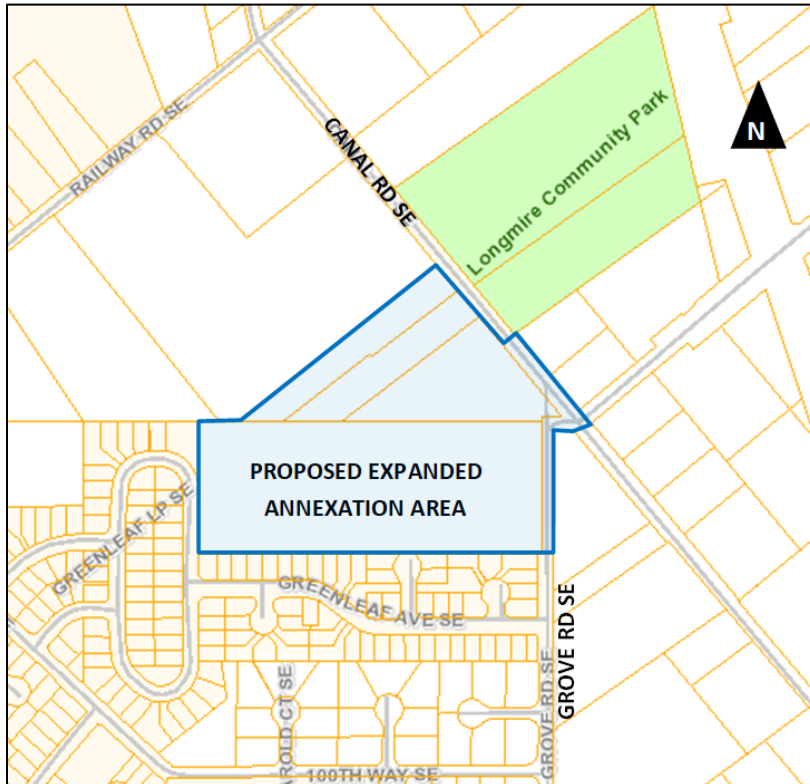
Sincerely,

Casey Mauck, Chief Clerk  
Boundary Review Board  
Thurston Regional Planning Council  
2411 Chandler Ct SW  
Olympia, WA 98502  
brbchiefclerk@trpc.org  
360.741.2517

**Annexation Area as submitted by City of Yelm**



**Expanded Annexation Area as proposed by Thurston County**



2023-01 VANCIL MORRIS ORIGINAL

2023-01 VANCIL MORRIS  
EXPANDED

2023-03 9819 GROVE ORIGINAL

2023-03 9819 GROVE EXPANDED

**BETTY ALEXANDER**  
[REDACTED]  
[REDACTED]

**CYNTHIA SUTLEY**  
[REDACTED]  
[REDACTED]

**GES LAND LLC**  
[REDACTED]  
[REDACTED]

**TANYA CRIST**  
[REDACTED]  
[REDACTED]

**KELLY & MICHAEL  
KEMPINSKI**  
[REDACTED]  
[REDACTED]

**DENNY BALASCIO**  
[REDACTED]  
[REDACTED]

**CLAIRELYN PERKINS**  
[REDACTED]  
[REDACTED]



July 5, 2023

Thurston County Boundary Review Board Members c/o  
Casey Mauck, Chief Clerk  
2411 Chandler Court SW  
Olympia, WA 98502

SUBJECT: Proposed Grove (ANNEX2023-01) and Vancil/Morris Road (ANNEX2023-03) Annexations

This memo reflects the City of Yelm's position on Thurston County's May 22, 2023 request to the Thurston County Boundary Review Board to expand the annexation area of two City of Yelm annexation proposals. While the City believes the annexation boundaries as proposed are consistent with Chapter 35A.14 RCW, the City also concurs with Thurston County that expanding the proposed annexation boundaries will result in a more logical boundary for both proposed annexations. **Therefore, the City supports the County's request.**

Consistency with RCW 36.93.170

Both the original proposed annexations and the proposed expanded annexation area will be consistent with RCW 36.93.170. The annexation areas are currently unpopulated, but adjacent to populated areas of the City and are adjacent to City utilities. Under both annexation proposal, the properties being annexed will likely develop into residential neighborhoods, which is consistent with adjacent zoning.

Consistency with RCW 36.93.180

1. Preservation of natural neighborhoods and communities: The proposed annexations are for currently undeveloped properties that are adjacent to existing neighborhoods. Approval of the annexations will like result in residential development, consistent with the surrounding area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: N/A for both the proposed original and expanded boundaries.
3. Creation and preservation of logical service areas: ***The County's proposal to expand the annexation area would result in a more logical service area, particularly for police services.***
4. Prevention of abnormally irregular boundaries: ***While there may be a question as to what constitutes an "abnormally irregular boundary," the City agrees that the County's proposal to expand the annexation boundary will result in an improved, more regular boundary.***
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated areas: N/A.

6. Dissolution of inactive special purpose districts: N/A.
7. Adjustment of impractical boundaries: ***The County's proposed expansion of the annexation area would result in a more practical service area boundary.***
8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character: N/A.
9. Protection of agricultural and rural lands which are designated for long term production agricultural and resource use by a comprehensive plan adopted by the county legislative authority: Neither the original proposal or the County's expanded proposal are located in designated agricultural lands of long-term significance.

#### Consistency with the Growth Management Act

1. RCW 36.70A.020: Neither of the proposed annexations would be contrary to 36.70A.020 (1) through (13). Both proposals are particularly consistent with the following elements of 36.70A.020 because they would:
  - a. Encourage development in urban areas where adequate public facilities exist. Sewer and water are available for future development.
  - b. The proposed annexations will reduce sprawl by providing for urban residential development densities upon annexation.
  - c. The proposed annexations will provide urban levels of residential zoning that will result in more housing of all types, including affordable housing.
  - d. The proposed annexations will provide for greater economic development by creating lands zoned to accommodate urban levels of residential development.
  - e. Adequate public facilities exist to serve both proposed annexation areas.
2. RCW 36.70A.100 – Urban Growth Areas: Both proposed annexations are consistent with RCW 36.70A.110. They are located within designated urban growth areas that are adjacent to existing residential uses. Based on the City's population growth estimates, the proposed annexation areas will assist in accommodating Yelm's projected rapid growth over the next 20 years.
3. RCW 36.70A.210 – Countywide Planning Policies: Both proposed annexations are consistent with the Countywide Planning Policies. In particular, both proposed annexations would result in concentrating development in urban growth areas (CWWP 3.1). Also, either proposed annexations will have been the result of a cooperative approach between the City of Yelm and Thurston County (CWWP 3.3). Last Both proposed annexations will meet the concurrency objectives of GMA by having sewer and water infrastructure available (CWWP 3.4).



COUNTY COMMISSIONERS

Carolina Mejia-Barahona  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

*Creating Solutions for Our Future*

July 7, 2023

Thurston County Boundary Review Board Members  
Casey Mauck, Chief Clerk  
c/o Thurston Regional Planning Council  
2411 Chandler Court  
Olympia, WA 98502

SUBJECT: Proposed City of Yelm Annexation – Vancil/Morris. (ANNEX2023-01)

Dear Chair and Board Members:

Thurston County (County) submits this position paper in support of its request to expand the geographic area of the City of Yelm's (City) proposed annexation area for Vancil/Morris Rd (ANNEX2023-01). A map of the proposed area, legal descriptions, and further information are attached for your reference. The County and City have come to consensus on an agreeable expanded annexation boundary.

The two jurisdictions agree the expanded area legally satisfies RCW 36.93 and Growth Management Act (RCW 36.70A). As memorialized by a June 20, 2023, email from Chief Clerk Casey Mauck, the Board requested further substantiation of the proposed expansion, including the following:

- (1) An analysis of the factors to be considered found in RCW 36.93.170 and objectives in RCW 36.93.180.
- (2) An analysis of how compliance with the Growth Management Act will be met.
- (3) Any assets and liabilities between the City and County, if applicable; and
- (4) A legal description of the proposed expanded annexation area.

Further substantiation addressing the above is attached for your review. As supported by this position paper and consensus between the affected governmental jurisdictions, the

County respectfully requests approval of the expanded annexation boundary. Thank you for your time and consideration.

Sincerely,

Jeremy Davis, Operations Manager & Interim Community Planning Manager  
Community Planning and Economic Development

Attachments:

Attachment A: Further Substantiation Information

Attachment B: May 22, 2023 Review Request and Map

Attachment C: Legal Description (City of Yelm)

## ATTACHMENT A

**Factors to be Considered (RCW 36.93.170)**

“(1) Population and territory; population density; land area and land uses; comprehensive plans and zoning, as adopted under chapter [35.63](#), 35A.63, or [36.70](#) RCW; comprehensive plans and development regulations adopted under chapter [36.70A](#) RCW; applicable service agreements entered into under chapter [36.115](#) or [39.34](#) RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities;” (RCW 36.93.170)

The proposed annexation area is 15 Acres. The proposed additional annexation area is approximately 11.6 acres. A population census will take place upon final action by the City.

The proposed expanded boundary of the annexation area preserves natural neighborhoods. The expanded area includes additional property that would eliminate an unincorporated peninsula between the proposed annexation and current City boundary and includes the connecting rights-of-way.

The City and County have jointly adopted a common comprehensive plan for the City and its Urban Growth Area compliant with RCW 36.70A. The City and County are updating our jointly adopted common comprehensive plan. The annexation area is within the Yelm Urban Growth Area established under RCW 36.70A.110. The current land use and zoning of Rural Residential One Unit per Five Acres will change upon annexation to Low Density Residential R-4 zoning according to the joint plan. The joint plan and annexation area are consistent with RCW 36.70A and specifically consistent with the planning goals enumerated in RCW 36.70A.020 by encouraging urban development within urban growth areas where adequate City facilities and services exist and can be provided in an efficient manner.

“(2) Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and” (RCW 36.93.170)

**Sewer and Water:**

The proposed annexation area is located within the City water and sewer planning areas and will be served by the City. Water and sewer services are not expected to change.

Fire Service Information:

Southeast Thurston Fire Authority currently serves the annexation area, which will not change upon annexation.

Law Enforcement Services:

Thurston County Sherriff's Office current serves this area. Upon annexation, the City of Yelm will serve as the law enforcement agency.

“(3) The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county.” (RCW 36.93.170)

Thurston County, the Evergreen State College and the cities of Lacey, Olympia, Tumwater, Yelm, and Tenino have an Interlocal Cooperation Agreement for Law Enforcement Mutual Aid adopted in 2011 by all jurisdictions.

This annexation area is within the identified Urban Growth Boundary for the City. The proposed annexation will have a beneficial impact on the local government structure of the County.

**Objectives of boundary review board (RCW 36.93.180)**

The decisions of the boundary review board shall attempt to achieve nine objectives when considering annexations.

“(1) Preservation of natural neighborhoods and communities;”

This Proposal:

The proposed expanded boundary of the annexation area preserves natural neighborhoods. It will prevent the creation of an unincorporated county peninsula and include associated rights-of-way. The proposed boundary will result in an improved, more regular boundary.

“(2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;”

This Proposal:

The proposed expanded annexation area abuts the City boundary to the north and east. It includes connecting rights-of-way. When a street is used as a boundary, the City will be required to annex the entire street per state law.

The proposed additional annexation area creates a more logical outer boundary than the boundary originally proposed in the Notice of Intention by the City and prevent an unincorporated county peninsula. There are no bodies of water, highways, and significant land contours to use for a boundary such as I-5, a river, or a lake.

“(3) Creation and preservation of logical service areas;”

This Proposal:

The property originally proposed for annexation is undeveloped. The expanded annexation area to be included is already developed consistent with rural zoning. Property owners will have an opportunity to develop and re-develop at urban densities.

Utility services will not change as a result of this annexation. Police service will be provided by Yelm Police instead of Thurston County Sherriff.

Fire service will continue from Southeast Thurston Fire Authority.

“(4) Prevention of abnormally irregular boundaries;”

This Proposal:

The proposed additional annexation area creates a more logical outer boundary than the boundary proposed in the Notice of Intention by the City to the extent allowable by law. The revised boundary will prevent the creation of an unincorporated county peninsula.

“(5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;”

This Proposal:

N/A

“(6) Dissolution of inactive special purpose districts;”

This Proposal:

N/A

“(7) Adjustment of impractical boundaries;”

This Proposal:

The proposed annexation, as amended by the County request, will not create an impractical outer boundary and would result in a more practical service area boundary.

“(8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and”

This Proposal:

This objective is not applicable. However, the annexation area is located in the City Urban Growth Area and is planned to be urban in character. Annexing areas planned for urban density

is consistent with this objective and consistent with the Growth Management Act, RCW 36.70A.110(4), which states that “In general, cities are the units of local government most appropriate to provide urban governmental services.” The Growth Management Act supports annexation of any portion of the Yelm Urban Growth Area into the City of Yelm.

“(9) Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.”

This Proposal:

This proposal does not include land designated as Long-Term Agriculture or resource use. The Rural Residential One Unit per Five Acre zoning is used as a holding zone in the comprehensive plan for the Yelm Urban Growth Area with the intent to transition to an urban density upon annexation.

### **Compliance with the Growth Management Act**

The decisions of a Boundary Review Board located in a county that is required to plan under the Growth Management Act (RCW 36.70A) must be consistent with RCW 36.70A.020, 36.70A.110, and 36.70A.210.

- The County and City plan under the Growth Management Act.
- They both have adopted a joint comprehensive plan under the Growth Management Act for the city and for the unincorporated urban growth area where the proposed annexation is located, and have found this plan meets the goals of the Growth Management Act in RCW 36.70A.020.
- The County has adopted County-Wide planning policies as required under RCW 36.70A.210. The annexations would concentrate development in urban growth areas and are a result of a cooperative approach between the City and County.
- The revised proposed annexations would reduce sprawl by providing urban residential development within an already designated urban growth area.



COUNTY COMMISSIONERS

Carolina Mejia  
District One

Gary Edwards  
District Two

Tye Menser  
District Three

---

**BOARD OF COUNTY COMMISSIONERS**

May 22, 2023

Washington State Boundary Review Board for Thurston County  
Chief Clerk Casey Mauk  
c/o Thurston Regional Planning Council  
2411 Chandler Court SW  
Olympia, WA 98502

Subject: Proposed City of Yelm Annexation – Vancil Morris Rd. (ANNEX2023-01)

Dear Boundary Review Board Members,


Pursuant to RCW 36.93.100, Thurston County objects to the proposed boundary of the City of Yelm Vancil Morris Rd annexation (ANNEX2023-01) and requests review by the Washington State Boundary Review Board for Thurston County (BRB). The proposed annexation boundary is an impractical and irregular boundary that will create a small unincorporated county peninsula and leave adjacent right-of-way under the county's jurisdiction.

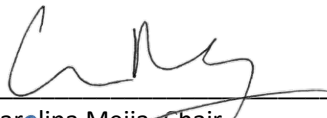
Thurston County seeks to have the BRB modify the proposed annexation to include additional areas pursuant to RCW 36.93.150 as shown on the attached map. The BRB may add up to 100% of the initial territory of the proposal before the BRB. The proposed annexation is 15 acres. The additional territory proposed to be added is approximately 11.6 acres.

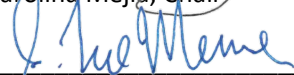
Including these areas will result in a more regular boundary and further the inclusion of the City of Yelm Urban Grown Area into the city, consistent with the current local comprehensive plans as envisioned in the Growth Management Act (Chapter 36.70A RCW). If requested by the BRB and its Chief Clerk, Thurston County can provide an electronic list of specific properties.

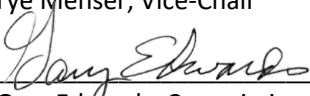
Sincerely,

Attest:

 (Initials)  
County Manager/Asst. County Manager





  
\_\_\_\_\_  
Carolina Mejia, Chair

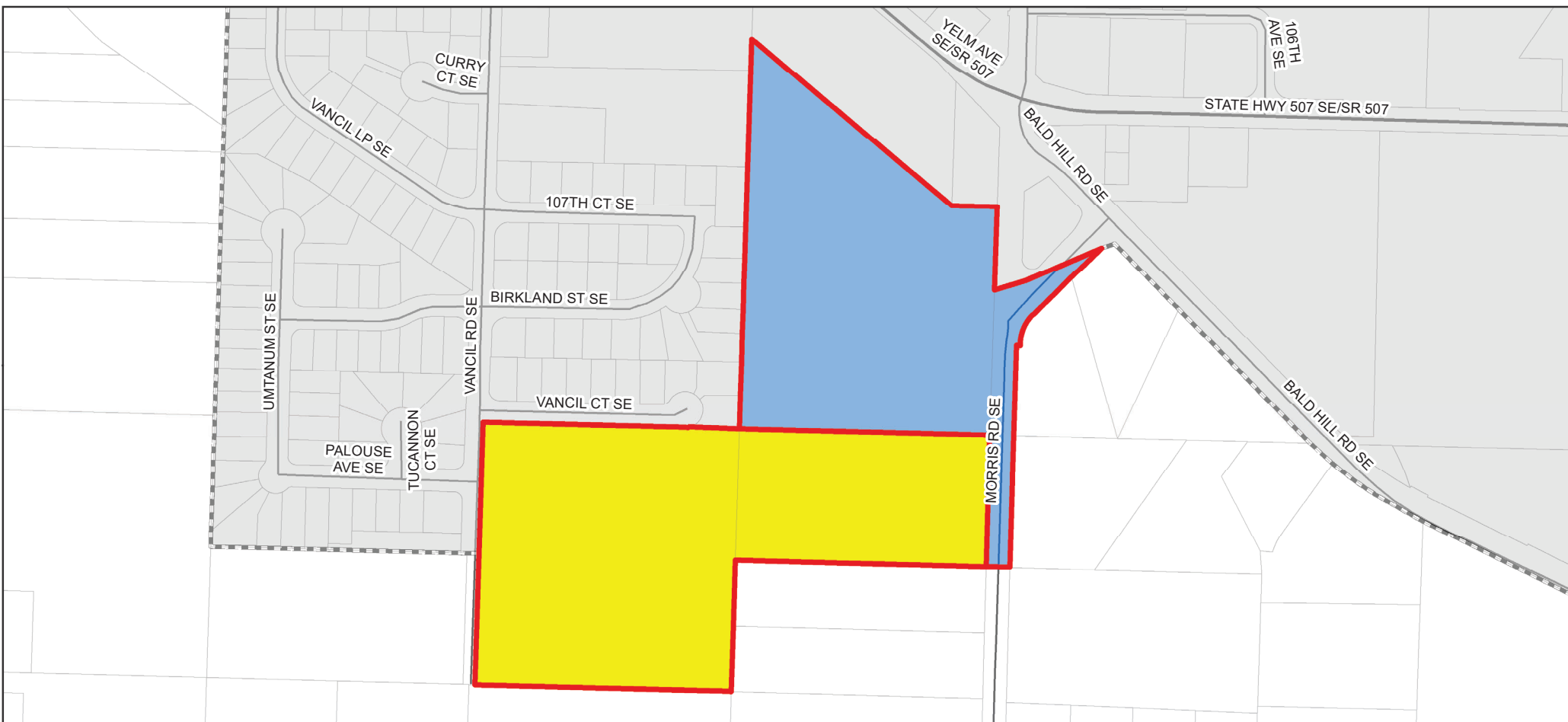
  
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Tye Menser, Vice-Chair

  
\_\_\_\_\_  
Gary Edwards, Commissioner

# THURSTON COUNTY

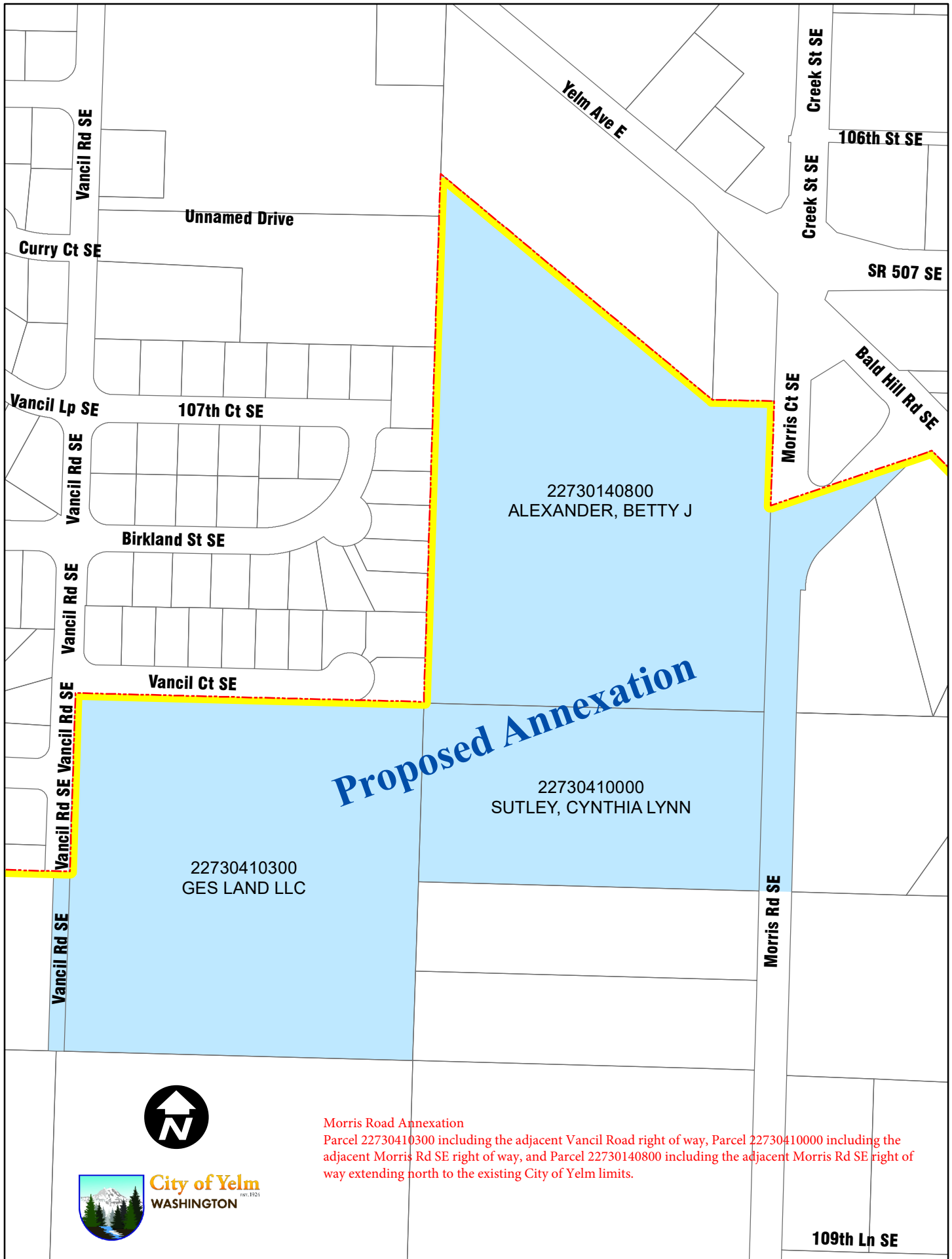
Proposed Annexations,  
City of Yelm 2023

-  Property to be Annexed
-  Property being Added
-  City Limits
-  Parcels



0 160 320 Feet

**DISCLAIMER:** Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map. To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.



**City of Yelm**  
WASHINGTON

Morris Road Annexation  
Parcel 22730410300 including the adjacent Vancil Road right of way, Parcel 22730410000 including the adjacent Morris Rd SE right of way, and Parcel 22730140800 including the adjacent Morris Rd SE right of way extending north to the existing City of Yelm limits.

**Thurston County**  
**COUNTY-WIDE PLANNING POLICIES**  
**November 10, 2015**

*These policies were adopted by the Board of County Commissioners on September 8, 1992. They were ratified earlier by each of the seven cities and towns within Thurston County. Those seven cities and towns are Lacey, Olympia, Tumwater, Bucoda, Rainier, Tenino and Yelm. On August 2, 1993, representatives of Thurston County and the seven cities and towns met to clarify intent of policies 1.2 and 1.3 and to affirm long and short term Urban Growth boundaries established in 1988 around Olympia, Lacey and Tumwater. In 2002, policies were amended to be consistent with RCW 36.70A.215 (“Buildable Lands Program”). In 2015, the policies were amended to incorporate foundational principles and policies from Creating Places, Preserving Spaces, A Sustainable Development Plan for the Thurston Region, December 2013.*

Background: The Growth Management Act calls for the faster growing counties and cities within their borders to undertake new planning to prepare for anticipated growth. New parts are to be added to the Comprehensive Plans of these counties and cities, and those plans are to be coordinated and consistent. The framework for this coordination are county-wide planning policies, developed by each county, in collaboration with its cities and towns. These are Thurston County’s county-wide planning policies which will be used to frame how the Comprehensive Plans of Thurston County and the seven cities and towns will be developed and coordinated.

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## I. GENERAL POLICIES

*(Adopted November 10, 2015)*

- 1.1 Balance our needs today with those of future residents, to protect and enhance quality of life and in recognition that each generation is a trustee of the environment for succeeding generations.
- 1.2 Preserve and promote awareness of our historic, cultural, and natural heritage.
- 1.3 Develop new ways to cultivate and support respectful civic engagement and participation by residents, and public, private, and nonprofit businesses and organizations, encouraging choices and offering information that contribute to individual, household, and community health and well-being.
- 1.4 Break down institutional barriers to communication and cooperation, fostering open communication and transparent processes that encourage community-wide participation.
- 1.5 Think broadly, regionally, and globally – act locally. Acknowledge the interdependence of communities both within and external to our region, recognizing the impacts of our region upon the world, as well as the impacts of the world upon our region.
- 1.6 Translate vision to policy and act on adopted local plans and policies. Consider the effects of decisions on achieving this vision, while balancing individual property rights with broader community needs and goals.
- 1.7 Monitor progress and shift course when necessary. Use meaningful, easy-to-understand methods to measure progress on key objectives. Respond and adapt to future social, economic, and environmental challenges.
- 1.8 Partner across topic areas and jurisdictional boundaries. While supporting local decision-making, encourage regional and cross-jurisdictional coordination, communication, and cooperation that increase our capacity to make decisions for the common good across jurisdiction boundaries.
- 1.9 Build and maintain distinct communities, preserving and enhancing the character and unique identities of the existing urban, suburban, and rural communities in a way that protects what matters most, while offering additional opportunities to improve on what can be better.
- 1.10 Meet basic human needs of clean water and air, healthy food, adequate housing, quality education, public safety, and equal access, regardless of socio-economic status.
- 1.11 Support education, employment, commercial opportunities, cultural, social, and recreational opportunities in appropriate places and at a scale that supports community health and well-being.
- 1.12 Champion energy efficiency and renewable energy strategies that contribute to energy independence, economic stability, reduced climate impacts, and long-term household and community health.
- 1.13 Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.
- 1.14 Provide for adequate active and passive recreational opportunities.

## II. URBAN GROWTH AREAS

*(June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 2.1 Urban growth within Thurston County is to occur only in designated urban growth areas.
- 2.2 The boundaries of designated urban growth areas must meet the following criteria:
  - a. Contain areas characterized by urban growth.
  - b. Be served by or planned to be served by municipal utilities.
  - c. Contain vacant land, or under-developed land with additional capacity, near existing urban areas that is capable of supporting urban development.
  - d. Be compatible with the use of designated resource lands and critical areas.
  - e. Follow logical boundaries.
  - f. Consider citizen preferences.
  - g. Be of sufficient area and densities to permit the urban growth that is projected to occur in the succeeding twenty-year period.
- 2.3 Amendments to the urban growth boundaries must use the following process:
  - a. Cities and towns will confer with the county about boundary location or amendment.
  - b. Proposed boundaries are presented to the Urban Growth Management (UGM) subcommittee of Thurston Regional Planning Council, which makes a recommendation directly to the Board of County Commissioners.
  - c. Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.
  - d. Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Commerce.
  - e. At least every 10 years, growth boundaries will be reviewed based on updated 20-year population projections.
  - f. Appeals of decisions made through this process are per the State Growth Management Act, RCW 36.70A.
- 2.4 Expansion of the Urban Growth Boundary must demonstrate consistency with:
  - a. All of the following criteria:
    - i. For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of waste water in the succeeding 20 years.
    - ii. For North County jurisdictions: the expansion area can and will be served by municipal sewer, water, and transportation in the succeeding 20 years.
    - iii. Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.
    - iv. The expansion area is contiguous to an existing urban growth boundary.
    - v. The expansion is consistent with these County-Wide Planning Policies.

- b. One of the two following criteria:
  - i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; or
  - ii. An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.

2.5 Reduction of the Urban Growth Boundary must demonstrate consistency with all of the following criteria:

- a. Sufficient land will remain within the reduced Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years.
- b. The reduced Urban Growth Boundary will include cost-effective sewer and water and transportation service areas, as applicable for each urban growth area.
- c. Reduction of the Urban Growth Boundary is compatible with the use of the designated resource lands and with critical areas.

**III. PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT,  
PROVISION OF URBAN SERVICES, AND PROTECTION OF RURAL AREAS**  
*(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 3.1 Concentrate development in urban growth areas and protect rural areas by:
- a. Accommodating the county's growth first and foremost in the urban growth areas and ensuring that development occurring in rural areas is rural in character.
  - b. Encouraging infilling first within those parts of the urban growth areas that are:
    - i. Already characterized by urban growth that has adequate existing public facilities and service capacities to serve such development,
    - ii. Second, in areas already characterized by urban growth that will be served adequately by a combination of both existing public services and facilities, that are provided by either public or private sources, and
    - iii. Third, in the remaining portions of the urban growth areas.
  - c. Phasing urban development and facilities outward from core areas.
  - d. Establishing mechanisms to ensure average residential densities sufficient to enable the county as a whole to accommodate its 20-year population projection.
  - e. Limiting growth in rural areas to prevent sprawl and the overburdening of rural services, maintain rural character, and protect the natural environment.
  - f. Prohibiting urban net densities in rural areas.
  - g. Designating rural areas for low intensity, non-urban uses that preserve natural resource lands, protect rural areas from sprawling, low-density development and assure that rural areas may be served with lower cost, non-urban public services and utilities.
  - h. Where urban services and utilities are not yet available, requiring development to be configured so urban growth areas may eventually infill and become urban.
  - i. Considering innovative development techniques.
- 3.2 Coordinate Urban Services, Planning, and Development Standards through:
- a. Maximizing the use of existing infrastructure and assets, and leveraging the value of these in building vital, healthy, and economically viable communities.
  - b. Making public investments that further multiple community goals, target identified priorities, and leverage additional investment.
  - c. Considering both economies of scale and long-term maintenance cost when investing in infrastructure.
  - d. Providing and maintaining municipal services (water, sewer, solid waste, public safety, transportation, and communication networks) in a sustainable, and cost-effective manner.
  - e. Coordinating planning and implementation of policies regarding urban land use, parks, open space corridors, transportation, and infrastructure within growth areas. Developing compatible development standards and road/street level of service standards among adjoining jurisdictions.
  - f. Developing, and ensuring the enforcement of, agreements between Thurston County and the cities and towns within its borders, that ensure development occurring within unincorporated urban growth areas is consistent with city utility and storm water planning and conforms to the development standards and road/street level of service standards of the associated city or town.

- g. Phasing extensions of urban services and facilities concurrent with development and prohibiting extensions of urban services and facilities, such as sewer and water, beyond urban growth boundaries except to serve existing development in rural areas with public health or water quality problems.
      - h. Identifying, in advance of development, sites for schools, parks, fire, and police stations, major storm water facilities, greenbelts, open space, and other public assets. Acquisition of sites for these facilities shall occur in a timely manner and as early as possible in the overall development of the area.
- 3.3 Cooperate on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns. Cooperate on developing a streamlined and efficient process for annexation, while maintaining appropriate environmental review.
- 3.4 Provide capacity to accommodate planned growth by:
  - a. Assuring that each jurisdiction will have adequate capacity in transportation, public and private utilities, storm drainage systems, municipal services, parks and schools to serve growth that is planned for in adopted local comprehensive plans; and
  - b. Protecting ground water supplies from contamination and maintaining ground water in adequate supply by identifying and reserving future supplies well in advance of need.

#### **IV. JOINT COUNTY AND CITY PLANNING WITHIN URBAN GROWTH AREAS**

*(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 4.1 Thurston County and the cities and towns within its borders will jointly plan the unincorporated portions of urban growth areas.
- 4.2 Each city and town will assume lead responsibility for preparing the joint plan for its growth area in consultation with the county and adjoining jurisdictions.
  - a. The lead city or town and the county will jointly agree to the level and role of county involvement at the outset of the project, including the role of each jurisdiction's planning commission.
  - b. A scope of work, schedule and budget will be jointly developed and individually adopted by each jurisdiction.
  - c. The process will ensure participation by area residents and affected entities.
- 4.3 The jointly adopted plan or zoning will serve as the basis for county planning decisions and as the pre-annexation comprehensive plan for the city to use when annexations are proposed.
- 4.4 Each joint plan or zoning will include an agreement to honor the plan or zoning for a mutually agreeable period following adoption of the plan or annexation.
- 4.5 Nothing in these policies shall be interpreted to change any duties and roles of local governmental bodies mandated by state law; for example, statutory requirements that each jurisdiction's planning commission hold hearings and make recommendations on comprehensive plans and zoning ordinances.

## **V. SITING COUNTY-WIDE AND STATE-WIDE PUBLIC CAPITAL FACILITIES**

*(June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 5.1 Cooperatively establish a process for identifying and siting within their boundaries public capital facilities of a county-wide and state-wide nature which have a potential for impact beyond jurisdictional boundaries. The process will include public involvement at early stages. These are facilities that are typically difficult to site, such as airports, terminal facilities, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.
- 5.2 Base decisions on siting county-wide and state-wide public capital facilities on the jurisdiction's adopted plans, zoning and environmental regulations, and the following general criteria:
  - a. County-wide and state-wide public capital facilities shall not have any probable significant adverse impact on lands designated as critical areas or resource lands; and
  - b. Major public facilities that generate substantial traffic should be sited near major transportation corridors.

## **VI. ANALYSIS OF FISCAL IMPACT**

*(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 6.1 Develop financing methods for infrastructure which minimize the taxpayer's overall burden and fairly divide costs between existing and new development.
- 6.2 Cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties.
- 6.3 Cooperatively explore methods of coordinating financing of infrastructure in urban growth areas.

## **VII. ECONOMIC DEVELOPMENT AND EMPLOYMENT**

*(June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 7.1 Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities.
- 7.2 Support the recruitment, retention, and expansion of environmentally sound and economically viable commercial, public sector, and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.
- 7.3 Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.
- 7.4 Acknowledge and look for opportunities to engage with regional economic drivers such as state government, the Port of Olympia, and Joint Base Lewis-McChord. Coordinate economic development efforts as well with other jurisdictions, the Economic Development Council, Chambers of Commerce, and other affected groups.
- 7.5 Build a vital, diverse, and strong local economy, including job opportunities that support community and household resilience, health, and well-being, by:
  - a. Supporting workforce training and offering opportunities for education and entrepreneurial endeavors.
  - b. Supporting creativity, arts, and culture.
  - c. Providing opportunities for a range of business types to succeed.
  - d. Emphasizing policies that support locally owned businesses including home-based, entrepreneurial, and nonprofit business and organizations.
  - e. Encouraging the development of local services for food, clothing, and other basic human needs.
  - f. Nurturing urban and rural agricultural and food-oriented businesses.
  - g. Protecting resource lands.
  - h. Encouraging the utilization and development of areas designated for industrial use, consistent with the environmental policies in these county-wide policies.
  - i. Connecting economic health with personal health and well-being and the advancement of environmental health.
  - j. Adding incentives for businesses to demonstrate their environmental sustainability including reduction in greenhouse gas emissions.

## **VIII. AFFORDABLE HOUSING**

*(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 8.1 Increase housing choices to support all ranges of lifestyles, household incomes, abilities, and ages. Encourage a range of housing types and costs that are commensurate with the employment base and income levels of jurisdictions' populations, particularly for low, moderate and fixed income families.
- 8.2 Accommodate low and moderate income housing throughout each jurisdiction rather than isolated in certain areas.
- 8.3 Explore ways to reduce the costs of housing.
- 8.4 Establish and maintain a process to accomplish a fair share distribution of affordable housing among the jurisdictions.
- 8.5 Work with the private sector, Housing Authority, neighborhood groups, and other affected citizens, to facilitate the development of attractive, quality, low and moderate income housing that is compatible with the surrounding neighborhood and located within easy access to public transportation, commercial areas and employment centers.
- 8.6 Regularly examine and modify policies that pose barriers to affordable housing.
- 8.7 When possible, provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing for low, moderate and fixed income individuals and families.

## **IX. TRANSPORTATION**

*(April 30, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 9.1 Increase transportation choices to support all ranges of lifestyles, household incomes, abilities, and ages.
- 9.2 Increase opportunities for riding transit, biking, walking, ridesharing, allowing and encouraging flexible work schedules, and teleworking.
- 9.3 Encourage efficient multi-modal transportation systems that are based on regional priorities and are coordinated with county and city comprehensive plans.
  - a. Local comprehensive plans will consider the relationship between transportation and land use density and development standards.
  - b. Local comprehensive plans and development standards should provide for local and regional pedestrian and bicycle circulation.
  - c. Improved transit service will be based on Intercity Transit's plans, informed by and consistent with the regional transportation plan and local comprehensive plans.
  - d. Transportation Demand Management plans and programs required by State law will be implemented as a key part of the region's transportation program.
  - e. Improvements to the regional road network will be consistent with local and regional transportation plans.
  - f. The regional transportation planning process is the primary forum for setting county-wide transportation policy.
- 9.4 The transportation element of each jurisdiction's comprehensive plan will be consistent with the land use element of that jurisdiction's comprehensive plan.
- 9.5 The transportation element of each jurisdiction's comprehensive plan will include level of service standards for all arterials and transit routes and services. Each jurisdiction will coordinate these level of service standards with all adjacent jurisdictions. Transit level of service standards will be consistent with Intercity Transit policies.
- 9.6 Each jurisdiction's transportation element will include an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions.
- 9.7 The transportation elements of comprehensive plans adopted by Thurston County and each city and town in the county will be consistent with the Regional Transportation Plan adopted by Thurston Regional Planning Council, in accordance with the provisions of the Washington State Growth Management Act.
- 9.8 The Regional Transportation Plan adopted by Thurston Regional Planning Council will be consistent with the land use elements of comprehensive plans adopted by Thurston County and the cities and towns within Thurston County and with state transportation plans. To ensure this, the Regional Transportation Plan will be reviewed and updated, if necessary, at least every two years for consistency with these plans.

- 9.9 All transportation projects within Thurston County that have an impact upon facilities or services identified as regional in the Regional Transportation Plan will be consistent with the Regional Transportation Plan.
- 9.10 Local and regional transportation plans will consider maritime, aviation, and rail transportation as an integral link to the area's regional transportation needs.

## **X. ENVIRONMENTAL QUALITY**

*(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 10.1 Recognize our dependence on natural systems and maintain a balance between human uses and the natural environment.
- 10.2 Establish a pattern and intensity of land and resource use that is in concert with the ability of land and resources to sustain such use, reduce the effects of the built environment on the natural environment, conserve natural resources, and enable continued resource use, through:
  - a. Land-use and transportation plans and actions that encourage compact development and concentrate development in urban growth areas.
  - b. Retrofitting existing infrastructure to reduce impacts of the built environment on the natural environment.
  - c. Planning for the amount of population that can be sustained by our air, land, and water resources without degrading livability and environmental quality.
  - d. Minimizing high noise levels that degrade residents' quality of life.
- 10.3 Protect the soil, air, surface water, and groundwater quality, including through:
  - a. Reducing dependence on the use of chemicals and other products that pollute and, when their use is necessary, minimizing releases to the environment.
  - b. Ensuring adequate clean water is available to support household and commercial needs while sustaining ecological systems through conservation, balancing of uses, and reuse.
  - c. Protecting ground and surface water and the water of the Puget Sound from further degradation by adopting and participating in comprehensive, multi-jurisdictional programs to protect and monitor water resources for all uses.
  - d. Protecting and enhancing air quality.
- 10.4 Take action to conserve resources, increase use of renewable resources and decrease dependence on non-renewable resources by:
  - a. Reducing energy consumption and reliance on nonrenewable energy sources.
  - b. Encouraging the reuse and recycling of materials and products, and reduction of waste to the maximum extent practicable.
- 10.5 Acknowledge that changing weather and climate patterns will impact the human, natural, and built environments and plan for impacts such as increased wildfire, flooding and sea-level rise.
- 10.6 Protect and restore natural ecosystems, such as, forests, prairies, wetlands, surface and groundwater resources, that provide habitat for aquatic and terrestrial plants and animals.
- 10.7 Provide for public access to natural resource lands, while ensuring that uses and economic activity which are allowed within those lands are sustainable.
- 10.8 Provide for parks and open space and maintain significant wildlife habitat and corridors.
- 10.9 Where outdoor lighting is necessary, design the lighting to minimize the light pollution.

## **XI. COUNTY-WIDE POLICIES WHICH ESTABLISH A PROCESS TO DEVELOP FUTURE POLICIES**

*(August 10, 1992, Adopted September 8, 1992, Amended July 1, 2002, Amended November 10, 2015)*

- 11.1. Process to determine and assure sufficiency of Urban Growth Areas to permit projected urban population:
  - a. The state Office of Financial Management (OFM) growth management planning population projections for Thurston County will be used as the range of population to be accommodated for the coming 20 years.
  - b. Within the overall framework of the OFM population projections for the County, Thurston Regional Planning Council will develop countywide and smaller area population projections, pursuant to RCW 36.70A.110 and based on current adopted plans, zoning and environmental regulations and buildout trends.
  - c. A review and evaluation program pursuant to RCW 36.70A.215 (“Buildable Lands Program”) will be established. The evaluation and subsequent updates required under the Buildable Lands Program will follow timelines in the RCWs, subject to availability of State funding. This evaluation may be combined with the review and evaluation of county and city comprehensive land use plans and development regulations required by RCW 36.70A.130 (1), and the review of urban growth areas required by RCW 36.70A.130(3).
    - i. In the event of a dispute among jurisdictions relating to inconsistencies in collection and analysis of data, the affected jurisdictions shall meet and discuss methods of resolving the dispute.
    - ii. Nothing in this policy shall be construed to alter the land use power of any Thurston County jurisdiction under established law.
    - iii. Because inclusion of this policy is as a result of state mandated legislation, implementation of this policy shall be commensurate with state funding.
  - d. The Thurston Regional Planning Council will review the smaller area population projections to assure that the 20-year population is accommodated county-wide, and that urban growth areas are of sufficient area and densities to permit the projected urban population.
- 11.2 These county-wide policies will be reviewed upon the request of four jurisdictions.
- 11.3 Under the State Growth Management Act, authority for making changes to County-Wide Planning Policies (CWPPs) lies with counties. The State Growth Management Act also states that counties are required to consult with the cities and towns within its borders regarding changes to the CWPPs. It is the role of the Thurston Regional Planning Council Urban Growth Management (UGM) Subcommittee to be the vehicle for this jurisdictional consultation process in Thurston County. Amendments to the Thurston County County-Wide Planning Policies must use the following process:
  - a. Proposed amendments are to be reviewed by the UGM Subcommittee, which consists of a representative from the City Council of each of the cities and towns in Thurston County and a representative from the Board of County Commissioners.
  - b. Technical assistance will be provided to the UGM Subcommittee by jurisdictional Planning Directors or their designated representatives.
  - c. It is the responsibility of the UGM Subcommittee members to coordinate with their respective Councils regarding amendments to the CWPPs and to do so prior to the UGM Subcommittee making its recommendation on the amendments to the Board of County Commissioners.

- d. The UGM Subcommittee will make a recommendation on the amendments to the CWPPs directly to the Board of County Commissioners.
- e. The Board of County Commissioners will hold a public hearing on the amendments to the CWPPs. This public hearing would allow Cities and Towns within Thurston County an opportunity to comment directly to the Board of County Commissioners on the amendments.

# *City of Yelm*

## *Comprehensive Plan and Joint Plan with Thurston County*



**2009**

# CITY OF YELM COMPREHENSIVE PLAN

## SUMMARY OF ADOPTED AMENDMENTS IN CHRONOLOGICAL ORDER

### 2008 Amendments – Ordinance 895

1. Replace Chapter VII – Parks / Open Space.

### 2007 Amendments – Ordinance 884

1. Update Chapter I - Introduction to include a definition of Sustainable Community.
2. Update Chapter VI – Transportation to include moving existing goals and policies from the Yelm Comprehensive Transportation Plan to the Comprehensive Plan and to comply with the Regional Transportation Plan.
3. Replace Chapter X – Capital Facilities Plan with updated plan
4. Rezone of 4 parcels from C1 to C2, and amend Section 17.27.020(1)(w) and(x) Text Amendment to 17.12.020(A)(1) “Single-family dwellings
5. Update Yelm Zoning Map to include rezoned properties

### 2006 Amendments – Ordinance 858

1. Amending the Yelm Comprehensive Plan consistent with the policies of the Growth Management Act, including population projections and housing inventory.

### 2002 Amendments – Ordinance 764

1. Update to the Chapter XII Environment, to include sub-categories for water resources including: aquifer recharge areas; wellhead protection areas; wetlands and streams; shorelines; and frequently flooded areas, as well as noise and air quality elements.
2. Adopting the 2002 Comprehensive Water Plan, as Volume 3 Appendix B.
3. Redesignation and Rezone of five parcels from Industrial to Medium Density Residential, R-6.

### 2001 Amendments – Ordinance 741

1. Adopting the City of Yelm 2001 Comprehensive Transportation Plan Update as Volume 2 Appendix A.

### 2000 Amendments - Ordinance 723

1. Redesignation and Rezone of tax parcels 64300600401, 64300600402, 64300600407, 64300600408 and 64300600409 from Light Industrial to Rural Residential 1/5. Future land use upon annexation to the City of Yelm, moderate density residential, R-6.

2. Redesignation and Rezone of a one acre portion of tax parcel 21725120100 from Low Density Residential (R-4) to Commercial (C-1).
3. The preferred alternative for the Y2/Y3 Transportation Corridor as identified in the Y2/Y3 Environmental Assessment dated February 2000.
4. Plan format to eliminate redundancy and inconsistency between the Comprehensive Plan and its appendices and supporting documents.

1998 Amendments - Ordinance 647

1. Update to the Capital Facilities Plan.
2. Redesignation and Rezone of tax parcel 6430330010 from Low Density Residential (R-4) to Commercial District (C-2).

1997 Amendments - Ordinance 611

1. Update to the 1992 Transportation Plan incorporating 1996 population and employment forecasts and evaluating the transportation needs for the next 20 year planning period.
2. Update to the Capital Facilities Plan.

1996 Amendments - Ordinance 591

1. Redesignation and Rezone of tax parcel 21724440500 from Low Density Residential (R-4) to Commercial District (C-1).
2. Redesignation and Rezone of tax parcel 21713430102 from TC Rural Residential to City of Yelm Moderate Density Residential (R-6).
3. Redesignation and Rezone of tax parcels 22719210403, 22719210600, 22719210300, and 22719210400, from Industrial (I) to Moderate Density Residential (R-6).
4. Redesignation and Rezone of tax parcel 22729132003, from Low Density Residential (R-4) and Commercial (C-1) to Commercial (C-1), and included within the short term urban growth boundary.
5. Redesignation and Rezone of tax parcel 22729310301, from Low Density Residential (R-4) and Commercial (C-1) to Low Density Residential (R-4), and excluded from the short term urban growth area.

**CITY OF YELM  
COMPREHENSIVE PLAN**

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Exhibit D	Interim Yelm Critical Areas Resources Land Ordinance, 9/92 and as amended
Exhibit E	Regional Transportation Improvement Program, 1995-1997 (September 1994) and as amended
Exhibit F	Essential Public Facilities Comprehensive Plan Provisions (January 1994) and as amended

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## APPENDICES

**VOLUME 2** Appendix A Yelm Comprehensive Transportation Plan, August 1992 and as amended

**VOLUME 3** Appendix B Yelm Comprehensive Water Plan, August 1994 and as amended

**VOLUME 4** Appendix C Yelm Comprehensive Sewer Plan, August 1994 and as amended

**VOLUME 5** Reference Documents:

Appendix D Yelm Parks Plan, 1987 and as amended

Appendix E Yelm Economic Development Summit, 1988 and as amended

Appendix F Yelm Visioning Plan and as amended

Appendix G Private Utility Planning for the Yelm Area and as amended

1. Electric
2. Gas
3. Telephone
4. Cable

# I. INTRODUCTION\*

## A. Intent

The Yelm Comprehensive Plan represents the vision of the City of Yelm for development of the community over the next 20 to 25 years. This Plan also serves as the Joint Plan between Yelm and Thurston County for Yelm's Urban Growth Area (UGA). Sections of the Plan adopted by Thurston County are noted in each chapter (see the sections of the plan marked with an \*).

### Sustainability – the Guiding Principle

A sustainable community thoughtfully provides for the needs of its residents with efficiency and stewardship for the future. Consider how today's decisions will affect the quality of life of a sustainable community and meet the needs of current citizens without jeopardizing the quality of life or needs of future generations. The goal is to establish ways of living that can be sustained indefinitely.

The Plan is written in the context of the State Growth Management Act, which mandates issues which must be dealt with in a comprehensive plan and County-Wide Planning Policies which identify how certain aspects of growth management planning are to be met in Thurston County. Relevant County-Wide Policies in place at the adoption of this plan are included at Tab 1.

The narrative portions of the Plan identify specific goals and objectives of the City for the UGA which shall be considered policies for purposes of consistency.

The purpose of the Joint Comprehensive Plan (the "Plan") is to identify how development is to occur over the next 20 to 25 years for the City area and for the County area within the UGA which will eventually be served by City of Yelm public facilities and utilities. The Plan is to be revisited not less than each seven years to review population progress, the effectiveness of the existing plan, and the need for change.

## B. Content

The Plan is designed to incorporate and coordinate many of the Yelm planning documents into a coordinated whole. For purposes of a complete picture, the "Yelm Comprehensive Plan" consists of the following documents:

		<u>Applicable to Entire UGA?</u>
<b>VOLUME 1</b>	Comprehensive Plan Text	
Chapter I	Introduction .....	yes
Chapter II	GMA Planning Parameters .....	yes
Chapter III	Land Use .....	yes
Chapter IV	Housing.....	yes
Chapter V	Public Facilities & Utilities .....	yes
Chapter VI	Transportation.....	yes
Chapter VII	Parks/Open Space.....	no
Chapter VIII	Economic Development.....	no
Chapter IX	Siting Essential Public Facilities .....	yes
Chapter X	Capital Facilities Plan .....	no
Chapter XI	Visioning .....	no
Chapter XII	Environment.....	no
Chapter XIII	Historic Preservation.....	no
Chapter XIV	Miscellaneous Provisions .....	no

Exhibit A	County-Wide Planning Policies (August 1993).....	yes
Exhibit B	Population Projections .....	yes
Exhibit C	Yelm Open Space Ordinance, amended 8/94.....	no
Exhibit D	Interim Yelm Critical Areas Resources Land Ordinance, 9/92 .....	no
Exhibit E	Regional Transportation Improvement Program, 1995-1997 (September 1994) .....	no
Exhibit F	Essential Public Facilities Comprehensive Plan Provisions (January 1994).....	yes

Maps

Map 1	Urban Growth Boundary .....	yes
Map 2	Existing City Limits and Zoning.....	no
Map 3	Future Land Use .....	yes
Map 4	Critical Areas, Streams, Wildlife, Wetlands.....	yes
Map 5	Critical Areas, Geologic Hazard Areas .....	yes
Map 6	Critical Areas, Frequently Flooded Areas .....	yes
Map 7	East Planning Subarea .....	yes
Map 8	South Planning Subarea .....	yes
Map 9	Southwest Planning Subarea.....	yes
Map 10	Northwest Planning Subarea .....	yes
Map 11	Trail/Bike Network.....	yes
Map 12	Transit Route Network.....	yes
Map 13	Rail Corridors .....	yes
Map 14	20 Years Transportation Plan (2001-2021) .....	yes
Map 15	2005 P.M. Peak Traffic Volumes .....	yes
Map 16	2030 P.M. Peak Traffic Volumes Without Thurston Highlands.....	yes
Map 17	2030 P.M. Peak Traffic Volumes With Thurston Highlands.....	yes

**APPENDICES**

<b>VOLUME 2</b>	Appendix A Yelm Comprehensive Transportation Plan, August 1992.....	yes
<b>VOLUME 3</b>	Appendix B Yelm Comprehensive Water Plan, August 1994 .....	no
<b>VOLUME 4</b>	Appendix C Yelm Comprehensive Sewer Plan, August 1994.....	no
<b>VOLUME 5</b>	Reference Documents: .....	no
Appendix D	Yelm Parks Plan, 1987	
Appendix E	Yelm Economic Development Summit, 1988	
Appendix F	Yelm Visioning Plan, [pending]	
Appendix G	Private Utility Planning for the Yelm Area	
	1. Electric	
	2. Gas	
	3. Telephone	
	4. Cable	
Appendix H	Draft Joint Plan (May 1990) .....	no

**C. Applicability**

The Comprehensive Plan is intended to apply to the entire UGA. Jurisdictionally, the Plan will be implemented in the City by the City of Yelm within the City limits and in the unincorporated UGA by Thurston County.

Thurston County will adopt the following sections or portions of sections of the Yelm Comprehensive Plan and Joint Plan as applicable to the unincorporated UGA (also see these sections of the Plan marked with an \*):

Chapter	Section
I. Introduction	Whole Chapter
II. GMA Planning Parameters	A.1. Growth Management Act A.2. Countywide Planning Policies B.1. Basis for Land Use Planning C. Urban Growth Area Boundaries D. The Planning Sub-Areas E.2. Provide Public Notice E.3. Provide Opportunity for Public Input
III. Land Use	A. Policy Guide B.2. Proposed Land Use Designations (subsection a.(i) and e. only) C. Changing the Land Use Map D. Intergovernmental Coordination E. Transfer of Development Rights Program F. Planning Subareas-Potential Land Uses
IV. Housing	Whole Chapter, except Goal 2 and policies 1-2, 2-1, 5-2 and 5-4
V. Public Facilities and Utilities	F. Overall Goals and Policies, except Goal 1 and Policy 1-1
VI. Transportation	See goals and policies with * which denotes portions of plan that are part of Yelm/Thurston County Joint Plan
IX. Siting Essential Public Facilities	Whole Chapter
XIV. Miscellaneous Provisions	A. Property Rights B. Permits C. Citizen Participation E. Comprehensive Plan Amendment
Exhibit A, County-wide Planning Policies	Whole Exhibit
Exhibit B, Population Projections	Whole Exhibit
Exhibit F, Essential Public Facilities, Comprehensive Plan Provisions	Whole Exhibit

Chapter	Section
Maps	<ol style="list-style-type: none"> <li>1. Urban Growth Area Boundary</li> <li>2. Existing City Limits and Zoning</li> <li>3. Future Land Use</li> <li>4. Critical Areas, Streams, Wildlife, Wetlands</li> <li>5. Critical Areas, Geologic Hazard Areas</li> <li>6. Critical Areas, Frequently Flooded Areas</li> <li>7. East Planning Subarea</li> <li>8. South Planning Subarea</li> <li>9. Southwest Planning Subarea</li> <li>10. Northwest Planning Subarea</li> <li>11. Trail/Bike Network</li> <li>12. Transit Route Network</li> <li>13. Rail Corridors</li> <li>14. 20 Year Transportation Plan (2001-2021)</li> <li>15. 2005 P.M. Peak Traffic Volumes</li> <li>16. 2030 P.M. Peak Traffic Volumes Without Thurston Highlands</li> <li>17. 2030 P.M. Peak Traffic Volumes With Thurston Highlands</li> </ol>
Volume 2, Yelm Comprehensive Transportation Plan and Final Environmental Impact Statement	Whole Plan and FEIS, but not the Transportation Plan Assumptions, and the Yelm Comprehensive Transportation Plan Supplement

Thurston County will also adopt the following portions of the Draft Thurston County Comprehensive Plan as applicable to the unincorporated UGA for Yelm:

Chapter	Sections
6, Capital Facilities	Whole Chapter
7, Private Utilities	Whole Chapter
8, Economic Development	Whole Chapter
9, Natural Environment	Whole Chapter
10, Historic Resources	Whole Chapter

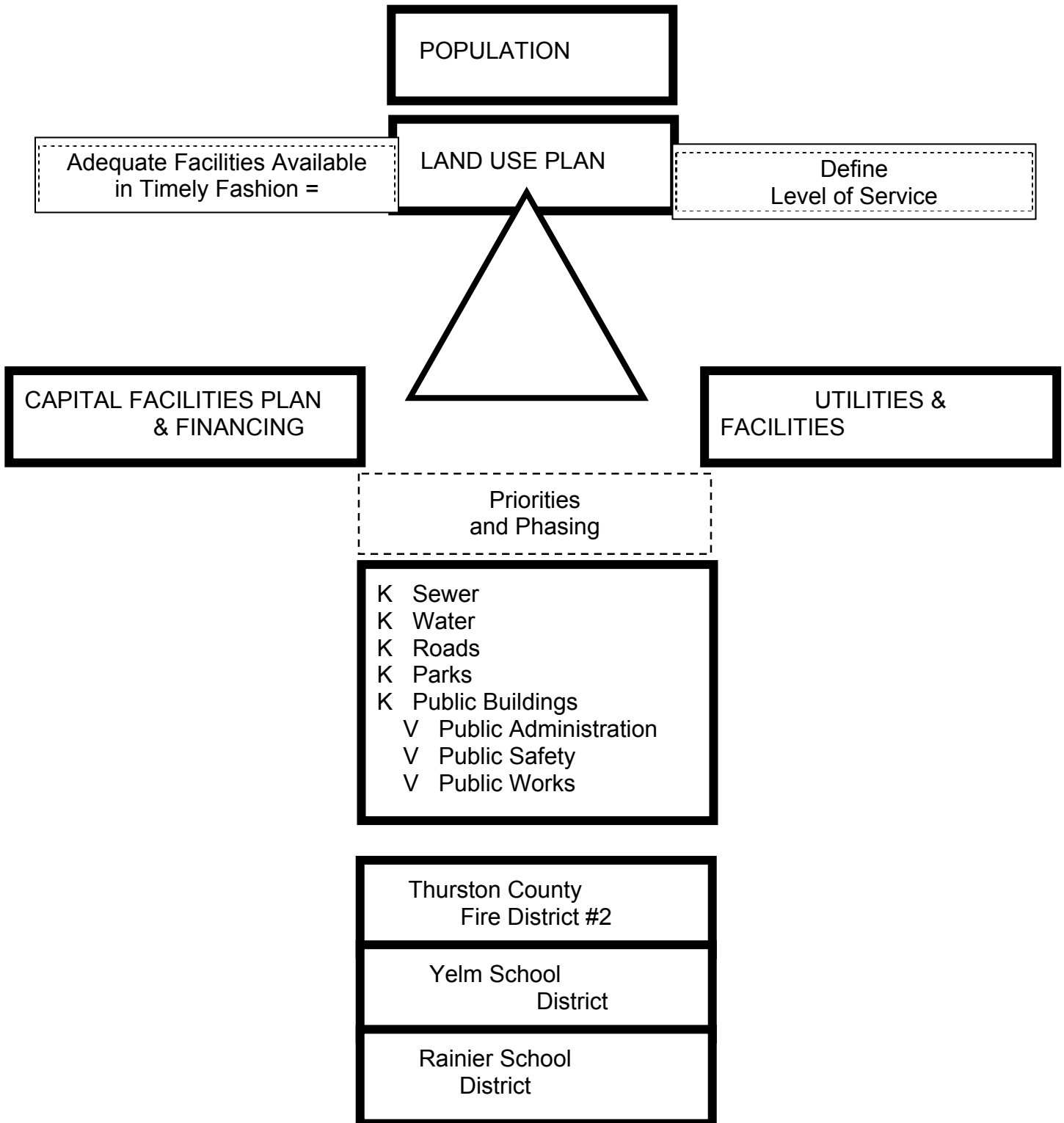
Chapter	Sections
11, Plan Amendments	I. General Provisions II.A. Joint Plan Amendments II.D. Legislative Amendments Proposed by the Public III. Site-Specific (Quasi-Judicial) Amendments IV. Appeals
12, Glossary	Whole Chapter
Appendix B, General Schedule for Annual Comprehensive Plan Amendments	Whole Appendix
Map 34, Intercity Transit Routes	Whole Map

The City and the County have an urban services agreement and cooperation through permit processing and development regulations to implement the intent of this Plan.

**D. Consistency**

The Joint Comprehensive Plan for the UGA incorporates and consolidates much of the planning which has been going on in the UGA. Many plans, including transportation and water, were completed using assumptions or calculations somewhat different from the assumptions used in this Comprehensive Plan. Where a variation exists, the more recent shall control and nonconforming plans are to be modified accordingly.

# THE PLANNING CYCLE



## II. Growth Management Act Planning Parameters

### A. Policies

Note: See Chapter 1, Page 1, Introduction, B. Content which identifies portions of the plan applicable to the City and UGA areas and C. Applicability for a list of the goals and policies applicable to the unincorporated portion of the Yelm UGA. In addition, (\*) reiterates the portions of the plan adopted by Thurston County.

#### 1.\* Growth Management Act

The City of Yelm is participating in comprehensive planning under the provisions of the Growth Management Act, Chapter 36.70A RCW. The purpose of the Act is to promote responsive, responsible local planning to accomplish thirteen identified statewide goals.

The following State Growth Management Act goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in

areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

RCW 36.70A.020

The purpose of this Comprehensive Plan is to identify how the statewide goals will be met in the City of Yelm and the UGA. Procedural guidelines for the adoption of this plan were provided by the Washington State Department of Community, Trade and Economic Development under WAC 365-195-300 which were followed in the preparation of this document.

2.\* County-Wide Planning Policies (CWPP)

Thurston County, with the advice of the Cities and Towns in Thurston County, adopted County-Wide Planning Policies (CWPP) to aid and focus the Growth Management planning activities in Thurston County. These County-Wide Planning Policies were specifically approved by the City of Yelm. The CWPP in effect at the time the City of Yelm adopted its Comprehensive Plan are as set forth at Exhibit A. The purpose of this Comprehensive Plan is to identify how the CWPP, as applicable, will be implemented in the City of Yelm and the UGA. The County-Wide Planning Policies are specifically adopted as the policy base for the Joint Plan in both the incorporated and unincorporated areas of the Yelm UGA.

3. City of Yelm's Objectives

a. Background

The City of Yelm is a small town located in Northeastern Thurston County at the junction of two state highways. Growth in the vicinity is determined by the community's proximity to Fort Lewis and the rapidly growing Pierce County area, from Puyallup and Fredrickson toward the north, to Spanaway and Roy toward the south. The City of Yelm is also subject to growth pressures spilling over from the Thurston County metropolitan area and particularly the Lacey/East Lacey suburbs of the Lacey UGA.

It is expected that the growth induced by the development of the major planned communities at DuPont, Meridian Campus, and Hawks Prairie will also spur growth in the Yelm area, as will the Thurston Highlands Planned Community, which is being designed to reach the recreational/golf/retirement market which does not now exist in the area as a focus development.

In addition, Yelm is the urban center providing many of the urban services for a large suburban/rural community located in the Northeast Thurston County area.

b. Comprehensive Plan Purpose

The purpose of Yelm's Comprehensive Plan is to identify how the City will prepare for and deal with growth which it is legally required to accommodate under the State Growth Management Act, as well as the other forces which will shape and guide the community in the future.

Yelm's Comprehensive Plan is a continuation of the Joint Planning process between the City of Yelm and Thurston County prior to 1990. (That Draft Plan is included as Volume 5/Appendix H for reference purposes, but is superseded by this Comprehensive Plan for all policy purposes). The stated purpose of that Joint Plan was "to promote consistency of local plans and certainty about future development," which continues to be the focus of City planning under this Comprehensive Plan.

The Comprehensive Plan identifies the policy base for implementing the County-Wide Planning Policies (copy attached at Exhibit A) within the Yelm UGA, including both incorporated and unincorporated Urban Growth Areas.

**B. Population and Demographics**

1.\* Basis for Land Use Planning

a. Forecasted Population: (see Exhibit B for details)

<b>Total Estimated Population Between 2000 and 2028                      Yelm and Yelm UGA                      (from TRPC Exhibit B)</b>		
<b>2000 and 2006                      Population</b>	<b>Population                      Medium Growth<sup>2</sup></b>	<b>Population Growth</b>
2000 4,385  2006 5,900	2028 22,400	2006-2028 16,500

<sup>1</sup> Source: ; TRPC Small Area Population Estimates 2007  
<sup>2</sup> TRPC traditionally updates population and employment forecasts every 3-5 years, and released the most recent small area (city and rural) populations forecasts in October 2007.

Cities and counties are obliged to conduct their planning using population forecasts that are consistent with those developed for their county by the Office of Financial Management (OFM). This means that the forecasts used by each county must fall within the range of the High, Intermediate,

and Low OFM series. Each county then determines the growth allocations for each city and its UGA, in consultation with the cities. In its County-Wide Planning Policies, Thurston County determines what forecast to use within the OFM range by relying on the forecasts of the Thurston Regional Planning Council (TRPC). Likewise, the County relies on TRPC to determine realistic allocations of population, in consultation with the cities. The most recent small area (city and rural) TRPC forecast was released in October 2007 and adopted in 2008.

2. Basis for Public Facility and Utility Planning

The City of Yelm uses the Medium Density (population of 22,400 by 2028) for planning utilities and public facilities within the city limits and UGA. The use of the Medium Growth assumption for such planning is consistent with the regional model adopted as part of the regional allocation process. The City may also use a 50-year planning horizon for certain portions of public facilities as detailed in public facility plans.

3. Range of Accuracy on Projections and Trends

The TRPC has completed population and employment projections beginning in the 1970's. The County-wide long range projections have proven to be generally reliable. The smaller scale (e.g. individual cities) and shorter time periods (e.g. 5 – 10 years) are more variable. Consequently, the TRPC tracks growth and updates the projections every 3-5 years or so in order to make adjustments to projections that can be as accurate as possible for county, city and urban growth areas.

4. Yelm School District Growth Planning

The Yelm School District enrollment increased by an average annual rate of 2.4% between the 1990/1991 school year and the 2000/2001 school year. Between the 2003/2004 and 2004/2005 school years the rate of change was 4.2%. The school district will track student growth for planning purposes by determining the student production rate per household.

<b>Student Enrollment, 1990-2005 Yelm Public School District</b>									
<b>Student Enrollment</b>								<b>Average Annual Rate of Change</b>	
School District	1990- 1991	1995- 1996	2000- 2001	2001- 2002	2002- 2003	2003- 2004	2004- 2005	90/91- 00/01	03/04- 04/05
Yelm	3,301	4,172	4,172	4,525	4,671	4,737	4,936	2.4%	4.2%

Source: Washington State Office of Superintendent of Public Instruction, www.k12.wa.us.

### **C.\* Urban Growth Area Boundaries**

#### **1. Goals and Objectives of the Yelm UGA Boundary**

The UGA is a product of joint planning with the Board of Thurston County Commissioners after review and recommendation by the Urban Growth Management Committee. The UGA is designed to permit growth to occur, at urban densities, during the next 20 years, while assuring adequate facilities and the preservation of sufficient land to assure adequate open space and preservation of critical areas. The area must also contain sufficient land area to assure reasonable choice and variety in meeting residential, commercial, and industrial needs and a reasonable allowance of reserve areas to provide competitive and affordable land on which new development should occur. See Chapter III Table 1 and 2 for estimates of land needed to accommodate population growth and land supply vs. demand.

#### **2. The Planning Subarea Characterization of the Yelm Growth Area**

The key elements used to identify the property in the City of Yelm and its Urban Growth Area are as follows:

- a. Characterized by urban growth or adjacent to territory already characterized by urban growth.
- b. Served or planned to be served by municipal utilities.
- c. Near urban areas and characterized by the ability to support urban growth.
- d. Follows logical boundaries.
- e. Provides adequate room for growth.
- f. Reflects citizen preference.

3. Urban Growth Area Boundaries

The Plan identifies growth boundaries which are designed to encourage development at urban levels of density on urban services. The City of Yelm will not annex beyond the Urban Growth Boundary and will extend utilities beyond the City limits only when a public health emergency requiring such action is approved by the County, and will not impose a financial burden on the City.

**D.\* The Planning Sub-Areas**

1. "East" Planning Area (see Map 7)

The East Planning Area is bounded by the Burlington Northern Railroad tracks on the west, the Centralia Power Canal on the north and east, and State Route 510 on the south.

a. Urban Growth

The East Planning Area is characterized by significant commercial development within the City. The UGA is presently characterized by a well-established road network and areas of urban and suburban densities, as well as some property at lower densities, and a potential for future growth. The land is relatively free of environmentally sensitive lands, other than the aquifer which is shallow and uncapped, and is generally suitable for more intensive development provided groundwater controls are established. Phased utility planning will be used to facilitate development at urban levels of density.

b. Municipal Utilities

The East Planning Area is within the water service area of the City and development at any higher-level density requires sewers, since most of the area is underlain by an uncapped drinking water aquifer. Lower density areas are presently served by water, but not sewer services. Areas using on-site septic systems would be regulated through a sewer/septic utility, until sewers and higher density development are available.

c. Logical Boundaries

The railroad, the state highway, and the canal make logical physical boundaries for the East Planning Area, which is one of the two

planning areas within the City which are closest to Pierce County and the growth occurring in the Roy-McKenna area.

2. "South" Planning Area (see Map 8)

The South Planning area is bounded by State Highway 510 on its north and west boundaries. The east boundary is the Centralia Power Canal and the south boundary is the base of a ridge which reflects a logical point of division between the urban and rural areas.

a. Urban Growth

The core of the South Planning Area is part of the urban center of the community. A new school site is located on the western boundary of the site and the northern boundary is the commercial development prevalent along State Highway 510. The area close to the existing city limits is substantially developed in suburban lots, which is the anticipated development pattern.

The area near the City contains few limitations for development and is considered appropriate for urban levels of development.

b. Municipal Utilities

The South Planning Area is served or planned to be served by City sewer and water. City sewer is expected to be provided in the area. Due to the substantial recent development on septic tanks, the City anticipates using a septic maintenance program to monitor and assure adequate sewer service in this planning area until sewer lines are extended to facilitate urban growth.

c. Logical Boundaries

The state highways and the canal provide logical physical features for the urban boundary. The southern boundary is a physical feature and potential state highway corridor, which provides a logical area within which the City will provide urban services.

The Urban Growth Boundary area includes an existing Agriculture/Environmentally-Sensitive Area which is included because development is expected over time and the area makes a logical service boundary.

3. "Southwest" Planning Area (see Map 9)

The Southwest Planning Area is bounded by Fort Lewis on the west, 93 Ave SW and Highway 507 on the north, Highway 510 on the east, and the City Limits on the south.

a. Urban Growth

More than 90% of the Southwest Planning Area is included within the City of Yelm as part of the Southwest Yelm Annexation Area. The area is being planned as the Thurston Highlands Community. The area will have a mix of single family and multifamily residential uses as well as open space, parks, school sites, and commercial spaces. The overall average density of the Planned Community is 4 units per acre (gross density).

b. Municipal Utilities

All of the growth in the Southwest Planning Area is planned to be served by sewer and water from the City of Yelm. Any on-site systems approved in advance of sewer approval will be required to participate in and hook up to the extended sewers and would be subject to the City septic maintenance utility. The area is projected to contain a main water reservoir for the City, as well as a storage facility integrated into the golf course ponds, for irrigation water storage. The irrigation water may be recycled from the City's water treatment facility.

c. Logical Boundaries

The Southwest Planning Area is marked by a single large property ownership, Thurston Highlands, which is completely within the present City limits. Fort Lewis, 93rd, and the state highways are all used for planning purposes to define limits of sewer and water service areas and provide a logical boundary.

The Urban Growth Boundary area includes an Environmentally-Sensitive/Agriculture area. The area is surrounded by roads, utilities, and other urban development, and is included to ensure a logical and cost-effective service area boundary.

4. "Northwest" Planning Area (see Map 10)

The Northwest Planning Area is bounded on the north by the Centralia Power Canal, on the east by the Burlington-Northern Railroad, on the south by 93rd Avenue and SR 510, and on the west by the north-south

centerline of Section 14, Township 17N, Range 1E and the south line of the north half of Sections 13 and 14, Township 17N, Range 1E.

a. Urban Growth

The easterly portion of the Northwest Planning Area is comprised of one of the most rapidly growing areas in Yelm. The westerly portion, although of a lower residential density, is characterized by the Knight complex, which is used for education, publication, and other business uses, and often hosts programs which result in a periodic influx of visitors for public gatherings.

b. Municipal Utilities

The easterly portion of the Northwest Planning Area is to be accommodated by sewer and water service. The westerly portion is outside the urban growth boundary and will continue to be served by on-site systems until road and sewer improvements are available for extension of urban services.

c. Logical Boundaries

Major roads such as 93rd and SR 510, and defining features such as the Canal and Fort Lewis provide logical boundaries for the Northwest Planning Area.

## **E. Public Participation**

1. Build on Existing Work Done

It is the policy of Yelm to build on work previously done, to include and incorporate prior public programs, such as joint planning, the Economic Summit, parks planning and visioning processes.

2.\* Provide Public Notice

It is the policy of Yelm to provide public notice and opportunities for public participation throughout the Comprehensive Planning process.

3.\* Provide Opportunity for Public Input

It is the policy of Yelm to provide opportunity for public input at all phases of Plan development.

### III. Land Use

#### A.\* Policy Guide

Note: See Chapter 1, Page 1, Introduction, B. Content which identifies portions of the plan applicable to the City and UGA areas and C. Applicability for a list of the goals and policies applicable to the unincorporated portion of the Yelm UGA (also see policies with asterisk\*).

The purpose of this Land Use Section of the Comprehensive Plan is to identify a pattern of development which will:

1. Promote infill at urban densities;
2. Permit cost effective phasing of urban utilities to enable the community to sustain project growth patterns;
3. Identify policies to guide development regulations which will allow implementation of the Yelm Comprehensive Plan and Joint Plan; and
4. Provide a plan in which the required population is accommodated consistent with the State Growth Management Act and goals and policies of this Comprehensive Plan, consistent with the community resources.

#### B. Land Use Patterns

1. Existing Land Use Designations.

Within the city limits, the City of Yelm's current land use patterns are shown on Volume I, Map 2, which shows the existing zoning of the Yelm area. Development regulations will modify density, use, and other standards to be consistent with the criteria below.

- 2.\* Proposed Land Use Designations.

The future land use plan is to be adopted as the land use and pre-annexation zoning for the City of Yelm. Properties which annex to the City will annex at the identified land use subject to the utility availability overlay.

- a. Residential

The residentially zoned areas provide for the bulk of the housing development in the planning areas. Minimum densities will help achieve overall density goals. Development standards will be established to permit integration of duplexes, townhouses, and accessory units within the City's residential areas, using appropriate controls to protect the safety and quiet enjoyment of the area.

Such housing is intended to broaden and increase the variety of housing available in the community and aid in achieving the overall urban density.

- (i) UGA, unincorporated (County jurisdiction) — 1 unit per 5 acres (gross density)

Yelm will propose development regulations to assure coordination and steps to aid in accomplishing the goals of this plan within the unincorporated urban area. Pursuant to County-Wide Planning Policies, the County will adopt coordinated regulations.

- (ii) City of Yelm

4 units per acre — no minimum density (3 units/acre is the expected gross density), (net density of 5.8 units/acre is currently being achieved)

6 units per acre (including mobile home parks and subdivisions) — 3 units per acre is minimum density (5 units/acre is the expected gross density)

Non-Sewered Overlay (all City lands where sewer is not yet available) — 1 unit per 5 acres until sewer service is approved through an approved sewer facilities plan designating the long-term disposal site, then underlying zoning applies. Any development within the Non-Sewered Overlay shall be consistent with CWPP 2.1(e) as further defined through development regulations.

- (iii) Apartment

Medium Density Apartment — 10 units per 1 acre (gross density)

High Density Apartment — 20 units per 1 acre (gross density), 15 acre minimum lot size

- (iv) Mixed Use (Planned Developments) in Residential Areas

Mixed use developments are used for larger parcels to provide a variety of uses, more efficient use of open space, and public facilities. Mixed use proposals must accomplish not less than 75% of the underlying density for a property and not more than 125% of the planned maximum density for the property. Mixed use developments must be able to screen or buffer impacts of non-residential uses from

existing or potential residential developments, and contain all open space and recreation areas within the site. The minimum acreage for a mixed use development shall be 40 acres. Mixed use developments may have 5% of the gross area in neighborhood commercial — no commercial use is to be larger than 5,000 square feet, 25% of the net land area in medium density or high density apartments, and 25% of the gross land area in open space, with not less than 5 acres of improved park space dedicated to the City. Development standards should be created to encourage mixed-use subdivisions. The "mixed use" alternative must be processed as a project and applies only to eligible properties.

- b. The Environmentally Sensitive Area (ESA) category pertains to properties that are in the urban growth area but presently in agricultural use and affected by critical lands with environmental limitations. .

- c. Commercial

Yelm has identified three levels of commercial categories to meet community needs: Neighborhood Service/Professional Office, General Retail/Commercial Core, and a Commercial Service district (larger and more intensive commercial uses, including auto and machine oriented, modular housing, and recreational sales, service, and repair.

- d. Industrial/Warehouse

Yelm has identified two industrial categories which are on major transportation routes, near existing utilities, and capable of being buffered for other needed development to avoid undue impact on the community. The two categories are to serve community needs: warehouse, assembly, and distribution; and manufacturing/industrial, focusing on the production of goods, utilities, or services. The former are more appropriate on the perimeter of the industrial area, the latter designed to be included in the industrial core. The County will consider rezoning the industrial-designated area to a light industrial zone, Chapter 20.28 Thurston County Code, prior to annexation.

- e. Public Institutional/Open Space

Yelm has identified two land use designations or categories which reflect public ownership of the land or land permanently set aside as dedicated open space or critical areas. Public purpose lands

which are presently identified are shown on the Future Land Use Map, Map #3.

**C.\* Changing the Land Use Map**

1. The purpose of the Joint Plan is to identify land uses within the UGA. The land use designations shown on the Future Land Use Map (Map #3) in the unincorporated area will not take effect until annexation and inclusion within a sewer discharge permit area. Those land uses within the City shall take effect upon approval for inclusion within a sewer discharge area. If the land use designations are to be changed from the map, such changes should take place in the context of the Comprehensive Plan review.
2. To promote coordinated development, any land use approved in this Joint Plan will not be unilaterally changed by either the City or the County for three years from the date of this plan without written approval from the other jurisdiction.

**D.\* Intergovernmental Coordination**

The City of Yelm will cooperate with governmental jurisdictions, including the Commander of the Fort Lewis military base and neighboring jurisdictions. The city will take into consideration the current land use and long-range goals of jurisdictions. The City will provide notification and opportunity to comment prior to final action on a Comprehensive Plan or development regulation amendment. At a minimum, the City will provide notification to state agencies as listed by the Community Trade and Economic Development Department, and the Fort Lewis Base Commander.

**E.\* Transfer of Development Rights Program**

The City of Yelm supports the Transfer of Development Rights program to support certain rural programs. Proper regulations need to assure that such a program is not counterproductive to urban goals and objectives of this plan. The City and County have established a county-wide Transfer of Development Rights program, in which some portion of the density range within the low-density residential designation is achievable through the purchase of transferred development rights rather than allowed outright. The objective of a county-wide Transfer of Development Rights program is to support conservation of important natural and/or cultural resources (e.g. long-term agricultural lands, historic properties, or significant wildlife habitat).

**F.\* The Planning Sub-Areas – City of Yelm and UGA Land Needs Assessment**

The community is divided into four sub-areas to permit the identification of logical service areas and the development and monitoring of the goals and policies of

this Comprehensive Plan. See maps 7, 8, 9, and 10. The subareas also provide a reasonable basis for the urban growth area lands needs assessment which is set forth in tables 1 and 2.

<b>Table 1 – Estimated Population and the Housing Needed to Accommodate Growth</b>		
Projected population at year 2028 <sup>1</sup>	22,400 <sup>1</sup>	
Amount of population growth expected between 2006 and 2028	16,500	
Approximate number of housing units needed to accommodate the projected growth between 2006 and 2028	7,300 units	
Capacity for new dwelling units 2006 – 2028	9,900 units	

**Source:** Thurston Regional Planning Council – Population and Employment Forecast –2007;

<sup>1</sup>TRPC traditionally updates population and employment forecasts every 3-5 years, and released the most recent small area (city and rural) populations forecasts in October 2007.

## IV. Housing

### A.\* Introduction

This housing element addresses the housing needs of the City of Yelm and its UGA. The goal of the City of Yelm is to establish a baseline for evaluating the growth of the community and to assure that adequate facilities are available to serve the needs of the community. <sup>1</sup>The housing element considers population and income characteristics; housing characteristics, including the condition of the existing housing stock; housing problems; and strategies. It then sets forth the goals and policies that will be used to encourage the provision of affordable housing in the City of Yelm. The capacity utilities and planned densities within the UGA provide ample opportunity to meet housing needs above the median incomes levels.

#### 1. Growth Management Act Requirements

The Growth Management Act requires Yelm to meet the relevant planning goals in the Act. The relevant goal for housing elements is Goal 4:

"Housing. Encourage the availability of affordable housing to all economic segments of the population of this State; promote a variety of residential densities and housing types; and encourage preservation of existing housing stock."

This housing element contains a number of goals and policies designed to encourage the availability of affordable housing, promote variety in housing, and encourage the preservation of existing housing.

#### 2. County-Wide Planning Policies

The City and County will institute measures to encourage the availability of affordable housing for all incomes and needs and ensure that each community includes a fair share of housing for all economic segments of the population by:

7.1 Establishing a process to accomplish a fair share distribution of affordable housing among the jurisdictions.

7.2 Working with the private sector, Housing Authority, neighborhood groups, and other affected citizens to facilitate the development of attractive, quality low and moderate income housing that is compatible with the surrounding neighborhood and located with easy access to public transportation, commercial areas and employment centers.

- 7.3 Accommodating low and moderate income housing throughout each jurisdiction rather than isolated in certain areas.
- 7.4 Exploring ways to reduce the costs of housing.
- 7.5 Examining and modifying current policies that provide barriers to affordable housing.
- 7.6 Encouraging a range of housing types and costs commensurate with the employment base and income levels of their populations, particularly for low, moderate and fixed income families.
- 7.7 When possible, provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing for low, moderate and fixed income individuals and families.

This housing element was written to be consistent with the County-Wide Planning Policies.

## **B.\* Inventory and Analysis**

1. Population and Demographics
  - a. Population

The population of Yelm has grown irregularly over the last 75 years. As shown in Table 1 below, the largest increases occurred during the 1990's, more than doubling the population. Population increased by 35% between 2000 and 2005. It is anticipated this growth rate will continue over the next 20 to 25 years.

The 1970's increase is attributed to a program of the federal Farmers Home Administration (FmHA) to provide low-cost loans for low-income families relocating to rural communities. Growth since 1990 has been high, in part due to people searching for more affordable housing and the general pattern of population increase for Thurston County. Southern Pierce County, directly across the Nisqually River, is also growing rapidly and Yelm is seeing spillover growth from Pierce County.

<b>Table 1</b>		
<b>Historic Population Change for City of Yelm</b>		
<b>Year</b>	<b>Population</b>	<b>Average Annual</b>
1930	384	---
1940	378	-0.2%
1950	470	2.2%
1960	479	0.2%
1970	628	2.7%
1980	1,294	7.5%
1990	1,337	0.3%
2000	3,289	9.4%
2005	4,445	7.0%

**Source:** 1930 to 2000 – U.S. Bureau of the Census. 2005 Washington State Office of Financial Management. TRPC Small Area Population Estimates; The Profile.  
**Note:** Includes growth by annexation.

<b>Table 2</b>								
<b>Population Estimates, Yelm and Yelm UGA</b>								
<b>1995, 2000 –2008</b>								
<b>Jurisdiction</b>	<b>Total</b>	<b>Estimate</b>						<b>Preliminary</b>
		<b>1995</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>Estimate</b>
Yelm	<b>City</b>	2,295	3,289	3,420	3,485	3,830	4,150	5,150
	<b>UGA</b>	1,085	1,095	1,110	1,105	1,105	1,115	1,215
	<b>Total</b>	<b>3,380</b>	<b>4,384</b>	<b>4,530</b>	<b>4,590</b>	<b>4,935</b>	<b>5,265</b>	<b>6,365</b>

**Source:** 1930 to 2000 – U.S. Bureau of the Census. Washington State Office of Financial Management; UGAs – TRPC Small Area Population Estimates, 2008; The Profile 2008.

<b>Table 3 Population Projections – Yelm and Yelm UGA 2006 to 2028<sup>1</sup></b>	
Population Estimate (2006)	5,900
Population Projection (2028)	22,400
Population Growth (2006 to 2028)	16,500
Projected Dwelling Units Needed to Accommodate Growth (2006 to 2028)	7,300
Capacity for New Dwelling Units	9,900

Source: TRPC Population and Employment Forecast 2007

<sup>1</sup>TRPC traditionally updates population and employment forecasts every 3-5 years, and released the most recent small area (city and rural) populations forecasts in October 2007 (these were formally approved in 2008).

**b. Household Characteristics**

The table below shows the types and sizes of households within the City. It is anticipated that the average household size will continue to drop due to lower birth rates, increased longevity of elderly persons, and a trend toward later marriage. It should eventually drop close to the rates for the larger metropolitan area (Olympia, Lacey, and Tumwater). Since more housing is needed in general to support anticipated growth, the amount of actual housing will be even greater, since fewer people will live in each dwelling unit.

**c. Special Needs Population**

The goal of the community is to provide an opportunity to meet special needs population requirements within the incorporated growth area. Yelm's principal special needs population is the low income elderly. As the City grows the variety of special needs will increase. It is the policy of the City and Thurston County to provide, in all housing designations, provisions for housing for special populations, including group homes. The City will adopt standards and criteria which assure within the community, facilities which provide access, affordability, and choice, and which promote and protect residential neighborhood needs for quiet enjoyment and safety.

The Housing Authority of Thurston County and other public and private social service groups, serve special needs households. Not surprisingly, the need here also far exceeds the County, State and Federal ability to provide services or assistance.

	<b>City of Yelm</b>	<b>% County Households Served And on Wait List in Yelm</b>	<b>County Total</b>
2006 Households Currently Served	69	3.4%	2,003
2006 Households on Waiting List	194	5%	3,820

Source: Thurston County Housing Authority

	<b>Yelm</b>		<b>County (Overall)</b>	
Total Households	1,216		81,625	
Family Household	807	66.4%	54,981	67.3%
Family Household with Children Under 18	505	41.5%	26,896	33.0%
Female Head of Household	175	14.4%	8,429	10.3%
Female Household with Children Under 18	130	10.7%	5,712	7.0%
Single Person Households	330	27.1%	20,473	25.1%
Elderly Households (65+)	363	29.8%	16,546	20.3%
Average Household Size	2.67		2.50	

Note: Percent of total. Percentages total more than 100% because some households fit in more than one category.

Source: Census 2000.

## 2. Income and Affordability

### a. Introduction

A several-step process was used to determine the availability of affordable housing in this section. First, the household income for Yelm was determined and divided into federally-defined poverty categories. Second, information on households spending more

than 30% of their income for housing, using standard census bureau income ranges, was determined for both renters and owners. Finally, the resulting information was converted into the federally-defined poverty categories. This resulted in information on Yelm households that spend more than 30% of their income on housing, in each of the federal poverty categories.

b. Household Income

The household income ranges in dollars for Yelm and unincorporated Thurston County (1999) and the number of households within each range are shown in Table 6 below.

For purposes of this housing element, the federal poverty categories for income are used. These categories vary by community, depending on the median income within the particular community. This often requires converting census data into data that can be used within the federal poverty categories, and may mean the numbers are estimated. For Thurston County, the median income in 1999 was \$46,975. The federal poverty categories and income for Thurston County, in 1999 dollars, are:

Extremely low income households - making less than 30% of county median income (\$0 - \$14,093)

Very low income households - making between 30% and 50% of county median income (\$14,094-\$23,488)

Low income households - making between 51% and 80% of county median income (\$23,489-\$37,580)

Moderate income households - making between 81% and 95% of county median income (\$24,782-\$44,626)

<b>Income in 1999</b>	<b>Yelm</b>		<b>Thurston County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Households	1,206	100.0	81,666	100.0
Less than \$10,000	122	10.1	5,422	6.6
\$10,000 - \$14,999	100	8.3	4,251	5.2
\$15,000 - \$24,999	147	12.2	9,099	11.1
\$25,000 - \$34,999	150	12.4	10,417	12.8
\$35,000 - \$49,999	253	21.0	14,501	17.8
\$50,000 - \$74,999	300	24.9	19,489	23.9
\$75,000 - \$99,999	82	6.8	9,655	11.8
\$100,000 - \$149,999	40	3.3	6,430	7.9
\$150,000 - \$199,999	9	0.7	1,160	1.4
\$200,000 or more	3	0.2	1,242	1.5
Median Household Income (Dollars)	39,453	(X)	46,975	(X)

Source: Census 2000.

c. Housing Affordability

Housing is generally considered to be affordable if the cost does not exceed 30% of family income. Table 7 below shows that for owner-occupied housing in Yelm, 34.0% (196 out of 574) households paid 30% or more of their family income for housing. For owner-occupied housing in Thurston County (overall), (9,801 out of 41,441) of households paid 30% or more. Table 8 shows that for renter-occupied housing, 38% in Yelm pay 30% or more of their family income for housing, and 40% in Thurston County (overall) pay 30% or more.

<b>Selected Monthly Owner Costs as a Percentage of Household Income in 1999</b>	<b>Yelm</b>		<b>Thurston County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than 15.0 percent	103	17.9	12,218	29.3
15.0 to 19.9 percent	89	15.5	7,424	17.8
20.0 to 24.9 percent	82	14.3	6,873	16.5
25.0 to 29.9 percent	104	18.1	5,125	12.3
30.0 to 34.9 percent	63	11.0	3,186	7.7
35.0 percent or more	133	23.2	6,615	15.9
Not computed	--	--	190	.5

Source: Census 2000.

<b>Gross Rent as a Percentage of Household Income in 1999</b>	<b>Yelm</b>		<b>Thurston County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than 15.0 percent	105	21.9	4,009	14.8
15.0 to 19.9 percent	62	12.9	4,074	15.1
20.0 to 24.9 percent	71	14.8	3,999	14.8
25.0 to 29.9 percent	45	9.4	2,941	10.9
30.0 to 34.9 percent	24	5.0	2,504	9.3
35.0 percent or more	159	33.2	8,385	31.0
Not computed	13	2.7	1,108	4.1

Source: Census 2000.

**Table 9**  
**City of Yelm and Thurston County**  
**Estimate of Affordable Housing Stocks and Households**  
**By Income Category, 2000**

HUD Income Ranges	Number of Dwelling Units Available in Range			Number of Households Within Income Range
	Rentals	Owner	Total	
Yelm				
0-30% of Median	102	40	142	204
>30 to 50% of Median	130	20	150	145
>50 to 80% of Median	220	196	416	217
>80 to 95% of Median	37	146	183	112
Remainder	14	374	388	528
<b>Total</b>	<b>503</b>	<b>776</b>	<b>1,279</b>	<b>1,206</b>
Thurston County Total				
0-30% of Median	1,777	3,004	4,781	8,901
>30 to 50% of Median	8,685	1,735	10,420	8,334
>50 to 80% of Median	13,659	6,761	20,420	14,408
>80 to 95% of Median	2,049	6,847	8,896	6,898
Remainder	1,760	36,842	38,602	43,124
<b>Total</b>	<b>27,930</b>	<b>55,189</b>	<b>83,119</b>	<b>81,665</b>

**Note:** This table is not intended to show a one-to-one relationship between the number of households within an income range and the number of units available within that same income range. In reality, a large number of units in the mid-to-lower ranges are rented or owned by those who are spending less than 30% of their income for these units. These households “buy-down” and effectively lower their housing costs while at the same time reducing the inventory available for those with no other options.

**Explanation Rentals:** Gross Rent – SF3 H62 Universe: Specified renter-occupied housing units; Rent Asked – SF3 H59 Universe: Specified vacant-for-rent housing units.

**Owner:** Value for all Owner-Occupied Housing Units SF3 H84 Universe: Owner-Occupied; Housing Units; Price Asked – SF3 H87 Universe: Specified vacant-for-sale-only housing units. Households: Household Income in 1999 – SF3 P52 Universe: Households.

**Source:** 2000 Census, TRPC

### 3. Data on Housing

#### a. Authorized Housing Units

Table 10 below shows the total authorized housing units as of 2000 and estimated for 2005. The data show that single-family homes in Yelm and in the county make up 75% of the housing stock (78% if manufactured homes are included).

**Table 10**  
**Total Small Area Dwelling Unit Estimates by Type**  
**Yelm and Yelm UGAs, Thurston County Total 2000 and 2005**

Jurisdiction	2000			Preliminary Estimate 2005			
	Single-Family	Multifamily	Manufactured Home	Single-Family	Multifamily	Manufactured Home	
Yelm	City	865	330	130	1,160	475	135
	UGA	270	15	140	295	15	150
	<b>Total</b>	<b>1,140</b>	<b>340</b>	<b>270</b>	<b>1,450</b>	<b>485</b>	<b>285</b>
<b>Thurston County Total</b>	<b>15,930</b>	<b>6,160</b>	<b>2,080</b>	<b>17,770</b>	<b>6,890</b>	<b>2,200</b>	

**Sources:** Thurston Regional Planning Council; Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and Thurston County building departments; U.S. Bureau of the Census; Washington State Office of Financial Management.

**Table 11**  
**City of Yelm and Thurston County**  
**Trends in Housing Costs, Income and Housing Tenure, 1990 to 2000**

	Thurston County	Yelm
<b>Selected Owner Occupied Home Values and Renter Occupied Gross Rent</b>		
1990 Median Value	79,700	56,400
2000 Median Value	145,200	117,400
Percent Increase	82%	108%
1990 Median Gross Rent	460	379
2000 Median Gross Rent	655	625
Percent Increase	42%	65%
<b>Income</b>		
Median Household Income in 1989	30,976	19,053
Median Household income in 1999	46,975	39,453
Percent Increase	52%	107%
<b>Tenure</b>		
1990 Owner Occupied	40,226	277
1990 Renter Occupied	21,924	190
1990 Percent Owner Occupied	65%	59%
1990 Percent Renter Occupied	35%	41%
2000 Owner Occupied	54,364	736
2000 Renter Occupied	27,261	479
2000 Percent Owner Occupied	67%	61%
2000 Percent Renter Occupied	33%	39%

**Sources:** 1990 Census and 2000 Census, SF1 and SF3 files.

**Note:** Housing costs have increased since 1999. Average sales price between March and May 2006 was approximately \$232,000; rents ranged from \$495 to \$1475. Source: Multiple Listing Service.

4. Analysis

Yelm's UGA is expected to grow substantially during the next 20 to 25 years, and household size to continue to decrease.. These two factors point to a continuing demand for affordable housing. Although housing costs are less expensive than in many other Thurston County jurisdictions, average income is also lower. As Table 7 and 8 illustrate, there is an existing need for affordable housing that is expected to increase proportionate to the population. Based on a review of 2000 data, adequate single-family housing is likely to be available. While multi-family units are being constructed, there is likely a need for more multi-family housing that will be occupied by an aging population, by single persons, and by those who marry later in life. The adopted Land Use Plan provides for a variety of additional housing types and multi-family zoned property income is also lower.

<b>Table 12</b>		
<b>Yelm and County Housing Stock Age</b>		
	<b>Yelm Housing Stock Age Total</b>	<b>County Housing Stock Age Total</b>
Built Before 1980 (1980 and older)	565	45,393
1980 to 2000 (598 of these built since 1990)	752	41,259
<b>Yelm Housing Stock Age by Decade</b>		
Built Before 1939	120	6,138
1940 – 1959	82	8,530
1960 – 1969	54	9,356
1970 – 1979	309	21,369
1980 – 1989	172	17,247
1990 – March 2000	580	24,012
<b>Total</b>	<b>1,317</b>	<b>86,652</b>

Source: Census 2000.

**C. Goals and Policies**

Housing Goals and Policies within the UGA

GOAL 1:\* Encourage a variety of housing types and densities and a range of affordable housing.

Policy 1-1:\* Monitor the need for special needs housing and work toward increasing opportunities for such housing.

Policy 1-2: Review the zoning ordinance to ensure that a range of housing is available throughout the City.

Policy 1-3:\* Encourage opportunities for a range of housing costs to enable housing for all segments of the population.

Policy 1-4:\* Encourage the provision of adequate affordable building sites through appropriate zoning, infrastructure, and the overall regulatory climate.

Policy 1-5:\* Permit a variety of housing types within the residential and mixed use designations to promote the range of alternatives within the community, including but not limited to government assisted housing, housing for low-income families, manufactured housing, multi-family housing, group and foster homes.

GOAL 2: Encourage housing with a pedestrian orientation in order to promote a sense of community and safety.

Policy 2-1: Review the zoning ordinance and development standards to ensure residents can safely walk to points throughout the City.

GOAL 3:\* Meet County-wide planning policy requirements to ensure a fair share of affordable housing.

Policy 3-1:\* Yelm and Thurston County shall encourage a variety of housing types in the residential designations to assure choice, opportunity, and availability of a fair share of affordable housing throughout the community.

Policy 3-2:\* Yelm and Thurston County should participate with other jurisdictions within the County in a regional process to monitor achieving the Fair Share Affordable Housing targets throughout the County.

GOAL 4:\* Encourage housing that meets adequate safety standards.

Policy 4-1:\* Continue to adopt the most up-to-date and safest building, housing, mechanical and other codes.

Policy 4-2: Require owners of unsafe dwelling units to correct significant problems.

GOAL 5:\* Promote energy efficient housing to reduce the overall costs of home ownership.

Policy 5-1:\* Support programs that improve existing structures to make them more energy efficient.

Policy 5-2: Periodically review energy efficiency requirements adopted by the City to ensure that they are up-to-date.

Policy 5-3:\* Promote residential subdivision designs that maximize solar heating opportunities.

Policy 5-4: Accessory dwelling units should be permitted in all residential zones, within the City, provided that development standards and design criteria are satisfied.

GOAL 6:\* Conserve and improve the existing housing stock and neighborhoods.

Policy 6-1:\* Support rehabilitation efforts for substandard housing.

Policy 6-2:\* Encourage and facilitate economic development as an important element of improving housing conditions by providing economic opportunity.

## **D.\* Future Needs and Alternatives**

### 1. Introduction

This section discusses the number of affordable housing units within each income category that will be needed from one forecast period to the next. These figures are based upon the population forecast approved by the Urban Growth Management Committee of Thurston Regional Planning Council (TRPC) in 1993. Since Yelm is required to plan for the growth anticipated within the UGA, the estimates are for the entire Yelm UGA rather than for the current City limits. The estimates are shown in Table 13 below:

<b>Year</b>	<b>Need ex low</b>	<b>Need very low</b>	<b>Need low</b>	<b>Need moderate</b>	<b>TOTAL</b>
91 – 92	22	17	18	6	63
93 – 95	18	14	15	5	52
96 – 2000	24	16	17	5	62
2001 – 05	16	12	13	4	45
2006 – 10	19	15	16	5	55
2011 – 15	22	17	17	6	62
				<b>TOTAL:</b>	<b>339</b>

2. Population Estimates for Yelm and Yelm UGA

These figures are the target population for the "Medium Growth" scenario as agreed to by all jurisdictions within Thurston County in 2007

Initial population (2000): 4,385

Target population (2028): 22,400

The estimated need projected in 1993 is approximately 12% of the total new housing stock anticipated in the Yelm growth area over the next 25 years. Table 13 above outlines the fair share projections for Yelm and its UGA by income level. The table could be updated if a regional committee replicated the work completed in 1993.

It is important to note, that this information does not mean that people in these income levels are not currently housed. Nor does it mean that this many people in the future will be without housing. It does mean that many are and will be paying far more than 30 percent of their income for housing. This leaves them even less money for transportation, medical care, clothing, insurance, etc. And this further reduces the quality of their lives.

3. Strategies for Housing to Meet Year 2026 and 2030 Need

Provide Infrastructure to Support Housing Needs

The land use plan accommodates a variety of housing types to promote choice and opportunity in housing. In neighborhoods a variety of housing types and densities are encouraged to enable adequate sewer and water facilities at reasonable prices. This is key to accommodating a variety of densities at affordable prices. The City

focus under this plan is to assure that such facilities are planned for and available to meet growth demands which reflect the changing population needs. Housing patterns will be monitored to assure that the City is continuing to meet its required housing needs. Adjustments will be made throughout Yelm and the Yelm UGA during periodic revisions to the Plan where monitoring shows a Sub-Area need for change to assure that required housing needs continue to be met.

#### Encourage Diversity of Housing Types to Offer Choice and Affordability

Diversity in housing types and location will help to increase housing choices. This will help meet the changing housing requirements associated with a changing population. Households are getting smaller. More people live alone. People are living longer. Some prefer to live in condominiums or townhouses to be free of the maintenance requirements of a detached house.

#### Provide Housing Choice In Transportation Efficient Areas

Meeting housing needs especially for low income and elderly means expanding housing opportunities near essential services and accessible transportation. This allows households an opportunity to choose to own fewer cars. Studies show that household vehicle costs consume 18 percent of income and are the second largest household expenditure after housing. (Source: Livable Places and Victoria Transportation Policy Institute, 2002.) Low income households in low density suburban areas spend 25 percent of their income on transportation. (Source: Transportation Research Board, 2001.)

#### Maintain Existing Older Housing Stock

Keeping and maintaining the existing affordable housing (much of which is the existing older housing stock) is generally a more effective strategy than trying to create an equivalent quantity of comparably priced new housing. Community Development Block Grant (CDBG) funds are used to rehabilitate deteriorating housing units in the rural county and south county towns but the need exceeds the available federal funding.

## V. Public Facilities & Utilities

### A. Introduction

Note: A list of the goals and policies applicable to the unincorporated portion of the Yelm Urban Growth Area is located in Exhibit G.

The purpose of this section is to identify relevant plans for public facilities (sewer and water) and private utilities (electricity, gas, phone, cable, and garbage) and to assure such plans serve the urban area in a manner consistent with this Plan.

### B. County-Wide Planning Policies

The following county-wide policies are adopted within the Urban Growth Area to guide utility development:

#### 2.1 Concentrate development in growth areas by:

- a. *Encouraging infilling in areas already characterized by urban growth that have the capacity to provide public services and facilities to serve urban development;*
- b. *Phasing urban development and facilities outward from core areas;*
- ...
- e. *Where urban services & utilities are not yet available, requiring development to be configured so urban growth areas may eventually infill and become urban.*
- ...

#### 2.2 Coordinate urban services, planning and standards through:

- a. *Coordinated planning and implementation of urban land use, parks, open space corridors, transportation, and infrastructure within growth areas;*
- ...
- e. *Phasing extensions of urban services and facilities concurrent with development; and*
- f. *No extensions of urban services and facilities, such as sewer and water, beyond urban growth boundaries except to serve existing development in rural areas with public health or water quality problems.*

2.3 *Provide capacity to accommodate planned growth by:*

- a. *Assuring that each jurisdiction will have adequate capacity in transportation, public and private utilities, storm drainage systems, municipal services, parks and schools to serve growth that is planned for in adopted local comprehensive plans;*

...

5.1 *Develop financing methods for infrastructure which minimize the taxpayer's overall burden and fairly divide costs between existing and new development.*

.....

Thurston County-Wide Policies, adopted August 16, 1993.

## **C. Public Facilities**

### 1. General Policies

#### a. Location of Facilities

The City of Yelm is the sewer and water provider within the Urban Growth Area. It is the policy of the City to extend sewer and water facilities only within the City limits and to require annexation of unincorporated areas to receive public facilities. Exemptions will be made on a case-by-case basis, but only when (1) necessary to solve an existing environmental problem, (2) approved by Thurston County, and (3) adequately funded to avoid any costs to City, taxpayers, and ratepayers.

#### b. Funding of New Facilities

Development regulations must provide for adequate financing tools, including local improvement districts, latecomer agreements, impact fees, and other devices to assure that the cost of growth is fairly apportioned between existing and new development.

### 2. City Water

#### a. Current System/Capacity

The City of Yelm is served by three wells, two storage tanks, and a combination of old and newer distribution pipes. There is currently a need to repair some of the older distribution pipes. There is also an existing need for improvements to the disinfection system.

Water supply and storage capacity meet the present demand, since the City can physically serve 1,542 connections and has existing storage for at least 2,000 connections. A detailed description of the system is included in the Water Comprehensive Plan, dated August 1994, which is adopted as Appendix B, to this Comprehensive Plan.

As Yelm's population increases, however, new water sources, storage, and water lines will need to be expanded, upgraded, or acquired. Additionally, there are existing deficiencies in the fire flow capacity of properties located at the eastern and northwest ends of the service zone, as well as certain specialized uses, such as schools and industrial areas. The City has an ongoing program to acquire water rights to assure adequate capacity to serve the growing population. Yelm currently has adequate water rights in process to serve the existing population and the anticipated growth for at least 20 years. If adequate water cannot be obtained due to lack of resources, annexations would not proceed and development would be limited to existing rights. Under such circumstances the land use plans would have to be reconsidered.

Certain administrative improvements are recommended which will benefit the existing system as well as future expansion. These include establishing well-head protective zones around the City's wells in the Urban Growth Area in order to prevent contamination of the wells by incompatible land uses or activities conducted within the aquifer recharge area of the wells.

b. Proposed System Improvements

The water system improvements are identified in Chapter 3.0 of the Water Comprehensive Plan and funding sources are in Chapter 4.0 of the Plan. To summarize, there is in the near term a need for a fourth well, second and third storage reservoirs, and additional distribution lines to accommodate the anticipated population growth during the first part of this 20-year planning cycle. Mid-way through the 20-year planning cycle, it is anticipated that new population growth will require a fifth, high-yield well.

c. Levels of Service (LOS)

For planning and concurrency purposes, the City requires 300 gallons per day per connection and 750 gallons per minute peak fire flow capacity in residential areas and Uniform Fire Code criteria for industrial and commercial areas, together with a reserve capacity of 15%. Thirty percent of the City's existing water rights

are set aside for industrial development. Commercial and institutional users are required to meet Uniform Fire Code minimums and demonstrate capacity in the system without infringing on residential reserve and light industrial reserve flows.

### 3. City Sewer

#### a. Current System/Capacity

Detailed information about Yelm's sewage system can be found in the Comprehensive Sewer Plan, dated August 1994, which is incorporated herein as a stand-alone, Volume 4, Appendix C.

Yelm is presently served by a Septic Tank Effluent Pump (STEP) sewer plant permitted for 3 million gallons per day of discharge to the Centralia Power Canal. The system serves only a portion of the existing city limits. Thirty percent of the system capacity is allocated to non residential uses. The balance of the present system is designed to meet corrective needs in the existing city limits due to old or failing septic tanks.

#### b. Proposed System

Future waste water disposal to serve new growth outside the presently-sewered area is intended to be through reuse and recycling. The program is intended to be accomplished by treating the effluent to a reusable level and then recycling throughout the City. Irrigation, industrial use, and wetland recharge are all targeted uses. The plan is described in greater depth in the Pilot Project description outlined in Yelm's Comprehensive Sewer Plan (see Volume 4/ Appendix C.)

A priority of the City is to identify a variety of permitted disposal/irrigation sites which will allow growth areas to be designated for sewer growth. Site-specific reuse/recycle areas should be identified within all sewer Sub-Areas to reduce transportation costs. Up to 10% of the land area in a Sub-Area may be used to recycle treated water. Such land area may be in parks, open spaces, or critical areas, and will often be incorporated into a specific project.

The City is developing the treatment and storage facilities. These facilities serve the existing system and form the core of the new system. The key to system expansion will be identification and approval of recycle-reuse discharge areas. As new areas inside the City are identified for development and permitted for recycled

water discharge, land use designations identified on Map 3 will become effective.

Different strategies for waste water disposal will be used throughout the City. The mitigation and concurrency strategy for every proposed development will be to identify and fund a fair share of the costs of developing an approved discharge area.

The City will develop guidelines and mitigation requirements, as well as compensation and reimbursement mechanisms (such as local improvement districts and latecomers agreements) to facility development of such areas.

c. Level of Service (LOS)

Each residential unit will require the City to collect, treat, and discharge approximately 240 gallons per day per unit, together with an appropriate reserve area and buffers where required for discharge. Each commercial or light industrial user, outside the present discharge service area, shall be assessed based on the Equivalent Residential Unit (ERU) daily rate. Development standards shall identify the correlation to be used for industrial and commercial users.

d. Non-Sewered Areas

The City considers a septic system a temporary system within the urban area and incompatible with long-term urban densities. Development standards shall be developed to identify the timing and nature of funding and conversion obligations for septic systems in the urban area. Groundwater monitoring is appropriate in areas under septic tank management.

Most of Yelm is in an area of extreme aquifer sensitivity. The current sewage treatment plan was required due to groundwater pollution concerns. For this reason, development at urban levels of density on septic tanks is not in the public interest.

Many areas within the Urban Growth Area are already on septic tanks. In addition, some development will likely occur at one unit per five acres density on septic tanks within the unsewered areas of the City and the Urban Growth Area.

The City will permit development in non-sewered areas with low densities on septic tanks. Such installations must be prepared to transfer to the sewer line when facilities are available and hook-up

required under the criteria set forth in the development standards. The County would follow similar guidelines in the unincorporated Urban Growth Area.

The City should consider developing a septic tank maintenance program, directly or in connection with Thurston County, to monitor and maintain the septic systems in place or allowed in the urban areas. The City considers septic tanks in the Urban Growth Area as an interim use to be changed to sewer as identified in appropriate development regulations.

On a case-by-case basis, the County may identify areas proposed for outside the Urban Growth Area where existing development patterns are such that long-term septic service, with adequate public maintenance and supervision, may continue in the long term without sewer service. Such areas may require City water or sewer service should a public health problem arise and adequate funding be identified to avoid fiscal impact to the City.

#### 4. Stormwater

Stormwater control is important for both flood protection and water quality and groundwater protection. Yelm has no specific detention/retention facilities as existing soils and ditches are adequate to meet present need. Development regulations should identify criteria for stormwater discharge, retention, and treatment on all new development. Such regulations should be coordinated with the wastewater reuse/recycling plans presently under study.

The basic stormwater program principles identified by the Puget Sound Water Quality Authority and the DOE-approved Thurston County Drainage Design and Erosion Control Manual should be considered a guide in the development regulations in establishing the Yelm Area Drainage Design and Erosion Control Manual for stormwater treatment, detention, and release.

#### 5. School Districts

The Yelm School District and the Rainier School District serve the Urban Growth Area. The Rainier School District jurisdiction will be developed in conjunction with the overall plan for the Thurston Highlands' portion of the Southwest Sub-Area. The remaining planning area is within Yelm School District No. 2. That District currently has a high school, a middle school, an intermediate (grades 5-6) school, an alternative high school and three elementary schools within Yelm's Urban Growth Area. The Yelm School District has an additional elementary school in Pierce County and

approximately 20% of the students live in Pierce County. In 1994, the Yelm School District's growth was 180 students from last year and the District now instructs a total enrollment of 4,000 students. Based on current growth projections, student population will grow by approximately 6,000 students during the next 20 years. All future schools will need to be constructed within Yelm's Urban Growth Area to meet the requirements of utilities and land use. Within the next six years, a new intermediate school and a new elementary school will need to be built.

The District intends to identify and recommend appropriate and reasonable mitigation measures to be imposed upon approvals given and permits issued to those residential single-family and multi-family developments within the District boundaries that adversely impact the District. The City's policy is to encourage the adequate and timely development of facilities and will work with the District to identify development regulations to accomplish the District's objectives within the guidelines of Chapter 28.02 RCW.

#### 6. Libraries

Yelm is served by the Timberland Regional Library. The City supports efforts to obtain levels of service established by the Timberland program for Yelm and surrounding rural areas. Target facilities for Yelm will include about 1.66 square feet of library space per capita or 20,000 feet to serve the 11,999 projected population. Yelm also supports innovative technology to achieve wider distribution without fixed facilities, including mobile programs and computer access technology.

### **D. Private Utilities**

The purpose of this section is to identify the general existing location, proposed location, and capacity of all existing and proposed utilities affecting the Urban Growth Area, including but not limited to electrical lines, telecommunication lines, and natural gas lines (RCW 36.70A.070(4)). For Yelm, these utilities are provided by state regulated utilities, federally licensed communications companies, and a municipally franchised cable TV company. The electric utility that serves Yelm is Puget Sound Power & Light Company (Puget Power); the natural gas utility is Washington Natural Gas (WNG); the telephone utility is Yelm Telephone Company (YTC); cable services are provided under municipal franchise by VIACOM Cablevision and the Yelm Telephone Company. The electric, natural gas, and telephone utilities are regulated by the Washington Utilities and Transportation Commission (WUTC).

## 1. Electrical Utility

Puget Power builds, operates, and maintains the electrical system serving the City of Yelm. Puget Power is a private, investor-owned utility with the responsibility for providing service to approximately 800,000 metered customers in a nine county service area in Western and Central Washington.

The system serving Yelm is part of a larger service area called the Thurston County area, which is roughly the boundaries of Thurston County. The area includes the entire cities of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm; and unincorporated Thurston County.

Puget Power imports electrical energy from generation sources in Canada, on the Columbia River, and from other generation sites inside and outside of Puget Power's service territory. Puget Power also owns and operates generation facilities.

Based on Thurston Regional Planning Council population and employment forecasts for the next 20-30 years, Puget Power estimates that there will be a peak winter load of approximately 753 MVA (Mega or million volts amperes) in the Thurston County area in the year 2010. In comparison, the winter peak load today is approximately 500 MVA. New facilities, including transmission lines and substations, and distribution systems, may have to be added or expanded in order to reliably transmit the electrical energy projected to be required in Puget Power's service areas.

The existing location of Puget Power facilities and lines is shown on the attached map, Appendix G-1A. A general estimate of current capacity of the Puget Power system within the Yelm Urban Growth Area is 17 MVA, plus or minus 2 MVA. Since the substations serving the Yelm proposed Urban Growth Area also supply power to customers outside of the area, a precise estimate is not available.

The general location of proposed future electrical transmission lines and substations are schematically depicted on the maps contained in Volume 5/Appendix G-1A. The exact locations of future facilities and transmission lines may vary. The proposed facilities are intended to improve both service reliability to existing customers and to accommodate future growth. It reflects Puget Power's projected future demand of approximately 30 MVA for a peak winter load in Yelm's proposed Urban Growth Area.

Descriptions, maps, and inventories of existing, in-progress, and proposed electrical transmission facilities improvements intended to serve local and

regional needs are presented and described more fully in Puget Power's Thurston County Draft GMA Electrical Facilities Plan, 1992" (see Volume 5/Appendix G-1).

## 2. Natural Gas Utility

Washington Natural Gas (WNG) builds, operates, and maintains natural gas facilities serving the City of Yelm. WNG is an investor-owned utility serving nearly 400,000 customers in five western Washington counties including King, Snohomish, Pierce, Thurston, and Lewis Counties.

Natural gas is supplied to the City of Yelm through a gate station from Northwest Pipeline Corporation. At the station, the gas is metered and becomes the responsibility of the Washington Natural Gas Company (WNG).

Yelm is served from the Yelm gate station through two inch mains operating at supply pressures between 200 and 250 pounds per square inch (psi). Distribution pressures are decreased to between 20 and 60 psi. The pressure varies depending on the weather and time of day.

Washington Natural Gas Company records show 176 customers in June 1982 and 278 customers as of June 1992. WNG's existing distribution is shown on the map included in Volume 5/Appendix G-2A. WNG's proposed improvements and expansion are shown on the map included in Volume 5/Appendix G-2B.

Generally, WNG engages in two types of construction activities:

- a. Supplying natural gas to a new building
- b. Converting a building from an alternate fuel to natural gas

Because the timing of this type of construction is difficult to predict, WNG responds on a case-by-case basis. Therefore, precise figures on the amount and type of new building or conversion-related construction are not available.

WNG also plans construction aimed at improving service to an area showing a need for increased capacity. From an engineering design standpoint, the minimum pressure at which natural gas can be delivered is 15 pounds per square inch (psi). If the pressure drops below 15 psi, there are several ways to increase the pressure in the line. Each method requires construction activity. Following are common methods for increasing supply to an area:

- a. "Looping" the distribution and/or supply lines to provide an alternate route for the natural gas to travel to an area needing additional supply. This method often involved construction of high pressure mains, district regulators, and intermediate pressure gas mains.
- b. Installing lines parallel to existing lines to supplement supply of natural gas to a particular service area.
- c. Replacing existing gas mains to increase the volume of natural gas that can be supplied to a particular service area. However, this type of construction is rare, since it is usually more economical to loop gas mains. This increases the potential service area, and provides an alternate route for the natural gas to travel.
- d. Recently, WNG has replaced existing gas mains if they are older and street resurfacing or widening would make it difficult to get to the gas mains at a later time.

There are plans to replace the two-inch supply main with an eight-inch main and loop the two-inch distribution main with a six-inch main from the south when developments south of Yelm justify the cost of construction.

There are also plans to service McKenna from the Yelm gate when main extensions are required. No date has been set for either plan.

### 3. Telephone Utilities

The entire Yelm Urban Growth Area is served by a single, independent telephone company: the Yelm Telephone Company (YTC). YTC has developed a five-year plan for its facilities and their growth and expansion. The five-year plan is included in Volume 5/ Appendix G-3. Because of uncertainty in the timing of growth and the resulting need for utility services, YTC has not planned beyond the five-year horizon.

### 4. Cable Utilities

Cable telephone services in the City of Yelm are generally provided by Viacom Cablevision. This service provides television broadcasting via a network of overhead and/or underground coaxial cables. Virtually all channels carried on the Yelm cable system originate at Viacom's primary transmitter site located in Tacoma.

Viacom's Yelm cable system has the technical capacity to serve any anticipated new development in the City, as well as any potential areas of annexation. The Viacom system in Yelm was designed at 550 mghz and

built to 450 mghz capacity. The total number of customers in the Yelm city limits, as of August 6, 1994 is 1,235.

The City of Yelm recently approved a franchise for the addition of a second cable utility, owned by Yelm Telephone Company. YTC has not yet developed a plan for its cable facilities.

5. Solid Waste Utility

The City of Yelm currently contracts with a private company for the collection and disposal of garbage and recyclables. Any and all properties within the City's limits are and will continue to be served by the services rendered under a solid waste contract. The City is presently exploring commercial recycling opportunities and alternatives.

The City's expansion of its city limits is dependent upon availability of adequate capacity for disposal of solid waste.

**E. Overall Goals and Policies**

GOAL 1: To facilitate the development and maintenance of all public facilities and utilities at the appropriate levels of service to accommodate the growth that is anticipated to occur in the City of Yelm.

Policy 1-1: The serving utility shall determine the sequence of implementing components of the utility plan as contained herein.

GOAL 2: To facilitate the provision of public facilities and utilities and to ensure environmentally sensitive, safe, and reliable service, that is aesthetically compatible with the surrounding land uses and results in reasonable economic costs to consumers.

Policy 2-1: Promote when reasonably feasible co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost to the public of utility delivery. Provide timely effective notice to utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing roads.

Policy 2-2: Promote the joint use of transportation rights of way and utility corridors, where possible, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice.

Policy 2-3: Require the undergrounding of all new electrical distribution and communication lines where reasonably feasible. Encourage the undergrounding of all existing electrical distribution and communication lines when it is reasonably feasible. Undergrounding shall be in accordance with rates and tariffs applicable to the serving utility.

Policy 2-4: Require the reasonable screening and/or architecturally compatible integration of all new site-specific above ground facilities.

Policy 2-5: Encourage directional pruning of trees and phased replacement of improperly located vegetation planted in the right-of-way. Pruning and trimming of trees should be performed in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.

Policy 2-6: Encourage the consolidation of utility facilities and communication facilities where reasonably feasible.

Policy 2-7: Facilitate the conversion to cost effective and environmentally sensitive alternative technologies and energy sources.

Policy 2-8: Facilitate and encourage conservation of resources.

Policy 2-9: Follow County guidelines in Chapter 7 of the County Comprehensive Plan for utility coordination between the Urban Growth Areas and rural areas within the unincorporated area.

GOAL 3: To process permits and approvals for public facilities and utilities in a fair and timely manner and in accord with development regulations which encourage predictability.

Policy 3-1: Encourage the cooperation with other jurisdictions in the planning and implementation of multi-jurisdictional public facility and utility additions and improvements. Decisions made regarding utility facilities shall be made in a manner consistent with and complementary to regional demand and resources and shall reinforce an interconnected regional distribution network.

Policy 3-2: Consideration of public facility and utility permits simultaneously with the proposals requesting service and, when

possible, approval of utility permits when the project to be served is approved.

Policy 3-3: Coordination among adjacent planning jurisdictions to ensure the consistency of each jurisdiction's utilities element and regional utility plans including: (i) coordinate the formulation and periodic update of the utilities element and relevant implementing development regulations and (ii) coordinate procedures for making specific land use decisions to achieve consistency of timing and substantive requirements.

Policy 3-4: Ensure that development regulations are consistent with and do not otherwise impair the fulfillment of public service obligations imposed by federal and State law.

Policy 3-5: Make decisions with respect to utility facilities so that safe, adequate, and efficient availability of electrical service in other jurisdictions is not negatively affected.

Policy 3-6: Interpret the map designations depicting the general location of proposed facilities as applying to a general corridor rather than to a specific site. Coordinate with utility providers to obtain updated information and, if necessary, revise the maps accordingly.

## VI. TRANSPORTATION

Note: A \* denotes the goals and policies applicable to the unincorporated portion of the Yelm Urban Growth Area.

### **A. OBJECTIVE OF TRANSPORTATION PLANNING**

The objective of Transportation Planning is to provide a cost-effective network to accommodate all modes of travel in and around the core area. To accomplish this objective, Yelm will actively pursue:

1. A connected-streets policy to promote the efficient flow of traffic, and travel by all modes within the community.
2. A series of connected arterials which will permit traffic to bypass the urban core if it is merely passing through, to reduce congestion in the central core.
3. A mitigation/impact fee strategy which will promote alternative routes and alternative methods of transportation rather than merely building ever larger streets.
4. Collecting traffic mitigation fees from new development activity, by means of the City's Traffic Facility Charge (TFC) Ordinance, to assist in funding selected system improvements identified on the 6-year Transportation Improvement Program.

### **B. TRANSPORTATION GOALS AND POLICIES**

Public decisions always require balancing various goals. In transportation, the public officials who make such decisions must be well aware that this balancing is essential, although difficult. The goal of providing a high quality transportation system must be constantly weighed against the goal of minimizing public expenditures. Similarly, the goal of quality transportation must also be balanced against the effects a particular project may have on the environment.

The goals and planning policies not only provide a framework for transportation planning but also a means for making decisions. Construction of a particular project should be based in part on an assessment of consistency with the long range transportation planning framework. Design, environmental assessment, and regional review stages of project implementation must be consistent with the goals and policies of this plan.

In any complete and realistic plan, goals and policies occasionally compete with one another. The framework presented below is not a rigid set of rules to be strictly applied in all situations. It is a guideline against which projects can be individually reviewed to decide if they meet both local and regional needs. The analysis of any given proposal should consider all modes of transportation and all methods of efficiently managing the transportation system. The decision-making process should include the public and all affected units of government.

## **Use of the Transportation Goals and Policies**

Policies in a comprehensive plan provide a framework for future transportation planning and decision-making. Use of these policies will guide decisions that affect transportation in the City of Yelm and its Urban Growth Area. These policies will be employed by decision-makers for different purposes:

- By the City, County and Planning Commission to implement transportation policies through appropriations, standards, programs, and project review;
- By City staff to prepare transportation system guidelines, procedures, criteria, designs, and budgets;
- By the Washington State Department of Transportation, Thurston Regional Planning Council, Thurston County, and neighboring jurisdictions to coordinate with Yelm on regional transportation issues and projects that cross jurisdictional boundaries;
- By developers and businesses to assess project feasibility, to make investment decisions, and to design their projects;
- By transportation providers to coordinate services with transportation facility design and operation; and
- By the public to understand the transportation future of Yelm and to influence city planning and public decisions.

The four goals set forth below form the foundation for this plan. Planning policies describe how the goals will be met. The Transportation Goals and Planning Policies are divided into four categories:

1. Coordination
2. Design and Capacity
3. Land Use, Economy, and Environment
4. Priorities and Finance

### **1. Coordination**

#### **1.1 Goal**

To have a transportation system that is compatible with neighboring cities, Thurston County, Washington State, and other transportation providers.

### **Policies**

The policies contained in this subsection balance the competing demands for different modes of travel. They also provide for transfers between different modes and support cooperation among agencies that fund, build and operate the transportation system within Yelm's Urban Growth Area. These policies address such issues as multi-agency planning and coordination; planning for pedestrians and non-motorized vehicles;

consistency of transportation improvement programs and designs among jurisdictions; coordination of construction projects; and transit service throughout the Yelm Urban Growth Area.

### **Policy 1.1 Public Participation Policy**

To encourage public participation in all transportation-related decisions.

The City has developed transportation planning policy with the assistance of a Transportation Advisory Committee. This committee includes representatives of the City Council, Yelm Planning Commission, City staff, Thurston Regional Planning Council, the Washington State Department of Transportation, citizens-at-large and the business community. The City established this committee to prepare this plan. The City will continue to employ a similar committee to advise the Planning Commission and periodically update the plan. The City will encourage public participation in the transportation planning and design process through open workshops and public hearings.

### **Policy 1.2.\* Intergovernmental Agency Coordination Policy**

To coordinate planning, construction, and operations of transportation facilities and programs. This will support and complement the transportation functions of the State, Thurston Regional Planning Council (TRPC), Thurston County, adjacent counties, neighboring cities, Intercity Transit, and other entities responsible for transportation facilities and services in the Yelm Urban Growth Area.

This coordination will be achieved by:

- Participating in the transportation-related activities of TRPC;
- Working with other jurisdictions to plan, fund, and implement multi-jurisdictional projects necessary to meet shared transportation needs (including right-of-way preservation and purchase); and
- Making transportation decisions consistent with this transportation plan and with the State, TRPC, and neighboring jurisdictions.

The City will use data from the Thurston Regional Planning Council to develop and plan transportation projects consistent with those contained in state, regional and local plans.

### **Policy 1.3.\* Regional Transportation Policy**

To cooperate with neighboring jurisdictions, Thurston and Pierce Counties, and the Washington State Department of Transportation to address regional transportation issues.

These include:

- Regional air, rail and water transportation facilities and services;
- Operation of and improvements to the state highway network;

- Improvements to roadways connecting Yelm to the surrounding region; including SR-510 to Lacey, SR-507 to Spanaway, and SR-507 to Centralia;
- Improved access to Fort Lewis and other employment centers;
- Improved access to Interstate 5 through the Nisqually Valley area or via other routes; and
- Transit connections to the region's urban centers.
- Transportation facilities and services of statewide significance.

The City will coordinate with other jurisdictions improving regional connections to Yelm prior to permitting future development. These methods may include identifying any physical, Transportation System Management (TSM), or Transportation Demand Management (TDM) improvements to mitigate potential deficiencies, and financial responsibilities for implementation.

#### **Policy 1.4.\* Multimodal Coordination Policy**

To coordinate planning and operation of Yelm's transportation system to provide efficient and varied means of transportation, and service connections and transfers at designated points.

The City will provide facilities for pedestrians and bicyclists on the City's street system. In addition, the City will coordinate with Intercity Transit and Pierce Transit to provide service and infrastructure when it becomes feasible.

#### **Policy 1.5.\* Transit Service Policy**

To support initiation and expansion of transit service within Yelm and to surrounding communities and employment centers.

The City will open discussions with Pierce Transit to learn the feasibility of providing service between Yelm and the Pierce County urban centers. The City will coordinate with Intercity Transit to provide transit connections between Yelm and other parts of Thurston County.

Intercity Transit provides transit service to Yelm on Route 94. The City invites Intercity Transit to evaluate the potential for expanding regular fixed transit service within the Yelm Urban Growth Area. The City will encourage the use of transit, carpools, vanpools, and other alternatives to driving alone.

#### **Policy 1.6.\* Park-and-Ride Policy**

To support development of a regional park-and-ride lot system

The City encourages such lots on sites with convenient access to SR-510 for travel to the Lacey-Olympia-Tumwater area and SR-507 for travel to the Tacoma area. Such lots should include adequate screening to provide a buffer from incompatible land uses and mitigate adverse affects, such as increased vehicle traffic and surface water runoff. The City will work with WSDOT, Intercity Transit, and private property owners to site park-and-ride facilities in the Yelm area, and will encourage the use of existing private parking lots that are not normally used during the day (such as churches) for park-and-ride facilities.

### **Policy 1.7.\* Rail Preservation and Enhancement Policy**

To preserve existing railroad rights-of-way within the City's Urban Growth Area and connection to the national rail network.

Rail is an important alternate means of transporting passengers and goods to the Yelm area. The City will work with the railroad ownership, Washington State Department of Transportation, Port of Olympia, and other affiliated groups to maintain and improve passenger and freight service to Yelm Urban Growth Area. The City of Yelm has acquired 4.55 miles of the Burlington Northern Santa Fe Railroad line, which had been threatened for abandonment. Preservation of the line is important to attract and retain quality manufacturing businesses. It will also provide the first viable option for this region to link up with the Regional Transit Authority's commuter rail line, which currently terminates at Lakewood. The railroad, now known as the Yelm Roy Prairie Line, will serve as a dual use bike/pedestrian and commuter/freight corridor.

### **Policy 1.8.\* Air Policy**

To support scheduled air service at the Port of Olympia air terminal in Tumwater. While not in Yelm, the community benefits from this service and, in addition, acknowledges the private airport located in Thurston County southwest of Yelm and its UGA boundary.

### **Policy 1.9.\* Utilities Policy**

To coordinate with service providers the location of major utility and transportation corridors and the construction of roadway improvements.

Such coordination will help minimize transportation disruptions caused by construction. Also, this will reduce costs and maintain pavement integrity.

### **Policy 1.10. Special Events Policy**

To accommodate the transportation needs and impacts of special events and to assess the costs of such accommodation to the event promoter.

The City recognizes that special events such as fairs, parades, athletic events, and large meetings may burden the transportation system beyond

its ordinary capacity. The City also recognizes that such events can expand the culture and improve the quality of life of the community. The City will seek to provide for such events by making appropriate provisions such as bus transportation, traffic control, and temporary street closures. However, in general, the costs of such provisions will be assessed to the promoters or organizers of such events.

## **2. Design and Capacity**

### **2.1 Goal**

A well-maintained transportation system that provides safe and cost-effective movement of goods, services, and people.

### **Policies**

The following policies guide the design, construction, operation and maintenance of the City's transportation system. The Standards and Capacity policies address issues such as functional classification and consistency with state and federal guidelines. They also address design and construction standards of transportation facilities to accommodate safely all types of transportation, maintenance standards, road adequacy standards, and the need for Transportation System Management (TSM) and Travel Demand Management (TDM) strategies that use Yelm's transportation system efficiently.

#### **Policy 2.1.\* Road Adequacy Policy (Level of Service Standard)**

To adopt levels of service for roads and facilities and services that reflect the preference of the community.

It is the policy of Yelm to disburse rather than to concentrate traffic through the urban core to promote a free flow of traffic throughout the community.

It is the policy of Yelm to adopt levels of service for concurrency and planning purposes which will promote development of transportation alternatives, both routes and methods of transport, rather than continue to enlarge the existing arterials.

For concurrency purposes, the following standards shall apply:

1. In all residential zones, LOS C
2. In all commercial and light industrial zones, LOS D
3. In the urban core LOS F is recognized as a level of service where mitigation to create traffic diversions, bypasses, and alternate routes and modes of transportation are authorized

and being planned, funded, and implemented, and can result in improved LOS.

4. For long range planning purposes, Regionally Significant Highways LOS D mitigated. The identified highways are included in the Yelm Comprehensive Transportation Plan along with standards for roadway construction to support development of adequate transportation facilities throughout the City's Urban Growth Area.

Note: The Regional Transportation Plan lists Yelm Avenue West (SR510) and Yelm Avenue East (SR 507) from the future intersection of the SR 510 Yelm Loop to the Bald Hill/Creek Street intersection as a Strategy Corridor. Strategy Corridors are those Transportation corridors in which traditional vehicular level of service standards and associated concurrency requirements do not apply as they do elsewhere on the network. Accessibility in these corridors requires strategies tailored to the unique needs and conditions of each corridor.

### **Policy 2.2.\* Functional Classification Policy**

To classify Yelm's streets according to federal, state, regional, and local guidelines.

Standards are included in the City of Yelm Functional Classification System for roadway design, access, and other standards necessary for development of an adequate transportation system in the Yelm Urban Growth Area. Roadways within the Yelm Urban Growth Area will be designated following *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO) and the guidelines of the Washington State Department of Transportation as mandated by RCW 47.05.021. Roadway classifications in Yelm are:

- Boulevard
- Principal Arterial  
City designation: Major Arterial
- Minor Arterial  
City designation: Urban Arterial  
Boulevard
- Collector  
City designation: Neighborhood Collector  
Commercial Collector
- Local Street  
City designation: Local Access Residential  
Local Access Commercial
- Alley  
City designation: Alley

In 1998, the Washington State Legislature enacted the “Level of Service Bill” (House Bill 1487), which amended the Growth Management Act to include additional detail regarding state-owned transportation facilities in the transportation element of comprehensive plans. Within the City of Yelm, SR 507 and SR 510 have been designated Regionally Significant Highways (rural minor arterial). SR 507 (First Street) and SR 510 (Yelm Avenue) currently provide the city’s only route for regional and local traffic passing through town. SR 507 and SR 510 are both classified as Minor Arterials within the City limits. Also see Map #14 City of Yelm Comprehensive Planning 20 Year Transportation Plan (2001-2021) and the planned bypass improvements and connections.

**Note:** See the Yelm Transportation Plan – Appendix A for location of State Highway System Plan information regarding Transportation Facilities and Services of Statewide Significance.

### **Policy 2.3.\* Functional Design Policy**

To ensure adequate and safe access to property via a system of public and private roads.

A range of design and construction standards for all facilities will be adopted by the City. These include roadway alignment and location, engineering and design, and ownership and street naming. All roadway design will be coordinated with Thurston County, the Washington State Department of Transportation (WSDOT), the Federal Highway Administration (FHWA), and Intercity Transit (IT) to achieve compatible design standards. These standards will be:

- Linked to the level and type of land development served by transportation facilities;
- Compatible among and between jurisdictions in the design of transportation facilities; and
- In compliance with federal and state design criteria.

### **Policy 2.4.\* Connectivity Policy**

To provide a highly interconnected network of streets and trails for ease and variety of travel.

The City of Yelm recognizes that increasing connections throughout the City not only reduces traffic congestion but also increases the sense of unity of the community. Therefore, the City will limit the use of cul-de-sacs, dead-end streets, loops, and other designs that form barriers. The City will seek to minimize impacts of through traffic upon residential neighborhoods by employing narrow streets, curves, indirect access routes, and other features. The City will encourage the use of trails and other connections that provide ease of travel between neighborhoods and community centers.

## **Policy 2.5. Aesthetic Design Policy**

To apply design standards that result in attractive and functional transportation facilities.

The City seeks to enhance the livability of the community. This will be done through design and construction of roadways and other facilities that include landscaping, parkway trees, compatible architecture and view corridors, and by minimizing obtrusive signage.

## **Policy 2.6.\* Transportation System Management (TSM) Policy**

To efficiently operate the transportation system through TSM strategies.

These strategies will include:

- Signal interconnection systems, signal coordination and synchronization, and other signal systems to ease traffic flow;
- Turn lanes and pockets to allow turning vehicles to move out of through traffic lanes; and
- Access control for arterials and major collectors to minimize disruptions in traffic flow.

## **Policy 2.7.\* Pedestrians, Bicycles, and Transit Policy**

To encourage travel by means other than the automobile and provide for the safety of pedestrians and bicyclists throughout the Urban Growth Area.

The City will design and construct roadways that incorporate features required by transit, school buses, trucks, bicycles, and pedestrian facilities. These designs will be compatible with the City's functional classification system. The City will promote transit by providing accessibility through bus pullouts, pedestrian access to bus stops and bus shelters. The City also will seek to complete its sidewalk system and pursue development of a network of off-road facilities for non-motorized travel.

## **Policy 2.8.\* Special Needs Policy**

To ensure mobility for all residents within the Urban Growth Area, including the elderly and persons with disabilities by providing an accessible and affordable transportation system.

The City of Yelm will ensure that its transportation system meets the requirements outlined in the American Disabilities Act. The City will apply design standards that respond to the needs of persons who are elderly, disabled, or have other special needs. The City will identify existing transportation facilities and locations that are not accessible or usable by

such persons and will improve such facilities. The City will encourage public and private transportation operators to accommodate the special needs of such persons.

### **Policy 2.9. Maintenance Policy**

To maintain the City's transportation system at a level that is comparable with the design standards applied to new facilities.

The City will establish programs and schedules for the level and frequency of roadway, bikeway, and sidewalk maintenance. Funding methods for implementing the City's maintenance program will also be developed.

### **Policy 2.10.\* Access Policy**

To limit and provide access to the street network in a manner consistent with the function and purpose of each roadway.

The City will seek consolidation of access points to state highways, arterials, and major collectors. This will complement the highway and arterial system, reduce interference with traffic flows on arterials, and discourage through traffic on local streets.

To achieve this level of access control, the City:

- Supports the State's controlled access policy on all state highway facilities;
- May acquire access rights along some arterials and major collectors;
- Encourages and may require land owners to work together to prepare comprehensive access plans that emphasize efficient internal circulation and discourage multiple access points to major roadways;
- Encourages consolidation of access in developing commercial and high density residential areas through shared use of driveways and local access streets.

### **Policy 2.11.\* Private Roads Policy**

To permit construction of private roads to assist with access to private properties.

The City requires these roadways to meet the design standards specified by City code and requires maintenance arrangements for all private roads. The City does not maintain private roads.

## **Policy 2.12.\* Transportation Demand Management (TDM) Policy**

The City of Yelm will encourage management of the demand for the transportation system through the following strategies as mandated by state law. These include:

- Encouraging the use of High Occupancy Vehicles—buses, carpool, and vanpool programs through private programs and through coordination with Intercity Transit, Thurston Regional Planning Council, and as mandated by commute trip reduction law;
- Promoting flexible work schedules allowing use of transit, carpools, or vanpools;
- Promoting reduced employee travel during the daily peak travel periods through flexible work schedules and programs to allow employees to work part- or full-time at home or at an alternate worksite closer to home; and
- Encouraging employers to provide TDM measures in the workplace through such programs as preferential parking for high-occupancy vehicles, improved access for transit vehicles, and employee incentives for using High Occupancy Vehicles.

## **Policy 2.13.\* Education Policy**

To meet the user education needs of the Yelm Urban Growth Area transportation system. Support programs that:

- Increasing user awareness of existing traffic law abuses and the dangers associated with them;
- Informing the public of advances in traffic safety from a system and vehicle perspective;
- Instructing drivers in defensive driving techniques to improve circulation through an increasingly congested transportation system; and
- Developing rider information packages that inform users of commuter, transit, rail, and air transportation opportunities.

## **3. Land Use, Environmental, and Economy**

### **3.1\* Goal**

A transportation system with minimal environmental impact and energy consumption that provides for a high quality of life to be enjoyed by the citizens.

## **Policies**

Policies contained in this subsection encourage the effective use of land that is consistent with an adequate transportation system to move people and goods. Issues addressed under the Land Use and Transportation Planning policies include guidelines for land development that emphasize the desired locations for development throughout Yelm and the Yelm Urban Growth Area; encourage better access for transit, pedestrian, and other non-motorized transportation modes; and access control guidelines to minimize congestion on the system's arterials and major collectors. These policies address the City's view on right-of-way and land use compatibility issues.

### **Policy 3.1.\* Environmental Protection and Conservation Policy**

To design transportation facilities within Yelm and the Yelm Urban Growth Area that minimize adverse environmental impacts resulting from both their construction and operation.

The City of Yelm will fulfill this need by:

- Considering environmental costs of development and operation of the transportation system;
- Aligning and locating transportation facilities away from environmentally sensitive areas.
- Mitigating unavoidable environmental impacts wherever possible; and
- Soliciting and incorporating the concerns and comments of interested parties.

### **Policy 3.2.\* Compatibility with Adjacent Land Use Policy**

To ensure that transportation system improvements are compatible with adjacent land uses and to minimize potential conflicts.

The City will implement a functional classification system to ensure location of an appropriate mix of traffic near compatible land uses. This includes developing routes for commercial vehicle traffic away from residential neighborhoods. The City will employ guidelines to:

- Control access to roads from adjacent developments;
- Route arterials and major collectors around neighborhoods to minimize traffic impacts on residential areas;
- Prevent new residential areas from fronting on arterials;
- Provide landscaping and noise buffers along major roadways; and
- Provide facilities for bicyclists and pedestrians and to access transit.

### **Policy 3.3.\* Economic and Development Policy**

To develop a transportation system that is compatible with the economic and development goals of the City of Yelm.

The transportation system will allow for and promote the ongoing economic development and current land use goal of the Yelm Urban Growth Area. The system will be designed to provide ready access to all industrial and commercial areas of the City.

### **Policy 3.4.\* Commercial Siting Policy**

To direct the compatibility of land use with the recommended transportation program in the Comprehensive Transportation Plan.

Development of the plan's recommended improvements may encourage development inconsistent with the current vision of land use shared by the residents of the Urban Growth Area. The City will promote construction of commercial developments in the Yelm City Center to foster this section of the City as the economic core of the Urban Growth Area. Construction of commercial development along the alternate routes around the City Center will be limited to minimize potential traffic congestion. Traffic levels through the core area will be maintained to support viable downtown activities.

### **Policy 3.5. Land Use Impact Assessment Policy**

To allow major land use changes only when those proposals accompany specific documentation or proposed plans showing how the transportation system can adequately support the needs of existing and proposed development.

The City will establish threshold levels for this policy so that small land owners will not be disadvantaged, and will tie the implementation of this policy to impact mitigation planning.

### **Policy 3.6.\* Right-of-Way Policy**

To retain existing rights-of-way and to identify, acquire, and preserve rights-of-way.

The City intends to use the recommendations from its Transportation Plan to identify current and future transportation system needs. The City will identify specific transportation corridors and alignments and locate and protect needed rights-of-way as soon as possible. Some methods that will be used to acquire and preserve rights-of-way include:

- Requiring dedication of rights-of-way as a condition for development when the need for such rights-of-way is linked to the development;
- Requesting donations of rights-of-way to the public;

- Purchasing rights-of-way by paying fair market value; and
- Acquiring development rights and easements from property owners.

The City also seeks to protect rights-of-way from encroachment by any structure, substantial landscaping, or other obstruction to preserve the integrity of a comprehensive plan recommendation. Protection methods that may be used include a minimum setback requirement for property improvements to preserve sufficient right-of-way to allow for expansion of roadways; and development of specific guidelines regarding the installation and maintenance of any landscaping within the public right-of-way.

## **4. Priorities and Financing**

### **4.1. Goal**

Responsible funding of needed transportation system improvements with public and private sector participation.

### **Policies**

The City faces the challenge of making the best use of the limited funds available to finance transportation projects. The objectives of the Priorities and Financing policies are to secure adequate funding to finance the City's transportation needs and to establish a consistent and equitable method for allocating the City's transportation funds. Issues addressed by these policies include concurrency, identifying favorable funding sources, deciding impact mitigation assessments, project scheduling, and the process for establishing budget and construction priorities.

### **Policy 4.1.\* Implementation of Transportation Plan**

To implement transportation planning and development in the Urban Growth Area as a joint exercise of responsibility between the City, the County and the State.

Yelm will be responsible for planning and implementation of the policies of the City's Transportation Plan within the incorporated Urban Growth Area, and will keep Thurston County advised of any new projects or changes to existing programs which the County should consider in its planning or review, in order to assure consistency, conformance, and concurrency.

Thurston County will be responsible for planning and implementing the policies of the Regional Transportation Plan within the unincorporated Urban Growth Area, and will keep the City advised of any projects, programs, or changes which the City should

consider in its planning or project review, in order to assure consistency, conformance, and concurrency.

The City and the County will jointly cooperate to encourage the State Department of Transportation to support, promote, and conform to the plans adopted hereunder.

#### **4.2.\* Priority Process Policy**

To use a standardized, well documented, and objective process to establish clear priorities for transportation expenditures within the City's Urban Growth Area.

The City incorporates its priority process into preparation of specific planning and implementation documents. These include the Comprehensive Transportation Plan, Six-Year Transportation Improvement Program, Regional Transportation Plan, and State Transportation Plan. The process will be clearly stated so the public and interested agencies can understand the process and participate in preparation of recommendations. The City will encourage public input throughout the process.

The City sets priorities of the improvements according to the following factors:

- The need to maintain or upgrade existing transportation facilities at the adopted level of service;
- The need to upgrade or build new transportation facilities to encourage and support growth and economic development in the area; and
- The true cost of an improvement including operation and maintenance costs; environmental, economic, and social impacts; and any replacement or closure costs.

#### **Policy 4.3. Funding Sources Policy**

To secure adequate long-term funding sources for transportation through a variety of methods.

These methods may include:

- Encouraging public/private partnerships for financing transportation projects that remedy existing transportation problems, or that foster economic growth in the Yelm area;
- Taking advantage of state funds, such as the Transportation Improvement Account (TIA), and the Public Works Trust Fund (PWTF);

- Encouraging the use of Local Improvement Districts (LID) by property owners to upgrade roads to meet City road standards;
- Requiring impact mitigation payments or seeking voluntary contributions from developers; and
- Seeking funding from the federal transportation allocation.

**Policy 4.4. Expenditure Priorities Policy**

To prioritize expenditures according to the following ranking:

The principal priorities of the City are to:

1. Correct known safety hazards in the road system and improve traffic operations through low cost improvements;
2. Maintain the existing transportation system to prevent deterioration of facilities and avoid the need for major reconstruction of roads and bridges;
3. Widen existing or construct new roadways to alleviate existing capacity problems and to accommodate increases in traffic.

**Policy 4.5. Alternative Futures Policy**

To respond to unanticipated circumstances and conditions.

The City of Yelm will adapt to unexpected changes that require modification of adopted plans or standards. These changes may be cultural, economic, environmental, or in another form that affects the transportation system.

**Policy 4.6. Concurrency Policy**

To ensure that any transportation improvements or strategies required to mitigate impacts are constructed or financed concurrent with development.

The City requires either a construction or financial commitment for necessary transportation improvements from the private or public sector within six years of a development. To monitor these commitments, the City will adopt a Concurrency Management Program. This program includes the following:

- Annual monitoring of key transportation facilities within updates to the Six-Year Transportation Improvement Program (TIP);
- Assessing level of service;
- Identifying facility deficiencies;

- Reviewing comprehensive transportation plan and other related studies for necessary improvements; and
- Making appropriate revisions to the Six-Year TIP.
- Complying with HB1487 and WSDOT for coordinated planning for transportation facilities and services of statewide significance.

#### **Policy 4.7. Financial Impact Mitigation Policy**

To share the responsibility of mitigating development impacts between the public and private sector.

The City will require that developers contribute their fair share toward transportation improvements required by development. Impact mitigation efforts may include:

- Requiring developers to assist in providing additional transportation facilities and services in proportion to the impacts and needs generated by development; and
- Encouraging developers to design projects that generate less traffic.

#### **Policy 4.8. Latecomer Policy**

To cooperate with private investors to provide for recovery of facility improvement costs attributable to other development.

The City will enter into latecomer agreements where substantial investments are made by one party that legitimately should be reimbursed by others. Such agreements will be at the discretion of the City Council. Cost recovery will not be provided for facility extension to neighboring property required by application of a uniform policy or standard of the City.

## VII. PARKS/OPEN SPACE

### A. Introduction

In 2007 the City of Yelm adopted a definition of a Sustainable Community into its Comprehensive Plan to serve as a guiding principle for the plan. This reads:

*“A sustainable community thoughtfully provides for the needs of its residents with efficiency and stewardship for the future. Consider how today’s decisions will affect the quality of life of a sustainable community and meet the needs of current citizens without jeopardizing the quality of life or needs of future generations. The goal is to establish ways of living that can be sustained indefinitely.”*

The population forecast for Yelm and its Urban Growth Area projects continued rapid growth. Growth in Yelm will sustain the greatest percentage growth of any other community in Thurston County.

In addition to population growth that will strain existing park and recreation facilities, other challenges related to park and open space planning include:

- Increased awareness of the value of parks and recreation facilities for the overall health and wellbeing of citizens of all ages
- Changing demographics that will include an aging population as well as a growing school age population, placing new demands on facilities
- Need for creative public and private partnerships, efficient operation and maintenance, and clear policy and action plans that focus efforts to achieve identified priorities.

### Vision for Yelm Park and Recreation Network

The City of Yelm park and recreation network will sustain the physical and mental wellbeing of citizens as the area continues to grow by providing:

- Safe places for active and passive recreation for all ages
- Community gathering places for entertainment, education, art and culture
- Green spaces to share and enjoy with friends and family
- Opportunities for finding peace and serenity in shared spaces

### B. Growth Management Objectives

A mandatory requirement for a Park Element was added to the required GMA comprehensive plan elements in 2002 – provided there is state funding to support the effort. Yelm has chosen to include a Parks element despite the lack of state funding support. Under GMA the new Parks element must:

- Include estimates of park and recreation facilities for a ten-year period
- Evaluate facility and service needs and intergovernmental coordination opportunities to provide regional approaches for meeting park and recreation demand
- Be consistent with the Capital Facilities Element as it relates to park and recreation facilities.

The GMA goals related to parks, recreation, and open space planning are to:

*“Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.” RCW 36.70A.020(9)*

### **C. County-Wide Policies**

The County-Wide Planning Policies related to parks and open space include:

- 9.5 *Maintain significant wildlife habitat and corridors;*
- 9.6 *Preserve and promote awareness of our historic, cultural, and natural heritage.*
- 9.8 *Provide for parks and open space.*

### **D. City of Yelm Policy**

The City of Yelm updates and adds to the policies of the Yelm Park Plan which as modified herein still express the needs and goals of the community.

1. Purpose
  - a. To identify the short and long term needs and desires of the community for park and recreation facilities and programs.
  - b. To establish eligibility for Grant-in-Aid assistance from the Washington State Recreation and Conservation Board formerly known as the Inter-Agency Committee for Outdoor Recreation
  - c. To propose a program for implementing the Park and Recreation Plan
2. Recommendations
  - a. Seek the necessary resources of the City of Yelm, and seek support from Yelm School District, and other jurisdictions as appropriate to accomplish the Plan within the Urban Growth Area.
  - b. Continue to involve the citizens of the Yelm Community, both individually and through organizations, to assist in providing park and recreation opportunities for the community.
  - c. Secure a constant funding source for the park and recreation program in addition to operation and maintenance funds.

- d. Update the plan every five years to identify the changing needs and desires of the community and to identify new opportunities. Review the project priority program.

### 3. Goals & Policies

#### Goal 1:

- A. The City of Yelm will work with public and private partners as the area grows, to fund, develop, maintain and operate a park and recreation network that will meet the needs of citizens of all ages, within the Yelm community, and contribute to the regional park, recreation, and trail network.
- B. In the unincorporated Yelm Urban Growth Area the goals of the Thurston County Comprehensive Plan, Chapter 9 – Open Space and Natural Environment, are specifically adopted.

Policy 1.1 Build a park and recreation network that will include:

- (a) Safe and accessible parks with play areas and picnic areas, community gathering areas and nature walk spaces
- (b) Trail networks that link sidewalks, and on and off street bicycle lanes and walking routes
- (c) Outdoor and indoor sports and community recreation facilities that will provide opportunities for learning new skills, exercise and activities for all ages – and that respond to the interests of as many citizens as possible

Policy 1.2 Enhance the existing park and recreation network, making efficient use of existing facilities while identifying additions that will be needed as growth occurs.

Policy 1.3 Expand the park and recreation network over time

- (a) Add opportunity for all neighborhoods to have a gathering or play space within walking distance of homes, or linkages via sidewalks and paths that encourage bicycling and walking.
- (b) Meet the demands of a more diverse population, increasingly aware of the importance of exercise and activity for the mental and physical wellbeing of young and old
- (c) Continue to support youth and adult sport activity needs, building new facilities in cooperation with schools and other public and private partners

- (d) Accommodate community needs for gathering spaces and for events and accommodate - as much as possible - regional and state user needs for special events in park and recreation facilities

Goal 2: Acquire and develop additional lands dedicated to parks and recreation.

- Policy 2.1 Acquire land and expand youth and adult athletic fields and play areas.
- Policy 2.2 Develop facilities that expand recreation opportunity in the community including swimming, volleyball, aerobics etc.
- Policy 2.3 Acquire land to develop and construct an indoor community/recreation center that can accommodate facilities such as a pool, gym, meeting areas etc.
- Policy 2.4 Encourage the development of recreational facilities and programs on public properties near residential populations and near – or adjacent to - schools.
- Policy 2.5 Encourage facilities that consider safety and maintainability as a prime consideration in development.
- Policy 2.6 Design facilities to accommodate the physically handicapped and the elderly.
- Policy 2.7 Include parking in all park development plans
- Policy 2.8 All developments should emphasize landscaping and greenbelts which are compatible with the uses intended and with surrounding development.
- Policy 2.9 Avoid the development of recreational facilities in hazardous areas or those that are known to be inundated by water.

Goal 3: Encourage and support cooperation and coordination of public and private efforts to provide parks and recreation facilities, activities and management.

- Policy 3.1 Seek to create partnerships with private organizations to raise funds, develop park and recreation areas and successfully manage such areas and facilities.

- Policy 3.2 Pursue a partnership with the Yelm School District to pool efforts to provide, coordinate and maintain park and recreation areas and facilities.
- Policy 3.3 Seek support from various groups, organizations and institutions such as the: Yelm Chamber of Commerce, Yelm Lions Club, Youth Athletic Association, etc.
- Policy 3.4 Submit applications to the Washington State Recreation and Conservation Board and other organizations to gain funding through grants and all other means available.
- Policy 3.5 Actively pursue citizen involvement to implement and follow through with improvements and additional amenities in Yelm Community Park, Cochrane Memorial Park and Longmire Park.
- Policy 3.6 Add neighborhood parks and a special use park that can fill community needs
- Policy 3.7 Provide mini parks that make play lots and playgrounds available for the supervised recreation of toddlers and young children within a neighborhood. These may also be part of a larger neighborhood park. In master planned communities, mini parks are called “pocket parks”.

Goal 4: Continue efforts toward developing, maintaining and improving current park areas, facilities and programs in reference to their current master plans.

- Cochrane Memorial Park
- Longmire Community Park
- Yelm City Park
- Yelm Sidewalk and Bikeways Program
- Thurston Regional Trails Plan

Goal 5: Plan and develop a trail network that is accessible, expandable, and effectively connected with sidewalks, and on and off street bicycle facilities.

- Policy 5.1 Continue to work towards acquisition, design, and development of trails as planned in the Thurston Regional Trails Plan. The regional trails plan identifies a trail system that traverses and connects neighborhoods, cities, and neighboring counties.

- Policy 5.2 Acquire and protect land from encroachment that would block trail development along existing or potential corridors, such as railroad rights-of-way and power line easements.
- Policy 5.3 Foster collaboration between jurisdictions, tribes, and transportation providers for the planning, financing, and development of trail facilities.
- Policy 5.4 Provide seamless connectivity between the trail network, sidewalks, bike lanes and other transportation facilities. Connect these to major destinations and activity centers including parks, schools, business districts, other public facilities or sites, and transit park and ride lots.

Goal 6: Design both active and passive park facilities to be safe and secure spaces for visitors to them.

- Policy 6.1 Design park spaces with appropriate landscaping and amenity design that allows easy surveillance from street edges and surrounding properties.
- Policy 6.2 Design landscaping and structures in ways that allow surveillance from adjacent areas by maintaining views into the park that are as unobstructed as possible. This also allows “community policing” which is the natural surveillance that can occur with activity adjacent to park edges such as residential or office/commercial areas

Goal 7: Conserve a system of open space corridors to provide definition between natural areas and urban land uses.

- Policy 7.1 Identify natural areas and open space linkages such as along railroad corridors and planned trail routes.
- Policy 7.2 Coordinate and cooperate with other public and private landowners to set aside land and resources necessary to provide high quality open space before the most suitable sites are lost to development. Note: Stakeholders could include tribes, federal agencies, state departments, county departments, adjacent jurisdictions, private conservation organization, local land trusts, land owners and residents.
- Policy 7.3 Preserve unique environmental features or areas in future land developments and increase public use and access where possible and appropriate.

Policy 7.4 Integrate the critical areas, wastewater reuse/recycling areas, and open spaces obtained through the City's open space program into a unified open space program for public use and enjoyment, environmental protection, and habitat restoration/enhancement. Also see Yelm Comprehensive Plan Chapter XII. Environment for goals and policies related to Critical Areas Ordinance)

Goal 8: Identify and act on opportunities to fund acquisition, development and maintenance of park and recreation facilities and open space.

Policy 8.1 Respond to opportunities as well as unanticipated circumstances and conditions that will maximize resources and help to achieve the short or long term plans and funding opportunities.

Policy 8.2 Maximize expenditures as much as possible to optimize opportunities to:

- Maintain existing park and trail areas
- Add land to existing and identify new park and open space land area
- Provide identified facilities within existing park areas
- Develop new park or recreation facilities

## **E. Levels of Service**

The levels of service for park and recreation facilities shall be 6.5 acres of land per 1000 population. The level of service for regional parks and open space programs shall be identified by the County.

## **F. Projected Needs and Priorities**

*Acres of Park Land – City of Yelm and Surrounding Urban Growth Area (UGA)*

The City of Yelm and its Urban Growth Area has a 2007 population of 6035. There are 56.45 acres of park and trail land area which means there are 9.4 acres/1000 population in the area in 2007.

The following table indicates parkland requirements for the present population (2007 level) and for projected populations for the City (including master planned community area) and its Urban Growth Area. Master planned communities will be reviewed using the City standards to identify needs and priorities for parks and open space.

**Table 1. City of Yelm/UGA park land needs: 2007 – 2030.**

Year	Population	Total Acres Needed
2007	6,035	56.acres exceeds standard by 19 acres
2010	8,400	56 acres exceeds standard by 6 acres
2015	12,200	76
2020	16,600	104
2025	20,000	125
2030	24,100	151

Source: Thurston Regional Planning Council (TRPC) Population & Employment Forecast Work Program, 2004-2005, 2007

The following table identifies the amount of park land to be secured for development within the time frames indicated in Table 1, above. Acres required or developed for each timeframe beyond 2006 assume the City has achieved its acquisition/development objective for the previous time period using 6.25 acres/1000 population.

**Table 2. City of Yelm/UGA park land acquisition requirements (park only): 2007–2030.**

Year	Total Existing Acres	Total Acres Needed (w/6.25 acres/1000)	Acres to be Acquired or Developed
2007	56	38	0
2010	56	50	0
2015	56	76	20
2020	76	104	28
2025	104	125	21
2030	125	151	26

**Total Acres to be Acquired or Developed by 2030 using 6.25/1000: 95 acres**

*Facilities Need Assessment – to Accommodate City of Yelm and Surrounding Urban Growth Area (UGA)*

National Recreation and Park standards for recreation activities/facilities have been devised as a guide and address minimum – not maximum – goals to be achieved. Standards should be carefully interpreted according to the areas where they are applied and to specific demands of the community.

When determining current needs for athletic facilities in urban areas, for example, NRPA standards recommend a minimum of one Little League-sized baseball field per 5,000 residents. The same holds true for a softball field. Under current (2007)

population levels in the City of Yelm and its surrounding Urban Growth Area, this translates into one to two baseball fields to serve area participants. However, an assessment of the current needs of 700-800 youth baseball participants in two different leagues competing for both game times and practices indicates that this number of fields would definitely not be sufficient to meet the current demand. The same would hold true for soccer fields, for which the NRPA standard of one field per 10,000 population would not be adequate to serve 600+ members spanning 4 years to 19 years in age, over three different seasons. Demand for softball fields is different, due to a much smaller number of participants in the Yelm area. However, one or two field(s) is likely not sufficient, when taking into account future population projections of the City of Yelm with the master planned community and the UGA area.

The following table identifies the number of recreation facilities and associated approximate number of acres needed to meet the level of service for the City of Yelm, the master planned community and surrounding UGA, based on NRPA minimum standards. As stated above, this table should be used only as a guide in determining demands for each type of facility, and should be considered – for most facilities listed – the absolute minimum.

**Table 3. City of Yelm, master planned community and UGA area – projected recreation facility minimum needs and recommended space requirements (in acres).**

	<b>2007 Pop.: # of Fac and Acres Req'd</b>	<b>2007 City Fac</b>	<b>2007 School Fac</b>	<b>2010 Pop.: # of Fac and Acres Req'd</b>	<b>2015 Pop.: # of Fac and Acres Req'd</b>	<b>2020 Pop.: # of Fac and Acres Req'd</b>	<b>2025 Pop.: # of Fac and Acres Req'd</b>	<b>2030 Pop.: # of Facilities and Acres Req'd</b>
<b>Baseball (1 per 5,000)</b>	2 3.5 ac	3	5	2 3.5 ac	3 5.25 ac	4 7 ac	4 7 ac	5 8.75 ac
<b>Basketball (1 per 5,000)</b>	2 0.2 ac	1	6	2 0.2 ac	3 0.3 ac	4 0.4 ac	4 0.4 ac	5 0.5 ac
<b>Football (1 per 10,000)</b>	1 1.5 ac	1	2	1 1.5 ac	1 1.5 ac	2 3.0 ac	2 3.0 ac	3 4.5 ac
<b>Picnic Shelter (1 per 2,000)</b>	3 0.09 ac	1	0	4 0.12 ac	6 0.18 ac	8 0.24 ac	10 0.30 ac	12 0.36 ac
<b>Playground (1 per 1,000)</b>	6 0.66 ac	1	8	8 0.88 ac	12 1.32 ac	16 1.76 ac	20 2.2 ac	24 2.64 ac
<b>Soccer (1 per 10,000)</b>	1 1.7 ac	1	2	1 1.7 ac	2 3.4 ac	2 3.4 ac	2 3.4 ac	3 5.1 ac
<b>Softball (1 per 5,000)</b>	2 3.0 ac	0	7	2 3.0 ac	3 4.5 ac	4 6.0 ac	4 6.0 ac	5 7.5 ac
<b>Tennis (1 per 2,000)</b>	3 0.51 ac	0	6	4 0.68 ac	6 1.02 ac	8 1.36 ac	10 1.7 ac	12 2.04 ac
<b>Trail, Bike – 8ft (1 m per 2,600)</b>	2 mi. 1.9 ac			3 mi. 2.8 ac	5 mi. 4.75 ac	6 mi. 5.7 ac	8 mi. 7.6 ac	9 mi. 8.5 ac
<b>Trail, Walk – 4ft (1 m per 2,000)</b>	3 mi. 1.4 ac			4 mi. 2.0 ac	6 mi. 2.9 ac	8 mi. 3.9 ac	10 mi. 2.8 ac	12 mi. 5.7 ac
<b>Volleyball (1 per 5,000)</b>	2 0.1 ac			2 0.1 ac	3 0.15 ac	4 0.2 ac	4 0.2 ac	5 0.25 ac
<b>Total Acres Req'd</b>	<b>14.56</b>			<b>16.48</b>	<b>25.27</b>	<b>32.96</b>	<b>34.60</b>	<b>45.84</b>

## **G. Action Plan**

The list below, along with the table following, documents the existing park facilities and plans for improvements to them. In addition, proposed new facilities and actions plans are identified to guide further development of Yelm's Park and Recreation programs to meet community demand.

### **Parks, Recreation and Trail Facilities**

As noted in the preceding sections, Yelm currently has three developed parks and preliminary plans for a community center. Yelm also has on going involvement in the Thurston Regional Trails Plan program. Development of the trail corridor within the City of Yelm will be completed in 2009 using State transportation grant funds and local funds. The park sites, and potential projects to meet demand are listed below.

**Yelm City Park:** The following improvements have been identified as needed to address demand. As soon as possible:

- Purchase adjacent property to expand this community park over time
- Redesign the park, modernize and expand play equipment, accommodate a community center
- Rebuild the kitchen area, add a public address system

**Cochrane Memorial Park:** Add restroom facility to this completed water reclamation facility and passive park space.

**Longmire Community Park:** Add to this athletic field facility, restroom facility, walking/running trails, picnic shelter and picnic tables.

**Community Recreation Center:** Planning and land acquisition as needed to meet demand – then funding identified, final design, construction and maintenance plan identified.

**Neighborhood Park/s:** Especially areas not served by parks. Planning and land acquisition as needed to meet demand – then funding identified, final design, construction and maintenance plan identified.

**Expanded Athletic Fields/Courts:** Planning and land acquisition as needed to address demand - then funding identified, final design, construction and maintenance plan identified.

**Bike Trails and Walking Routes:**

- Expand and improve bike trails (in accordance with adopted plan, see map).
- Complete sidewalk network to encourage walking and link to recreation facilities.

- WSDOT should include design provisions to connect the future SR 510 Yelm Loop non-motorized facilities with the existing and proposed segments of the Yelm to Tenino Trail.

Rails to Trails - As noted in the Thurston Regional Trails Plan 2008 regarding the Yelm Prairie Line Trail:

- Evaluate the existing railroad bridge structure across the Nisqually River for possible trail use. If this bridge is being considered for future rail service, an alternative trail crossing should be evaluated in this trail’s planning process. In addition, any future reactivation of rail service along this corridor will require that a fence or some type of barrier be constructed to separate the trail facility from the operational railroad tracks. The City has not secured funding for the design or construction phases of this proposed segment from Yelm City limits (Canal Rd.) to the Thurston County boundary at the Nisqually River.
- Work with Thurston County and Pierce County to acquire the resources needed to develop public trails adjacent to the rail line (in accordance with adopted Thurston Regional Trails Plan 2008) eventually linking the Yelm Prairie Line Trail to Pierce County and the town of Roy.

**Table 4: Summary Action Plan**

<b>ITEM</b>	<b>ACTION</b>
<b>Athletic Fields</b>	Acquire additional lands for athletic field sites to ensure that sufficient land is available as school facility access becomes increasingly limited with the continued growth in population.
<b>Neighborhood Park/s</b>	Acquire property in the Northwest quadrant of the City – or other areas as necessary to fill park needs in the area. Complete design and development plans, acquire funding and develop.
<b>Longmire Community Park</b>	Add restrooms, trails, picnic shelter and picnic tables
<b>Community Park - Yelm City Park</b>	Acquire additional lands, redesign Yelm City Park to include adjacent lands, add identified amenities (redesigned kitchen, add PA system, and expanded play equipment); plan and construct an indoor recreational/community center for all ages
<b>Cochrane Memorial Park</b>	Add restroom facility
<b>Special Use Park</b>	Plan, acquire or set aside land for identified special use park activities. Plan for funding, development, and maintenance of special use park facilities.
<b>Funding</b>	Establish long-term, stable, funding sources for acquisition, development, maintenance and management of all park and recreation facilities.

<b>ITEM</b>	<b>ACTION</b>
<b>Maintenance</b>	Provide for continued maintenance of all current and future facilities at a required level.
<b>Multiple Use Designs</b>	Restructure the process of designing public facilities to ensure multiple uses of sites whenever possible.
<b>Open Space and Parks Facility Development Fee Ordinances</b>	Require open space within the City along with fees to fund park and recreation facility development near current and future residential developments.
<b>Schools</b>	Work toward agreements for joint facility use and equipment use with the Yelm School District.
<b>Public/Private Partnerships</b>	Investigate and form self supporting or revenue producing projects that provide a public service and compliment any private investment.
<b>Regional Activities</b>	Support regional activities to complete a network of trails as described in the Thurston Regional Trails Plan program, and support additional county park expansion programs.
<b>Trails/Sidewalks/Bicycle Lanes</b>	Provide pedestrian, bicycle and bridle trails as well as pedestrian connections via sidewalks and bicycle lanes,
<b>Integration of Areas</b>	Integrate critical areas, storm water areas, wastewater reuse/recycling areas and open spaces obtained through the City's open space program into a unified open space program for public use and enjoyment, environmental protection, habitat restoration/enhancement.

## **H. Park Need Priorities**

Parks and recreational opportunities are important for the health and well-being of the community and an integral part of making Yelm a livable community. The Opportunities and Action Plan to Meet Demand section identifies general needs for parks within the planning horizon as well as an action plan for the maintenance, enhancement, and expansion of Yelm park facilities.

The City will implement over time the projects listed in the Opportunities and Action Plan. The annual budget process of the Mayor and Yelm City Council, will prioritize the projects listed in the Opportunities and Action Plan on an annual basis. Funding opportunities or property availability may cause priorities to shift to take advantage of these opportunities.

The City should seek to identify stable funding sources to pursue acquisition and development of facilities listed in the Opportunity and Action Plan as well as stable funding sources for the maintenance of parks facilities.

## VIII. Economic Development

Note: A list of the goals and policies applicable to the unincorporated portion of the Yelm Growth Area is located in Exhibit G.

The City of Yelm recognizes that a vital city requires an adequate local job base providing family-wage jobs to support the community and its population.

Presently, the City is principally a bedroom or service community supporting jobs principally in Pierce County and the urban areas of Lacey, Olympia, and Tumwater. To reverse this trend, the City is committed to providing adequately zoned land, properly served, and suitable for industrial development. Present constraints include lack of roads, local power connections, and utilities, which are being addressed and will continue to be a focus in capital facilities planning.

Expenditure of public facility funds for public works, public safety, and public administration can be used to enhance the existing light industrial capability. Partnerships with the Port of Olympia, the Thurston County Economic Development Council, and the Washington State Department of General Administration and Office of Financial Management can be used to facilitate appropriate and timely development.

The City participated in an economic development summit in 1988, the proceedings of which are incorporated herein (see Volume 5/Appendix E), and shall constitute the economic development focus and vision for the City of Yelm. The document is entitled Economic Development Summit (Participants' Report), March 29, 1988.

The recommendations of the Economic Summit for transportation, housing, business development, education, public works, and local development are adopted as policies and goals within the City of Yelm.

The City of Yelm supports the County-Wide Planning Policies on economic development (Policies 6.1 - 6.8) and believes the Comprehensive Plan sets forth the best plan to accomplish those goals within the Urban Growth Area.

## IX. Siting Essential Public Facilities

Note: A list of the goals and policies applicable to the unincorporated portion of the Yelm Urban Growth Area is located in Exhibit G.

The City of Yelm recognizes the need to site essential public facilities within the community and to provide a process for locating a fair share of essential public facilities needed community-wide and region-wide.

For Yelm, essential public facilities include such facilities as adequate administrative, public safety, and public works yard areas; wastewater disposal with reuse/recycle areas; and water rights, storage, and transmission capabilities. All of these uses should be permitted within the City. Such uses shall be permitted in all land use categories with appropriate safeguards, except public safety (e.g., central police, court, and detention facilities), which shall not be located in residentially designated areas. Other essential public facilities including Schools and other will be accommodated within the Urban Growth Area and consistent with regulations identified under the guidelines below.

All such uses identified under City, County, and State criteria shall be constructed through a permit process, identified to promote ease of locating the use, but mitigating the impacts of the use in order to protect the public health, safety, peace, and quiet enjoyment of residential property.

The land use plan specifically designates well sites, reservoirs, wastewater treatment plants, parks, and public facility sites. Provision is made through the development regulations to site wastewater disposal/reuse/recycle facilities and public safety facilities.

The City of Yelm will develop regulations to implement the siting process identified in the County-Wide Planning Policies.

*In order to provide a rational and fair process for siting public capital facilities that every community needs, but which have impacts that make them difficult to site, Thurston County and each city and town will:*

- 4.1 *Cooperatively establish a process for identifying and siting within their boundaries public capital facilities of a county-wide and state-wide nature which have a potential for impact beyond jurisdictional boundaries. The process will include public involvement at early stages. These are facilities that are typically difficult to site, such as airports, terminal facilities, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.*

4.2 *Base decisions on siting county-wide and state-wide public capital facilities on the jurisdiction's adopted plans, zoning and environmental regulations, and the following general criteria:*

- a. *County-wide and state-wide public capital facilities shall not have any probable significant adverse impact on lands designated as critical areas or resource lands; and*
- b. *Major public facilities that generate substantial traffic should be sited near major transportation corridors.*

These goals and policies have been further explained in "Essential Public Facilities Comprehensive Plan Provisions" attached as Exhibit F.

# YELM CAPITAL FACILITIES PLAN

## **INTRODUCTION**

The Puget Sound area is a popular and attractive place to live. This brings growth in population, and the need for more investment in our infrastructure to protect our quality of life. The City of Yelm and the Yelm Urban Growth Area are projected to grow from a combined population of roughly 6,000 in 2007, to roughly 24,000 people by the year 2030. A substantial part of this growth will come from two planned communities, Tahoma Terra and Thurston Highlands. All this growth will generate a corresponding demand for expanded public facilities and services. These, in turn, present major short- and long-term facility and financial implications for the City and its citizens.

Yelm must provide adequate urban facilities and services to meet the demand for all current and future urbanization within its planning area. An efficient arrangement of public facilities and services provides a clear framework for urban development. The community's facilities and utilities can be important management tools to help direct the location and intensity of future growth. A financially feasible capital facilities improvement program is necessary to support the residential and economic development anticipated by this Comprehensive Plan.

Certain existing infrastructure deficiencies, as identified by specific level of service standards, make this process all the more critical. Greater pressures will be placed on limited or overtaxed facilities as growth occurs. Inadequacies may become apparent due to system degradation or failure. The further Yelm falls behind in meeting desired levels of service, the harder it will be to adequately serve future development!

## **BACKGROUND**

The Capital Facilities Element is a new section developed for this Comprehensive Plan. Fundamentally, the need for capital facilities is generated by population growth, existing facilities deficiencies, major facility maintenance and repair needs, internal operations, and Comprehensive Plan goals and policies. Yelm approached this planning effort as a challenge, but one presenting a number of opportunities.

Yelm has been doing capital facilities planning for many years. Before the Growth Management Act, the process followed the "wish list" approach - there was not adequate funding for all the projects included in each plan. The City's Capital Facilities Plan (CFP) now must balance facilities needs against Comprehensive Plan requirements, level of service standards, and available funding resources. There is better coordination between land use planning and

capital facilities planning, and between services demanded by the public and actual dollars available to provide them.

Growing urbanization needs and demands compete for fewer funds. Yelm policy makers must now balance competing policy priorities at the most fundamental levels, for example, density and its necessary amenities versus wildlife habitat protection; street improvements versus park projects. Cities are facing two important questions:

What can we really afford?

What takes priority when two or more community goals compete with each other?

### **1990 State Growth Management Act**

The Growth Management Act requires that a Capital Facilities element be included in updated comprehensive plans. The Act provides as follows:

RCW 36.70A.070 Comprehensive plans — Mandatory elements.

The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

Each comprehensive plan shall include a plan, scheme, or design for each of the following:

- ...(3) A capital facilities plan element consisting of:
  - a. An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
  - b. a forecast of the future needs for such capital facilities;
  - c. the proposed locations and capacities of expanded or new capital facilities;
  - d. at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
  - e. a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

This Capital Facilities Element of the Comprehensive Plan includes goals and policies to direct capital facilities planning in accordance with the Growth Management Act. It also includes summary information excerpted from the detailed Capital Facilities Plan which is adopted by reference later in this element.

### **County-Wide Planning Policies**

As required by the Growth Management Act, county-wide policies were developed and adopted to ensure consistency in planning between jurisdictions. Adopted in 1993, Thurston County's County-Wide Planning Policies which apply to capital facilities planning in Yelm are:

- 2.2 Coordinate Urban Services, Planning, and Standards through:
  - a. Coordinated planning and implementation of urban land use, parks, open space corridors, transportation, and infrastructure within growth areas;
  - b. Identification, in advance of development, of sites for schools, parks, fire and police stations, major stormwater facilities, greenbelts, and open space. Acquisition of sites for these facilities shall occur in a timely manner and as early as possible in the overall development of the area;
  - c. Compatible development standards and road/street level of service standards among adjoining jurisdictions;
  - d. Development occurring within unincorporated urban growth areas shall conform to the development standards of the associated city or town;

Explanatory comment: this provision recognizes that development short of this requirement may cause the larger society to bear the expense of retrofitting the development to meet urban standards (i.e., water, sewer, stormwater, and roadways) upon eventual annexation. This standard will further enable the larger community to structure how growth will occur to minimize the cost of providing the infrastructure for these service systems.

- e. Phasing extensions of urban services and facilities concurrent with development; and
- f. No extensions of urban services and facilities, such as sewer and water, beyond urban growth boundaries except to serve existing development in rural areas with public health or water quality problems.

### **2.3 Provide capacity to accommodate planned growth by:**

- a. Assuring that each jurisdiction will have adequate capacity in transportation, public and private utilities, storm drainage systems, municipal services, parks and schools to serve growth that is planned for in adopted local comprehensive plans; and
- b. Protection of groundwater supplies from contamination and maintenance of groundwater in adequate supply by identifying and reserving future supplies well in advance of need.

The goals and policies in this CFP incorporate requirements of the Growth Management Act and Thurston County's County-Wide Planning Policies. To ensure a continuing high quality of life for citizens of Yelm and its Growth Area, this CFP ties together planning for transportation, parks and open space, utilities and other urban facilities. It supports urban development needs and contributes to protecting the environment that makes this area so desirable and livable.

### **Relationship to Other Plans**

In comprehensive and capital facility planning, no one plan stands alone. Many are interrelated or interdependent. Plans related to a community's development must build on and support each other to be most effective. This is important to ensure efficiency, effectiveness, fiscal responsibility, and the ability to maximize shared facilities or funding opportunities.

Integration and effective planning takes active coordination within and between organizations, agencies, and other service providers. Private utility service providers often locate their lines in public street rights-of-way. This has major implications for staging construction – citizens don't appreciate seeing a street paved one year and dug up the next for a new gas line.

Each plan has a different function, time horizon, degree of action it involves, financial or fiscal implications, and affected area. Table 1 illustrates the variation in plans and how they are related. Moving down the table, there is an increasing order of detail, refinement, action, financial ramifications, and degree of implementation.

Once overall policy is set, implementation activities can begin. Infrastructure functional plans are derived from and support the Comprehensive Plan. They are the source of most projects. These facility comprehensive plans provide the primary link between the Comprehensive Plan and Capital Facilities Plan (CFP).

TABLE 1: RELATIONSHIPS of VARIOUS PLANS

FUNCTION or FOCUS	TYPE of PLAN	TIME FRAME	DEGREE of ACTION	FINANCIAL IMPLICATIONS	AFFECTED AREA or JURISDICTION
Community Vision, Goals, and Policies	Comprehensive Plan	20 or more years	Broad policy direction	None directly Mandate for capital facility construction	City and Urban Growth Area (UGA)
Facilities Goals and Policies Level of service standards needed to achieve community vision	Facilities plans: Water Sewer Parks Etc.	20 or more years	City-wide or regional planning for infrastructure guided by vision documents Infrastructure distribution plans and general project development for CFP	Forecasts and projections	City UGA Region Drainage basins
Strategic	Capital Facilities Plan (CFP)	6-10 years	Project scoping, development, refinement, costing, scheduling, coordination	Project planning and detailed construction costing Revenue development, funding capacity analysis Project vs funding balancing	Target areas and specific sites
Implementation	Capital Budget	1 year	Construction or purchase	Annual construction or purchase costs	Project site specific or apparatus
Operations	Operating Budget	1 year	Operations and maintenance	Annual operations and maintenance costs	Completed facility or apparatus

This CFP only includes projects that the City or County participate in funding.

It is important to remember that other service providers (Thurston County, LOTT, schools, private utilities, telecommunications providers, etc.) also do capital facility planning. These providers may be addressed elsewhere in the Comprehensive Plan and have local obligations. For project scheduling, their plans and projects dovetail with those of the City because they help support urbanization needs and must also be consistent with the community vision. Regional plans (e.g., stormwater basin plans, Thurston Regional Transportation Plan) provide coordination between jurisdictions and define common goals for a diverse metropolitan region.

## **Levels of Service**

In the Growth Management Act Procedural Criteria (WAC 365-195-210(12)), “Level of Service” means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need.

The level-of-service standards that apply to capital projects appear in each of the respective elements and facilities plans. They are not repeated here since each facility plan is adopted by reference into the Comprehensive Plan. As mentioned earlier, each facility plan is based on the Comprehensive Plan vision, goals, policies, and assumptions. These level-of-service standards apply throughout the planning period (until amended) and reflect community goals.

Level-of-service standards have been established for water and sewer facilities, parks, recreation facilities and streets. They guide project scoping, development, costing, and scheduling. They should not, however, be confused with more detailed development or engineering standards. For example, requiring 1 acre of neighborhood park land per 1,000 population would be a level-of-service standard whereas a maximum water pressure range of 30-100 pounds per square inch would be an engineering standard.

## **Concurrency**

The topic of concurrency has become popularly known as the “truth in planning clause.” The Growth Management Procedural Criteria (WAC 365-195-210 (2), (3), and (4)) say “Concurrency” means that adequate public facilities are available when the impacts of development occur. “Adequate public facilities” means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums. “Available public facilities” means that facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

In effect, communities must face up to the real costs of growth and development. GMA signals the end of “wish list” planning. We must now make hard decisions about growth, capital projects, and the often-competing priorities and limited financial resources that drive them.

Under GMA, “public facilities” are defined as streets, roads and highways, bikeways, sidewalks, street and road lighting, traffic signals, water systems, stormwater systems, sewer systems, parks and recreation facilities, and schools. “Public services” are fire protection and suppression, law enforcement, public health, recreation, education, environmental protection, transit service, and other government services.

The Growth Management Act requires only transportation to meet the conditions of concurrency. It recommends that other public facilities, especially water and sewer, be included in local concurrency. Those others, however, are optional and at the community's discretion. The Act also requires each jurisdiction to develop and establish a "concurrency management procedure" to ensure adequate capacity is available for each proposed development where concurrency is required.

Concurrency is determined by comparing the capacity of capital facilities required by each development project to the unused capacity that is actually available. If the unused available capacity is equal to, or greater than, the capacity required, the applicant passes the "concurrency test." If the unused available capacity is less than the capacity required, the applicant fails the concurrency test. Without adequate facilities available within a specified time frame, the City may be required to postpone or deny any proposed development until those facilities are available.

### **Funding/Financing**

Capital planning forecasts 20-year facility and revenue needs, from which are derived a Capital Facilities Plan (CFP) for the first six years of the planning period. The CFP includes specific projects, scheduling, funding, and expenditures and is updated and adopted annually.

Expenditures and revenues proposed for the first year of the program are incorporated by Yelm and by Thurston County into their annual operating budgets as the capital budget (adopted in December each year). This one-year capital budget provides the authority to construct the project or buy a piece of major capital equipment.

Limited resources force us to set priorities. As mentioned above, the Growth Management Act requires that the City and County include projects in their CFPs only when there is a reasonable expectation that sufficient funding will be available. The City's and County's facility needs and available resources are listed in Tables 3 and 4.

Financing capital improvements has become mostly a local responsibility as federal and state assistance have declined or been eliminated. Therefore, local communities must develop their own funding resources as they are faced with the increasing risk of funding shortfalls.

The City is limited in its ability to finance all desired capital facility projects. Therefore, options must be available for addressing funding shortfalls or decisions must be made to lower levels of service for public facilities. In deciding how to address a particular shortfall, the City will need to balance current needs

versus future growth requirements; existing deficiencies versus future expansions.

CFPs must be balanced. The Growth Management Act (GMA) requires that the Land Use element be reassessed if funding for capital facilities falls short of needs. The intent is to ensure that growth does not occur without providing the capital facilities needed to serve that growth. Capital Facilities Plans developed after the advent of the GMA must balance costs and revenues. Many options are available, falling into five general categories: increase revenues, decrease level of service standards, decrease the cost of the facility, decrease the demand for the public service or facility, and others.

Accommodating the impacts of growth and maintaining the existing levels of service requires reliable funding sources. A variety of types of capital facilities funding sources is detailed in Table 2.

TABLE 2: CAPITAL FACILITIES PLAN FUNDING SOURCES

FUNDING CATEGORY	FUNDING SOURCE
CURRENT REVENUES	General Fund Contributions (Including Interest) Sewer Rates Water Rates Storm Drainage Rates Solid Waste Rates Utility hook-up charges Impact Fees ½ percent Real Estate Excise Tax
BONDS	Councilmanic (No Public Vote) General Obligation (Public Vote Required) Revenue (Paid by Utility Rates)
FEDERAL GRANTS	Federal Aid to Urban Streets Fund Federal Highway Safety Funds Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) Land and Water Conservation Fund
STATE GRANTS/LOANS	Transportation Hazardous Bridge Replacement Stormwater Grant Environmental Protection Agency Grants Inter-Agency Committee for Outdoor Recreation Arterial Street Fund (Motor Fuel Tax) Aquatic Lands Enhancement Account Public Works Trust Fund (PWTF) Loans

TABLE 2: CAPITAL FACILITIES PLAN FUNDING SOURCES

FUNDING CATEGORY	FUNDING SOURCE
OTHER	Developer Contributions Private Donations Local Improvement Districts

**Coordination With Other Service Providers**

Yelm and Thurston County aren't the only providers of urban facilities and services in the City and its Growth Area. Schools, private utilities, and telecommunications carriers supply urban services as well. This has implications for, and presents opportunities in terms of, project staging, timing, costs, cooperative efforts, and the like. The City of Yelm requires mitigation payments or impact fees in behalf of Yelm Community Schools District #2 and Yelm Fire District #2 respectively, so that new development pays for the financial impact of providing needed capital facilities. Their facility needs within the City of Yelm and the Yelm UGA are listed along with those of the City, below.

Goals and policies described in other comprehensive plan elements guide the location and timing of development. However, many local decisions are influenced by state agencies and utilities that provide public facilities within Yelm. Siting state and other public facilities may significantly impact service demands and must be factored into capacity projections and timing. The planned capacity of public facilities operated by other agencies must be considered when making development decisions. Sharing information and a procedure for negotiating agreements for provision of new services in a timely manner are crucial. The City's policy is to exchange information with these entities and to provide them with the assistance they need to ensure that public services are available and that the quality of service is maintained.

**Relationship to Planned Community Projects**

A planned community project may be of such a large scale that it will substantially affect the City's needs for water, sewer, and other public facilities. While it is in the planning stages, the City will initially reflect the development in the land use element and growth projections. The City will also update the City water and sewer plans on the basis of technical data drawn from the environmental impact analysis of the project. Because of the time required for this analysis, the City may have to update the water, sewer, capital facilities, and other affected elements of the Comprehensive Plan in a year subsequent to making the initial land use assumptions. The environmental impact analysis also could possibly result in reassessing the project, the land use assumptions, and/or the growth projections.

## **GOALS AND POLICIES**

GOAL 1. To implement the Comprehensive Plan by maintaining a Capital Facilities Plan for at least a six-year period, coordinating urban services, land use decisions, level of service standards, and financial resources with a fully-funded schedule of capital improvements.

### **POLICIES:**

1.1 Provide needed public facilities and services to implement the Comprehensive Plan, protect investments in existing facilities, maximize the use of existing facilities, and promote orderly compact urban growth. This Capital Facilities Plan:

- a. Is subject to periodic review and adoption respectively by the planning commissions and City Council or Board of County Commissioners, as appropriate;
- b. Is consistent with the Comprehensive Plan;
- c. Defines the scope and location of capital projects or equipment;
- d. Defines the project's need and its links to established levels of service, Comprehensive Plan goals and policies, facility plans, and other capital facilities projects;
- e. Includes the construction costs, timing, funding sources, and projected operations and maintenance impacts;
- f. Establishes priorities for capital project development;
- g. Includes a twenty-year forecast of future capital facilities needs, and an inventory of existing capital facilities;
- h. Is coordinated with Thurston County, school districts, telecommunications carriers, and private utility providers.

1.2 Encourage active citizen participation throughout the process of developing and adopting the Capital Facilities Plan.

1.3 Emphasize capital improvement projects which promote conservation, preservation, or revitalization of commercial, industrial, and residential areas in Yelm and its Growth Area.

1.4 Evaluate and prioritize proposed capital improvement projects using all the following criteria:

- a. Is needed to correct existing deficiencies, replace needed facilities, or provide facilities needed for future growth;
- b. Eliminates public hazards;
- c. Eliminates capacity deficits;
- d. Is financially feasible;
- e. Phasing and priorities are established in the Comprehensive Plan;
- f. Site needs are based on projected growth patterns;

- g. Serves new development and redevelopment;
- h. Is compatible with plans of state agencies; and
- i. Local operating budget impact is acceptable.

1.5 Adopt by reference, in the appropriate chapters of the Comprehensive Plan, all facilities plans, their level of service standards, and future amendments. These plans must be consistent with the Comprehensive Plan.

1.8 Adopt by reference the most recent update of the Capital Facilities Plan as part of this Capital Facilities element.

GOAL 2. To meet current needs for capital facilities in Yelm and its Growth Area, correct deficiencies in existing systems, and replace obsolete facilities.

**POLICIES:**

2.1 Give priority consideration to projects mandated by law and those by State and Federal agencies.

2.2 Give priority consideration to projects already initiated and to be completed in subsequent phases.

2.3 Give priority consideration to projects that renovate existing facilities, preserve the community's prior investment or reduce maintenance and operating costs.

2.4 Give priority consideration to projects that remove existing capital facilities deficiencies, encourage full use of existing facilities, or replace worn-out or obsolete facilities.

GOAL 3. To provide capital facilities to serve and direct future growth within Yelm and its Urban Growth Area as these areas urbanize.

**POLICIES:**

3.1 Provide the capital facilities needed to adequately serve the future growth anticipated by the Comprehensive Plan, within projected funding capabilities.

3.2 Give priority consideration to projects needed to meet concurrency requirements for growth management.

3.3 Plan and coordinate the location of public facilities and utilities in advance of need.

- a. Coordinate urban services, planning, and standards by identifying, in advance of development, sites for schools, parks, fire and police stations, major stormwater facilities, greenbelts, and open space. Acquire sites for these facilities in a timely manner and as early as possible in the overall development of the area.
- b. Provide capacity to accommodate planned growth.
  - (1) Assure adequate capacity in transportation, public and private utilities, storm drainage systems, municipal services, parks, and schools;
  - (2) Protect groundwater supplies from contamination and maintain groundwater in adequate supply by identifying and reserving future supplies well in advance of need.

3.4 Design and establish a concurrency management system for all facility needs, to determine whether or not adequate capacity of concurrency-required public facilities is available to maintain the level of service standards for each proposed new development. The system may reserve the capacity that is needed for approved development commitments and permits until such time as the capacity is needed and used.

3.5 Use the type, location, and phasing of public facilities and utilities to direct urban expansion where it is wanted and needed. Consider the level of key facilities that can be provided when planning for various densities and types of urban land use.

3.6 Provide adequate levels of public facilities and services, in cooperation with Thurston County, prior to or concurrent with land development within the Yelm Urban Growth Area.

3.7 Coordinate future economic activity with planning for public facilities and services.

GOAL 4. To provide adequate funding for capital facilities in Yelm and its Growth Area to ensure the Comprehensive Plan vision and goals are implemented.

**POLICIES:**

4.1 Manage the City of Yelm's fiscal resources to support providing needed capital improvements. Ensure a balanced approach to allocating financial resources between:

- a. maintaining existing facilities,
- b. eliminating existing capital facility deficiencies, and
- c. providing new or expanded facilities to serve growth.

- 4.2 Use the Capital Facilities Plan to integrate all of the community's capital project resources (grants, bonds, city funds, donations, impact fees, and any other available funding).
- 4.3 Ensure consistency of current and future fiscal and funding policies for capital improvements with other Comprehensive Plan elements.
- 4.4 To the extent possible growth should pay for growth. Developers who install infrastructure with excess capacity should be allowed latecomers agreements wherever practical.
- 4.5 Pursue funding strategies that derive revenues from growth that can be used to provide capital facilities to serve that growth in order to achieve and maintain adopted level of service standards. These strategies include, but are not limited to:
- a. Collect Impact Fees.
  - b. Allocate sewer and water connection fees primarily to capital improvements related to urban expansion.
  - c. Develop and implement other appropriate funding mechanisms to ensure new development's fair share contribution to other public facilities such as recreation, drainage, solid waste, and congestion management services and facilities (car/van pool matching, transit shelters, bike racks, street trees, and sidewalks).
- 4.6 Assess the additional operations and maintenance costs associated with new capital facilities. If accommodating these costs places an unacceptable burden on the operating budget, capital plans may need to be adjusted.
- 4.7 Promote efficient and joint use of facilities through such measures as interlocal agreements and negotiated use of privately- and publicly-owned land for open space opportunities.
- 4.8 Explore regional funding strategies for capital facilities to support comprehensive plans developed under the Growth Management Act.
- 4.9 Investigate potential new funding strategies for capital facilities such as:
- a. Growth-induced tax revenues
  - b. Additional voter-approved financing
  - c. Regional tax base sharing
  - d. Regional cost sharing for urban infrastructure
  - e. Voter-approved real estate excise transfer tax
  - f. Street utility
  - g. County-wide bond issues
- 4.10 Consider the following available contingency strategies should the City be faced with capital facility funding shortfalls:

- a. Increase funds available
  - 1) bonds
  - 2) general revenues
  - 3) rates
  - 4) user fees
  - 5) change funding source(s)
- b. Decrease level of service standards
  - 1) change comprehensive plan
  - 2) change level of service standards
  - 3) reprioritize projects to focus on those related to concurrency
- c. Decrease the cost of the facility
  - 1) change project scope
- d. Decrease the demand for the public service or facility
  - 1) temporary moratorium on development
  - 2) develop only in served areas until funding is available
  - 3) change project timing and/or phasing
  - 4) reassess the land use element if probable funding falls short of meeting existing needs
- e. Other strategies
  - 1) developer-funded projects
  - 2) partnerships with Thurston County or other jurisdictions
  - 3) regional funding strategies
  - 4) privatize the facility or service
  - 5) mitigate under SEPA

4.11 Secure grants or private funds, when available, to finance capital facility projects.

4.12 Maintain or improve the City of Yelm's bond rating through prudent reliance on bond sales.

GOAL 5. To ensure the Capital Facilities Plan is current and responsive to the community vision and goals.

**POLICIES:**

5.1 Monitor the progress of the Capital Facilities Plan on an ongoing basis, including completion of major maintenance projects, expansion of existing facilities, and addition of new facilities. Evaluate this progress with respect to trends in the rate and distribution of growth, impacts upon service quality, and Comprehensive Plan directives.

5.2 Review, update, and amend the Capital Facilities Plan periodically. Reflect in the amendments the rates of growth, development trends, changing priorities, and budget and financial considerations. Make provisions to reassess the Comprehensive Plan periodically in light of the evolving Capital Facilities

Plan. Take appropriate action to ensure internal consistency of the elements of the plan.

5.3 Coordinate with other capital facilities service providers to keep each other current, maximize cost savings, and schedule and upgrade facilities efficiently.

- a. Hereby adopt by reference the capital facilities plans of Thurston County, Yelm Community Schools District #2, and Yelm Fire District #2, as they apply to the City of Yelm and its Urban Growth Area.
- b. Administer mitigation fees in behalf of the school district and the fire district, to ensure that new growth pays appropriately for the cost of providing necessary new services.

5.4 Understand that the exact year in which a project is carried out, or the exact amounts of expenditures by year for individual facilities may vary from that stated in the Comprehensive Plan due to:

- a. Unanticipated revenues or revenues that become available to the city with conditions about when they may be used, or
- b. Change in the timing of a facility to serve new development that occurs in an earlier or later year than had been anticipated in the Capital Facilities Plan.

**TABLE 3: 10-YEAR CAPITAL FACILITIES PLAN SUMMARY**

<b>PROJECT</b>	<b>FUNDING</b>	<b>2008-17</b>
Parks and Trails Projects		
Longmire Park	CIP Grant	\$300,000
Transportation Projects		
SR 510 Yelm Loop	CIP Grant State/Federal	\$71,200,000
Y-4 Connector (Stevens/Coates/West)	CIP Grant	\$1,200,000 \$1,200,000
Mosman Street Improvements	CIP Grant State/Federal	\$12,150 \$272,850 \$90,000
2nd Street Improvements	CIP	\$200,000
Y-8 Connector (Mosman/Solberg/2nd)	CIP Grant	\$750,000 \$750,000
Yelm Avenue West – CBD	CIP Grant	\$393,750 \$1,181,250
N.P. Road	CIP Grant State/Federal	\$2,035,000 \$500,000 \$90,000
Rhoton Road	CIP Grant State/Federal	\$3,865,000 \$500,000 \$90,000
Water Projects		
Waterline Extensions	CIP	\$500,000
(Other projects to be determined in new Water System Plan in 2008)		
Sewer Projects		
Reclaimed Waterline to Longmire Park	CIP	\$500,000
(Other projects to be determined in new Sewer System Plan in 2008)		
Stormwater Projects		
None		
General Government Projects		
Public Safety Building	G.O. Bond	\$4,300,000
City Hall	G.O. Bond	\$10,000,000
Thurston County Projects in UGA		
Yelm-Tenino Trail (partly in Yelm City and UGA)	Grants County, Trail Permits, Other G.O. Bond	\$100,000 \$100,000 \$1,000,000

**TABLE 3: 10-YEAR CAPITAL FACILITIES PLAN SUMMARY**

<b>PROJECT</b>	<b>FUNDING</b>	<b>2008-17</b>
Wilkenson Rd. from Yelm City Limits to Ordway Rd. Design work, ROW, and construction.	Various	\$400,000
Yelm School District Projects in Yelm City and UGA		
Ft. Stevens Elementary School Commons Expansion	Grants, Bonds/Levies, Mitigation Fees	\$2,100,000
Misc. Capital Projects – New and Modernization	Grants, Bonds/Levies, Mitigation Fees	\$1,500,000
Two new elementary schools	Grants, Bonds, Mitigation Fees	\$32,000,000
Yelm Fire District Projects in Yelm City and UGA		
Class III Ladder Truck	Impact Fees	\$900,000
Emergency Medical Service Aid Unit	Impact Fees	\$185,000

**TABLE 4: LONG TERM CAPITAL FACILITY NEEDS**

<b>PROJECT</b>	<b>2018-27</b>
Parks and Trails Projects	
Neighborhood Parks – 50 acres	
Ballfields – 16.5 acres	
Transportation Projects	
Mosman/507 Realignment	\$450,000
Solberg/Mosman	\$1,500,000
Mill Road Vertical Alignment	\$590,000
Mill Road/SR 507 Intersection	\$602,150
View Drive	\$1,200,000
Bald Hill Road	\$1,785,000
SR 507 Loop	\$95,000,000
Water Projects	
New Wells (to be determined in new Water System Plan in 2008)	
Sewer Projects	
Step Sewer Line extensions (to be determined in new Water System Plan in 2008)	
Stormwater Projects	
None	
General Government Projects	
None	
Thurston County Projects in UGA	
Not available	
Yelm School District Projects in City of Yelm and UGA	
Not available	
Yelm Fire District Projects in City of Yelm and UGA	
Not available	

**TABLE 5: INVENTORY OF MAJOR CITY ASSETS**

<b>ASSETS</b>				
<b>Name</b>	<b>Location</b>	<b>Date Acquired</b>	<b>Est. Present Value</b>	<b>Capacity</b>
Parks				1 acre per 1,000 population
Cochrane Memorial	Mill Road	1983		7.88 acres
Longmire	Canal Road	1995		13.37 acres
Community	Mosman	1950		2.2 acres
Yelm City Park				
Transportation <sup>1</sup>				
Streetlights	Varies	Varies		
Arterials	Varies	Varies		3.8 Lane Miles
Collectors	Varies	Varies		7.2 Lane Miles
Local Access	Varies	Varies		9.5 Lane Miles
Water <sup>2</sup>				
Well #1	2nd Avenue			1,200 gpm
Well #2	2nd Avenue			1,200 gpm
Well #3	100th Street			inactive
Reservoir #1	2nd Avenue			50,000 gal
Reservoir #2	Baker Hill			500,000 gal
Reservoir #3	Rhoton Road			500,000 gal
Sewer <sup>3</sup>				
Sewage Treatment Plant	NP Road	1994		300,000 gpd
Force main sewer lines	Varies			22 miles
General Government				
Yelm City Hall	Yelm Avenue			
Public Safety Building	Rhoton Road			

<sup>1</sup> See Transportation Chapter and Land Use Map for locations and classifications of Yelm city streets

<sup>2</sup> See Yelm Water System Comprehensive Plan for specific information

<sup>3</sup> See Yelm Sewer System Comprehensive Plan for specific information

## **KEY TO FUNDING SOURCES**

ASF: Arterial Street Funds are Federal and State motor fuel tax dollars for street improvements.

CIP: This refers to the City Council's practice of annually spending some of its general revenues on the Capital Improvement Plan.

Councilmanic: The City Council is authorized to borrow money through "councilmanic" bonds. They do not require a vote of the people because they must be paid for from existing revenues.

County: This Comprehensive Plan addresses the Urban Area outside the city; hence, some County projects are reported in the Capital Facilities Plan. These will be funded by the County from their own revenue sources.

Developer: Under the State Environmental Policy Act (SEPA), developers often are required to make contributions to address off-site impacts of new development. Also, some street improvements will be made as part of new projects, such as when a future street is within or adjacent to a new development.

GFC: The General Facilities Charge is the "hook-up fee" paid by new sewer and water customers to "buy" their share of the existing City-wide system.

Grants: Grants may be from a variety of sources, typically State or Federal. Although they cannot be predicted with certainty, over the years Yelm can expect to have some success from time to time.

HES: Hazard Elimination Safety funds are grant monies for safety-related transportation improvements, such as traffic signals at hazardous intersections.

Impact Fee: The Growth Management Act authorizes local governments to charge a tax to pay for projects that address the impacts of new development.

SAFETEA-LU: The Federal Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users provides grants for capital projects.

Increase Rates: This refers to increasing utility rates (as for water or sewer service) to fund major new utility projects on a pay-as-you-go basis. These revenues are mainly for system-wide improvements, not to pay for service to new growth.

LID: A Local Improvement District is a way the City can help private parties obtain financing at low municipal bond rates for such projects as sewer main extensions, sidewalks, street improvements, street lights, or the like.

Rates: The City budgets existing utility rates to help pay for some projects to preserve or upgrade the utility systems.

Revenue Bonds: Revenue bonds are a means of borrowing money to pay for projects, using revenues from the project to repay the bonds. They are typically used for utility projects, which repay them from customer rates.

TIA Grant: Transportation Improvement Account grants for street improvements come from the Transportation Improvement Board, a State agency.

Utility Tax: Cities are authorized to collect a tax on utility bills, such as electric power or telephone. This can be used for operating expenses – such as police or fire protection – or capital expenses, such as new parks.

Voted Bonds: Voters may approve an increase in property taxes to pay for bonds to fund public capital projects. These can be for parks, police or fire facilities, or any of a variety of purposes.

## XI. Visioning

Note: A list of the goals and policies applicable to the unincorporated portion of the Yelm Urban Growth Area is located in Exhibit G.

The following goals are excerpted from the Urban Design Vision Plan which is being compiled by a group of citizens from the City of Yelm with the help of an architecture and design consultant. When the plan is completed, it will be incorporated into this Comprehensive Plan as Volume 5, Appendix F.

- Goal 1      Create a healthy economic base. Focus on three economic sectors to support the local economy by creating opportunities for clean industry, tourism, and retail services. These three sectors can become a "three-legged stool" to support the town's vitality.
- Goal 2      Build community pride and involvement.
- Goal 3      Upgrade Yelm's image and identity.
- Goal 4      Improve Yelm's historic downtown (roughly between Solberg Street NW/SW, Stevens Avenue NE/NW, 4th Street NE/SE and Mosman Avenue SW, SE)
- Goal 5      Undertake town-wide improvements.
- Goal 6      Improve transportation circulation in a way that is appropriate to Yelm's character and needs.
- Goal 7      Promote efficient and high-quality use of commercial land.

## **XII. Environment**

### **Introduction**

The Environmental Chapter focuses on the City of Yelm’s commitment to protect and enhance the quality of the natural and built environments. As increased residential and commercial development intensifies in Yelm, the protection of the natural environment becomes more of a challenge. The intent of this chapter, and the goals and policies it contains, is to guide the formation of regulations and future actions that will protect and enhance the natural environment.

### **Growth Management Act and County-Wide Planning Policies**

The Environmental Chapter is intended to meet the objectives of the State Growth Management Act (GMA), Endangered Species Act (ESA), State Environmental Policy Act (SEPA), County-Wide Planning Policies and other federal and state policies and regulations.

The GMA contains specific requirements for the designation and protection of “critical areas,” defined by the GMA as wetlands, areas with recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas. In addition, the GMA requires the adoption of development regulations that protect critical areas (RCW 36.70A.060) and the inclusion of the best available science in developing policies and development regulations to protect the functions and values of critical areas (RCW 36.70A.172).

Development of this chapter is based on the same premise adopted in the Thurston County County-Wide Planning Policies, Chapter IX, Environmental Quality.

### **Natural Environment Goals and Policies**

The City of Yelm recognizes that the natural environment is important for the following reasons:

- ✓ It provides habitat for wildlife and plant life;
- ✓ It creates a positive visual image and open space;
- ✓ It provides opportunities for recreation;
- ✓ It is part of the City’s surface water management system and water supply; and
- ✓ It is cost effective public policy.

The merits and costs of environmental actions must be weighed and balanced against other important demands, such as public safety and recreation, housing, public infrastructure, and economic development.

Land use and development practices need to be compatible with the variety of environmental conditions. As a general rule, the City should protect the natural environment rather than try to overcome its limitations for development.

#### Goal

- EG 1 Protect the natural environment and preserve environmentally sensitive areas.
- EG 2 Promote quality building and development that is compatible with the surrounding environment.

#### Policies

- EP 1 The City should work with adjacent jurisdictions, state, federal, and regional agencies to protect sensitive areas and the City's natural environment.
- EP 2 Protect and restore environmental quality through land use plans, surface water management plans and programs, comprehensive park plans, and development review.
- EP 3 Develop regulations and programs that encourage well-designed land use patterns such as clustering, low impact development, and planned unit development. Use these types of land use patterns to concentrate higher urban land use densities and intensity of uses in areas with environmentally sensitive features.

### **Water Resources**

Yelm has several shorelines and abutting floodplains in or adjacent to the urban area, including Yelm Creek, Thompson Creek, the Centralia Power Canal, and the Nisqually River. The Nisqually River is host to a number of fish species and runs, which are dependent upon the water quality of the River and its tributary and riparian (stream side) areas. Yelm also has several wetland areas (shown on the critical areas maps), which form the headwaters of the two Creeks, and are indicative of the groundwater levels and proximity to the surface. Additionally, Yelm has an unprotected aquifer which underlies most of the urban area. The City's wells, and many private wells, use the aquifer for water supply.

The water quality in the urban area is important for both public and environmental health reasons, and it is the policy of the City to provide methods and incentives for ongoing protection and enhancement within the urban area.

Specific policies or programs shall be used to accomplish the necessary protection.

### **Aquifer Recharge Areas (Groundwater)**

The aquifer recharge area in Yelm covers the entire City. These areas are characterized by highly pervious glacial soils which drain rapidly into the underlying water table. These areas are classified primarily as Category 1, extremely sensitive with small pockets of Category 2, highly sensitive in the southwestern portion of the city.

Typical activities associated with land development, such as clearing and grading and stormwater management, affect the natural hydrologic cycle. All of these activities decrease the land's ability to absorb and retain water and increases the possibility of contamination.

#### Goals

- EG 3 Protect the quality, and manage the quantity of groundwater for all uses in the present and the future.
- EG 4 Encourage measures that improve surface water management.

#### Policies

- EP 4 Where feasible, development within the urban area should be on sewers with a reuse/recycling discharge to reduce the potential for contamination of the aquifer and the abutting surface streams.
- EP 5 Stormwater policies should require treatment of stormwater on site using swales, ponds, and other detention and conveyance facilities, together with, or in combination with, biofiltration prior to discharge to either groundwater or surface water to minimize or eliminate contaminants from the stormwater.
- EP 6 Implementation of the policies and programs of the sewer and water comprehensive plans.
- EP 7 The City of Yelm shall seek to prevent groundwater contamination by protecting the entire resource as effectively as possible, but within the limits of what is acceptable and affordable to the community.

EP 8 The City of Yelm shall strive to assure that preventive actions are taken to protect water quality from further degradation and that the City, in cooperation with the Department of Ecology, will promote corrective actions in areas where degradation has occurred so that the net effect is a gradual improvement of the ground and surface water quality.

### **Wellhead Protection Areas**

Because the City relies on groundwater for its drinking water, it must take preventative measures to avoid contamination in areas surrounding well sites. The City of Yelm Wellhead Protection Plan, developed by Robinson & Noble, Inc, 2001, focuses on three primary areas:

A hydrologic evaluation of the aquifers used by the City, and the delineation of wellhead protection areas (WHPAs) for each of the City's production wells,

An inventory of potentially hazardous materials inside the delineated WHPAs, and

The development of management, spill response, and contingency plans.

#### Goals

EG 5 Implement a wellhead protection program to ensure a safe source of drinking water and to avoid the large financial impact of contaminated wells.

#### Policies

EP 9 The City shall utilize a wellhead protection program based upon best available science.

EP 10 Legislation shall be maintained, and updated as necessary, regulating land uses within wellhead protection zones 1 - 3.

EP 11 The City of Yelm shall strive to prevent contamination of drinking water supplies and to develop contingency plans to provide additional sources, should an existing source become unusable.

### **Wetlands and Streams**

Wetlands are a valuable natural resource. They receive surface water from surrounding areas and filter pollutants entering the system. By storing floodwaters, wetlands reduce flooding and downstream erosion; trap and absorb sediments; and help protect water

quality. Wetlands discharge water to aquifers and streams and help replenish groundwater.

The City of Yelm is located within the Nisqually drainage basin. There are two streams that run through the city, Yelm Creek and Thompson Creek. Over the years, both Yelm Creek and Thompson Creek have experienced ecological degradation from the loss of shade trees, invasion of plant species like reed canary grass and nightshade, and repetitive dredging.

### Goals

- EG 6 Achieve no net loss of wetlands and increase the quality of Yelm's wetland resources through the application of best available science.
- EG 7 Protect, restore, and enhance the City's streams.

### Policies

- EP 12 Construction sites shall be required to demonstrate construction period stormwater protection to prevent turbidity and siltation for affecting surface waters in the area.
- EP 13 Wetlands, streams, and their associated buffers shall not be used for construction purposes, except where necessary for stormwater control and utility and transportation connections. Where such control or connections are permitted, regulations must identify steps to assure no degradation to ground or surface water.
- EP 14 Update and utilize Yelm's wetland protection regulations to ensure protection of Yelm's wetland resources through use of techniques considered to be best available science in accordance with adopted laws.
- EP 15 Wetlands, rivers, streams, ponds, and lakes should be viewed as systems and not as isolated units.
- EP 16 The valuable natural functions of wetlands and stream corridors, such as habitat and water quality, should be protected by maintaining an undisturbed or restored native vegetated buffer and by prohibiting filling, draining, and clearing within wetlands and adjacent fish bearing streams and their buffers. Physical alterations should be minimized except where restoring the natural functions.

EP 17 The City may regulate private development and public actions to protect water quality and to ensure adequate in-stream flow to protect fisheries, wildlife habitat, and recreation resources.

EP 18 Retain existing open surface water systems in a natural state and rehabilitate degraded conditions.

EP 19 Restrict the runoff rate and quality to predevelopment levels for all new development and redevelopment.

## **Shorelines**

The City of Yelm adopted the Thurston County Shoreline Master Program to implement the state's Shoreline Management Act. While Yelm Creek is designated as a shoreline of the state, it is questionable if the creek sustains the minimum flow requirements of more than twenty cubic feet per second, RCW 90.58. Also, the Centralia Power Canal was not identified in the Shoreline Master Program as a shoreline of the state, but flows clearly exceed the minimum flow requirements and it should be designated as a shoreline of the state with the appropriate land use designation in the urban area consistent with urban densities.

### **Policies**

EP 20 The Conservancy shoreline designation, as identified in the Shoreline Master Program for the Thurston Region, should be retained along the Nisqually River and its jurisdictional wetlands.

EP 21 Yelm Creek should be monitored to determine minimum flow. If supported by the flow data, the Shoreline Master Program should be amended to delete Yelm Creek's mapped designation as it is not a regulated shoreline under State guidelines.

EP 22 The Centralia Power Canal should be added as an urban shoreline on the south side and a rural shoreline on the north side.

EP 23 The Nisqually River Management Plan identifies policies and programs for the protection of the Nisqually Basin. The Management Plan policies are to be considered in adopting development regulations for the community.

## **Frequently Flooded Areas**

Development in flood plains reduces the storage capacity and increases the amount of runoff. Increased runoff overtaxes both natural and man-made conveyance systems and leads to damage of public and private property.

Over the last five years, the City of Yelm has collected substantial information on Yelm Creek and its floodplain. The Federal Emergency Management Agency conducted a Yelm Creek Study and issued a new Flood Insurance Rate Map (FIRM) in June of 1999. A Yelm Creek Comprehensive Flood Hazard Management Plan was adopted in July of 2001. Both products incorporated the use of best available science.

#### Goals

EG 8 Prevent the loss of life and property in frequently flooded areas.

#### Policies

EP 24 The City adopts the FEMA flood hazard maps for reference purposes and any development in a flood plain must be consistent with FEMA guidelines, and such additional regulations as adopted by the City. Filling floodplains is discouraged unless necessary to meet a public purpose. No development should be allowed in any floodway.

EP 25 Regulations of these lands should promote efficient use of the land and water resources by allocating frequently flooded areas to the uses for which they are best suited, and to discourage obstructions to flood-flows or uses which pollute or deteriorate natural waters and water courses.

EP 26 Life and property should be protected from flood hazards, and the flood storage and transmission capacity of rivers and streams should be retained.

EP 27 Protect natural flood storage and conveyance through the development and implementation of plans and regulations that reduce flood impacts.

### **Geologic and Volcanic Hazard Zones**

Yelm has a few areas identified as steep slopes and volcanic hazards, which occur along portions of the Centralia Power Canal and Yelm Creek (see Critical Areas Map #5). The City will need to develop guidelines for specific geologic issues.

#### Goal

EG 9 To designate and regulate development on lands having identified geologic hazards to protect the health and safety of persons and property, and to avoid other adverse impacts of erosion, landslide, and other geologic hazards.

## Policies

EP 28 Develop implementing legislation, based upon best available science, with specific requirements for analysis of geologically sensitive areas and application of specific development standards to prevent erosion and landslide hazard.

EP 29 The City will continue to gather and review seismic hazard data for the area to better assess specific seismic hazard areas (those areas more sensitive than others because of geological parameters). The City will consider development of additional requirements associated with Uniform Building Code review for buildings in Yelm's most sensitive earthquake hazard areas.

## **Fish and Wildlife Habitat Areas**

Yelm does not have identified priority habitats and species within the UGA, but is on land near the Nisqually River which provides important habitat and wildlife areas, in addition to the scattered locations of oak habitat (see Critical Areas Map #4).

Shoreline and development regulations, and project-level SEPA reviews shall be used to assure that development within the UGA does not adversely affect abutting wildlife and fish habitat outside the urban area. Inside the urban area, development regulations should provide incentives for wetland and habitat enhancement.

Yelm Creek and Thompson Creek provide opportunities for such enhancement within the UGA. Wetland and wildlife enhancement should not extend beyond the specified wetland buffer, however, if to do so would reduce densities below those specified in the development regulations. It is important that Yelm obtain and promote urban densities in the urban areas to reduce development pressure outside the urban areas.

Any development directly affecting the Nisqually River shall be reviewed for consistency with applicable State, County, and other habitat management programs.

Urban landscapes are valuable supplements to natural areas in providing habitat for a wide variety of wildlife. The loss of natural wildlife habitat to urban development can be partially offset by landscaping that includes a variety of native plants that provide food and shelter for wildlife. Native plants are generally well adapted to the soils and climate of the area and many species can flourish without much watering or fertilization.

## Goals

EG 10 Preserve, protect, and enhance fish and wildlife habitat.

EG 11 Provide fish and wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.

#### Policies

EP 30 The city should preserve and enhance native vegetation in riparian habitat, and wherever possible.

EP 31 The City should manage aquatic and riparian (stream side) habitat in a way that minimizes its alteration in order to preserve and enhance its ability to sustain fish and wildlife.

EP 32 The City should encourage residents and businesses to use native plants in residential and commercial landscaping.

### **Air Quality**

Air quality is an increasing problem in the Pacific Northwest. Numerous federal, state, and regional agencies enact and enforce legislation to protect air quality. Locally air pollution sources are from: motor vehicles, indoor and outdoor burning, industrial operations, and land clearing and grading.

#### Goal

EG 12 Protect air quality.

#### Policies

EP 33 Support state and federal air quality standards and the regulation of activities that emit air pollutants.

EP 34 Encourage transportation demand management and commute trip reduction in order to reduce energy consumption and air pollution.

### **Noise**

Noise pollution can be harmful to the general public's health and welfare. Noise is primarily generated by: industrial uses, vehicle traffic, and construction activities.

#### Goal

EG 13 Control the level of noise pollution in a manner that promotes the use, value, and enjoyment of property in an urban environment.

Policy

EP 35 Use state standards to ensure that excessive noise does not impair the permitted land use activities in residential, commercial, and industrial land use districts.

### **XIII. Historic Preservation**

Note: A list of the goals and policies applicable to the unincorporated portion of the Yelm Urban Growth Area is located in Exhibit G.

In December of 1987, the City of Yelm became a "Certified Local Government" (CLG), a local government which has been certified by the State of Washington Historic Preservation Officer as having established its own historic preservation commission and a program for historic preservation of properties meeting Federal and State standards.

The Yelm Historic Preservation Commission consists of seven (7) members, appointed by the Mayor and confirmed by the City Council. The State requires that Yelm provide a "professional" commission member selected from the backgrounds of history, architecture, architectural history, historic preservation, planning, cultural anthropology, archaeology, cultural geography, American studies, law and real estate.

The major responsibility of the Historic Preservation Commission is to identify and actively encourage the conservation of the City's historic resources by initiating and maintaining a register of historic places and reviewing proposed changes to register properties; to raise community awareness of the City's history and historic resources; and to serve as the City's primary resource in matters of history, historic planning and preservation.

Since 1988, the Commission has conducted a comprehensive inventory of historic resources within the boundaries of the City of Yelm, known as the Yelm Historic Inventory, partially funded by a non-competitive grant from the State of Washington Office of Historic Preservation (passed on to the state by the National Parks Service) received each year.

To date, 163 properties have been inventoried in the City of Yelm. The Commission completed the inventory in 1992. All properties which are 50 years or older are placed on the inventory which describes the physical appearance of the property and gives a statement of significance regarding the property, i.e., who lived there, interesting events, use of the structure, etc. During the 1991 inventory, three (3) archaeological sites were discovered by Historic Surveyor Lee Stilson; (1) a site on Railroad Avenue S.W. (behind the Nisqually Valley News building) where a property was constructed in 1890, it served as a hotel for railroad travelers and later as a rooming house for school teachers; (2) a site at the corner of Yelm Avenue East and Third Street, which was the site of the Yelm Independent Church, destroyed by fire in 1979; (3) a site on Canal Road, which was the home of John Edgar.

Those properties from the inventory that are significant either physically (must be somewhat unaltered from their original state) or are associated with events or people that have made a great contribution to the patterns of national, state, or Yelm history may be nominated to be placed on the "Yelm Register of Historic Places." Nominations may be made to the Commission by an individual or generated by the Commission

itself. The H.L. Wolf building was the first building placed on the Register, receiving a bronze plaque honoring the building and a feature story in the newspaper reminding all of the people and happenings associated with the building. Additionally, the Senior Center has now been placed on the Yelm Register of Historic Places and the Masonic Temple has agreed to be nominated to the Register. Anyone interested in obtaining more information on placement to the Yelm Register of Historic Places, should contact Agnes Columbo at Yelm City Hall, 458-8405 or one of the Commission members.

Yelm has a policy of fostering Historic registration and preservation. Development regulations should reflect incentives to encourage such activities.

## **XIV. Miscellaneous Provisions**

### **A.\* Property Rights**

The right of citizens of the UGA to be secure in their property is a fundamental policy of this Comprehensive Plan. The need of the community to provide adequate public service and to protect the peace and quiet enjoyment of private property is a fundamental policy of this Comprehensive Plan.

Private property shall not be taken for public purpose without due process and just compensation where required.

### **B.\* Permits**

The policy of the City of Yelm and Thurston County is to process permits in a timely and efficient manner in order to foster the goals of this Comprehensive Plan and Joint Plan. Development regulations will be integrated and coordinated to achieve this purpose.

### **C.\* Citizen Participation**

The City of Yelm and Thurston County support the Growth Management Act policies to encourage and promote citizen participation within the UGA. Development regulations should provide for ample notice and opportunity to participate in key stages of the planning and development process.

### **D. Growth Management Act Planning**

Yelm is a small community and without resources to fully articulate all GMA goals and objectives into this Plan. Small cities and towns are authorized to use an abbreviated process, which Yelm has elected to do. Yelm is committed to continued review and improvement of its Comprehensive Plan and development regulations, as resources are available.

### **E.\* Comprehensive Plan Amendment**

The Comprehensive Plan is to be amended no more than once any calendar year, except in emergencies. Development regulations will identify an annual calendar to facilitate the review and amendment process. The City plans for annual review will be consistent with the policies of Thurston County for amendment of the County's Comprehensive Plan.

Yelm's urban growth boundaries shall be reviewed not less than every ten years. Any change to the long-term boundary must be consistent with the County-Wide Planning Policies.

## **F. Growth Management Definitions and Concepts**

1. Conformance - The degree to which all plans within the UGA, including plans of other municipal corporations or state agencies comply with and/or promote the goals and policies of this Comprehensive Plan. Where inconsistent goals cannot be met by a single plan, consistency shall be measured by the degree to which the overall goals and objectives are met by the proposed action.
2. Consistency - The degree to which a project or development accomplishes the goals and objectives of this Comprehensive Plan. Some goals are mutually exclusive or incompatible as applied to a specific project. In the event of conflict, consistency is measured by the degree to which the overall goals and objectives of the Plan are met by the project.
3. Concurrency - The availability of adequate facilities to meet the public needs imposed on the UGA by any proposal requiring a permit or approval by the City or County. All projects shall be reviewed to determine that parks, schools, fire, sewer, water, and transportation will be available or are to be planned and funded within six years of the date of the project approval. Development regulations shall identify levels of service and the plans of implementing the concurrency requirement.

## EXHIBIT B\*

### Population Projections

## **MEMORANDUM**

TO: Thurston Regional Planning Council

FROM: Veena Tabbutt, Senior Planner

DATE: June 30, 2005

SUBJECT: Population Forecast Small Area Allocations

### **PURPOSE**

Approve Population Forecast Small Area Allocations.

#### **Summary:**

- Staff has prepared new Population Forecast Small Area Allocations
- These allocations are based on the Regional Population and Employment Forecast approved by the Council in November 2004.
- The allocations have been reviewed by the Forecast Advisory Committee, which consists of staff members for all jurisdictions in Thurston County, members from various planning commissions, representatives from the Transportation Advisory Board and Technical Advisory Committee, and representatives from local organizations including the commercial and residential building community, and the environmental community.
- These allocations will be used for transportation, sewer, water, land use, school, and other local government planning purposes.
- The final phase in the Forecast Allocations will be the Employment Forecast Small Area Allocations

## **BACKGROUND**

TRPC develops updated population and employment forecasts every three to five years. These forecasts are used for transportation, sewer, water, land use, school, and other local governmental planning purposes. They are also used by the private sector for business planning. TRPC has been preparing these forecasts periodically since the late 1960s. We are in the midst of another update.

On November 5<sup>th</sup> the Thurston Regional Planning Council adopted the County-Wide Population and Employment Forecast.

Given the forecast of future population county-wide, it must be decided where the growth will go based on the adopted plans and policies of the local cities, towns, and the county. County-wide figures are allocated to the planning area level using a large database of developable lands, development trends, and zoning densities. Only then can planning for streets, utilities, school sites, park sites, and other public services and facilities take place.

## **ISSUES**

A key assumption in the Population Forecast Small Area Allocations is that there will be no major change in land use policy for the Thurston County or the cities and towns within Thurston County, the Confederated Tribes of the Chehalis Reservation or the Nisqually Indian Tribe over the period of the forecast. Policies that are assumed to remain constant are found in the comprehensive plans and related documents from the fall of 2004, and include (but are not limited to):

- Zoning districts and zoning density calculations (deductions and density ranges)
- Critical Areas Ordinances
- Size and location of urban growth boundaries (annexations are an assumption of the model)
- Adopted sewer and water plans

In 2005 the population forecast small area allocations could be considered BASELINE allocations if there are major changes in any of the policies outlined above. The BASELINE allocations can then be used to evaluate the effects of any major changes in policy that have occurred in 2005, or may occur in the future.

## **REQUESTED ACTION:**

After reviewing the attachments, approve Population Forecast Small Area Allocations as BASELINE allocations.

Attachments

**Table 1**  
**Comparison of new TRPC Population Forecast Small Area Allocations**  
**with the previous allocation<sup>1</sup>.**

<b>Jurisdiction</b>	<b>Forecast</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Lacey & UGA	New	64,600	73,900	82,900	92,200	99,900	106,700
	Old	67,900	75,500	83,000	89,600	94,600	N/A
Olympia & UGA	New	54,500	60,900	67,000	72,900	77,900	82,200
	Old	56,000	61,000	67,500	73,600	79,100	N/A
Tumwater & UGA	New	21,600	24,400	27,100	32,200	37,100	41,600
	Old	23,000	24,500	28,500	32,800	38,100	N/A
Bucoda & UGA	New	620	650	680	710	760	800
	Old	620	630	630	640	640	N/A
Rainier & UGA	New	1,530	1,760	1,990	2,260	2,510	2,740
	Old	1,785	1,970	2,095	2,205	2,315	N/A
Tenino & UGA	New	1,900	2,030	2,470	2,890	3,280	3,580
	Old	1,630	1,650	1,670	1,740	1,945	NA
Yelm & UGA	New	5,490	6,590	7,690	9,100	10,330	11,480
	Old	5,625	6,825	8,325	9,875	11,375	N/A
Grand Mound UGA	New	830	850	870	920	970	1,000
	Old	1,325	1,525	1,700	1,875	2,075	N/A
Chehalis Reservation	New	30	60	80	110	140	170
	Old	N/A	N/A	N/A	N/A	N/A	N/A
Nisqually Reservation	New	580	630	710	790	870	940
	Old	N/A	N/A	N/A	N/A	N/A	N/A
Rural	New	72,400	83,300	93,500	104,900	114,300	121,800
	Old	78,400	85,400	91,900	98,500	104,000	N/A
<b>County Total</b>	<b>New</b>	<b>224,000</b>	<b>255,000</b>	<b>285,000</b>	<b>319,000</b>	<b>348,000</b>	<b>373,000</b>
	<b>Old</b>	<b>236,400</b>	<b>259,800</b>	<b>285,300</b>	<b>310,700</b>	<b>334,300</b>	<b>N/A</b>

<sup>1</sup>**Note** – added for the Yelm 2006 Comprehensive Plan amendment process. TRPC traditionally updates population and employment forecasts every 3-5 years, and released the most recent small area (city and rural) populations forecasts in July of 2005. The latest release was prior to the proposal of the Thurston Highlands master planned community in Yelm, which may include 5,000 to 6,000 new dwelling units. The buildout of this development may exceed the time range of the 2030 forecast. TRPC will continue to monitor residential and commercial development activity and any proposed changes in Thurston County's rural zoning or the size of the Urban Growth Areas, and anticipates updating the small area (city and rural) populations forecasts in 2007.

## SUMMARY OF THE NEW ALLOCATIONS

<b>Lacey &amp; UGA</b>		
2030 Population:	Rate of Growth:	Trends:
106,700	2.0%	Within Lacey, initially some growth is likely to shift to what are now the unincorporated urban growth areas (UGAs) as the city becomes developed. Then, as <i>available</i> land supply decreases, Lacey will continue to grow, but it will likely see a decline in share of county-wide growth. Using the buildout <sup>1</sup> factor, the shift in growth is likely to occur by 2015. Toward the end of the forecast period the growth share in all urban areas, including Lacey, is likely to increase as the demand for multifamily homes increases. This may result in redevelopment in the older neighborhoods and mixed-use districts.
<b>Olympia &amp; UGA</b>		
2030 Population:	Rate of Growth:	Trends:
82,200	1.7%	Trends in Olympia are very similar to Lacey. Within Olympia, initially some growth is likely to shift to the unincorporated UGAs as the city becomes developed. Then, as <i>available</i> land supply decreases, Olympia will also see a decline in share of county-wide growth. Using the buildout factor, the shift in growth is likely to occur by 2015. Toward the end of the forecast period the growth share in all urban areas is likely to increase as the demand for multifamily homes increases. This may cause redevelopment in the older neighborhoods and mixed-use districts.
<b>Tumwater &amp; UGA</b>		
2030 Population:	Rate of Growth:	Trends:
41,600	2.7%	Tumwater is likely to be the recipient of increased growth shares as the supply of <i>available</i> land is reduced in Lacey and Olympia. This shift in growth will likely begin to occur around 2015, and continue to the end of the forecast period. Most of the increased growth share will be located in what are now the unincorporated urban growth areas.

<sup>1</sup> A buildout factor of 25 percent is applied as an indicator of when to shift growth shares. This factor is calculated by dividing demand by supply. It makes the assumption that in any given forecast interval (5 years) only 25 percent of the total capacity will be available for sale and development. As the total inventory of land or capacity decreases and prices rise, harder to develop lots, partially developed lots, and redevelopment opportunities will be available. The buildout factor will be calibrated for housing type (by zoning district) at the beginning of each forecast period so as to not artificially create a scarcity of capacity in one type of dwelling unit and a surplus in another.

<b>Bucoda &amp; UGA</b>		
2030 Population:	Rate of Growth:	Trends:
800	1.0%	Bucoda is likely to see only a modest amount of growth. Growth shares may begin to increase in the latter years of the forecast if sewer service becomes available.
<b>Rainier &amp; UGA</b>		
2030 Population:	Rate of Growth:	Trends:
2,740	2.4%	Historically, Rainier has experienced moderate growth, more than Bucoda and Tenino. It is likely that the growth share in Rainier will remain relatively constant until sewer service becomes available to the city and UGA.
<b>Tenino &amp; UGA</b>		
2030 Population:	Rate of Growth:	Trends:
3,580	2.6%	Historically, Tenino has experienced very little growth. It is likely that the growth share in Tenino will increase when sewer service becomes available to the city and UGA.
<b>Yelm &amp; UGA</b>		
2030 Population:	Rate of Growth:	Trends:
11,480	3.0%	Historically, Yelm has been one of the fastest growing communities in Thurston County. It is likely that this trend will continue with growth in commuting, increased accessibility to Yelm, and a large supply of land for residential growth.
<b>Grand Mound UGA</b>		
2030 Population:	Rate of Growth:	Trends:
1,000	0.7%	Grand Mound is not likely to see much residential growth. The area is mainly designated for commercial and industrial uses.
<b>Confederated Tribes of the Chehalis Reservation (Thurston County portion only)</b>		
2030 Population:	Rate of Growth:	Trends:
170	7.2%	The reservation bisects two counties with most of the population residing in the Gray's Harbor County portion. The Tribe expects to see residential growth in the Thurston County portion. This will likely occur as utilities are available.

<b>Nisqually Reservation (Thurston County portion only)</b>		
2030 Population:	Rate of Growth:	Trends:
940	2.0%	The Tribe anticipates a need for 100 homes. The forecast assumes this need will be met by around 2015, after which the rate of growth will continue to the end of the forecast period.
<b>Rural county</b>		
2030 Population:	Rate of Growth:	Trends:
122,000	2.1%	<p>Overall it is likely that there will be a shift in growth shares from the rural county to the urban areas, so that the split between urban and rural will be around 70 percent urban growth and 30 percent rural growth by the end of the forecast period. This is mainly due to an increasing demand for multifamily housing, which predominately locates in urban areas.</p> <p>Using the buildout factor, the north county rural areas have less <i>available</i> land than those to the south, so it is anticipated that there will be a steady shift of rural growth to the south county until the <i>available</i> land supply is fairly even between the two areas. Rural areas will begin to feel full (the buildout factor will be approached) by 2015, with the exception of the south-central regions of the county where some land will remain <i>available</i>. Overall, the buildout factors in the rural county do not indicate a shift in growth shares of single-family homes to the urban areas. The rural county will continue to receive the majority of new manufactured homes.</p>

How does the New Forecast (2004-2005) compare to the Previous Forecast (1998-1999)?

<b>Lacey &amp; UGA</b>		
Old Forecast 2025	New Forecast 2025	Notes
94,600	99,900	With the growth in commuters to Pierce County, Lacey is expected to experience rapid growth. In addition, residential densities in Lacey tend to be higher than comparable zoning districts in Tumwater and Olympia, therefore the capacities are slightly higher than modeled in the previous forecast.
<b>Olympia &amp; UGA</b>		
Old Forecast 2025	New Forecast 2025	Notes
79,100	77,900	The forecasts are quite similar.

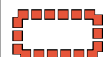
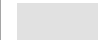
<b>Tumwater &amp; UGA</b>		
<i>Old Forecast 2025</i>	<i>New Forecast 2025</i>	<i>Notes</i>
38,100	37,100	The forecasts are quite similar.
<b>Bucoda &amp; UGA</b>		
<i>Old Forecast 2025</i>	<i>New Forecast 2025</i>	<i>Notes</i>
640	760	Bucoda now has an UGA so the new forecast includes a larger physical area.
<b>Rainier &amp; UGA</b>		
<i>Old Forecast 2025</i>	<i>New Forecast 2025</i>	<i>Notes</i>
2,315	2,510	Rainier may see slightly higher growth with the addition of a sewer system.
<b>Tenino &amp; UGA</b>		
<i>Old Forecast 2025</i>	<i>New Forecast 2025</i>	<i>Notes</i>
1,945	3,280	Tenino will likely experience higher growth with the addition of a sewer system. The new forecast is more consistent with the 1996 forecast.
<b>Yelm &amp; UGA</b>		
<i>Old Forecast 2025</i>	<i>New Forecast 2025</i>	<i>Notes</i>
11,375	10,330	Yelm will likely still experience rapid growth, at a slightly lower rate than was forecast previously. The growth rate in Yelm has abated somewhat after the initial pent up demand for growth was met after the sewer was put into place.
<b>Grand Mound UGA</b>		
<i>Old Forecast 2025</i>	<i>New Forecast 2025</i>	<i>Notes</i>
2,075	970	2000 population estimates for the Grand Mound UGA were revised, leading to a lower forecast. There does not appear to be much capacity for residential growth in the UGA, but there is quite a lot of growth going into the Rochester rural sub-area.

<b>Confederated Tribes of the Chehalis Reservation</b>		
<i>Old Forecast 2025</i>	<i>New Forecast 2025</i>	<i>Notes</i>
NA	NA	TRPC did not provide a forecast for the Tribes in 1998/99.
<b>Nisqually Reservation</b>		
<i>Old Forecast 2025</i>	<i>New Forecast 2025</i>	<i>Notes</i>
NA	NA	TRPC did not provide a forecast for the Tribes in 1998/99.
<b>Rural County</b>		
<i>Old Forecast 2025</i>	<i>New Forecast 2025</i>	<i>Notes</i>
104,000	114,300	Capacity in the rural county may have been understated in the 1998/99 forecast as the undersized but legal lots were not included in the inventory.



# City of Yelm Urban Growth Boundary June 2006

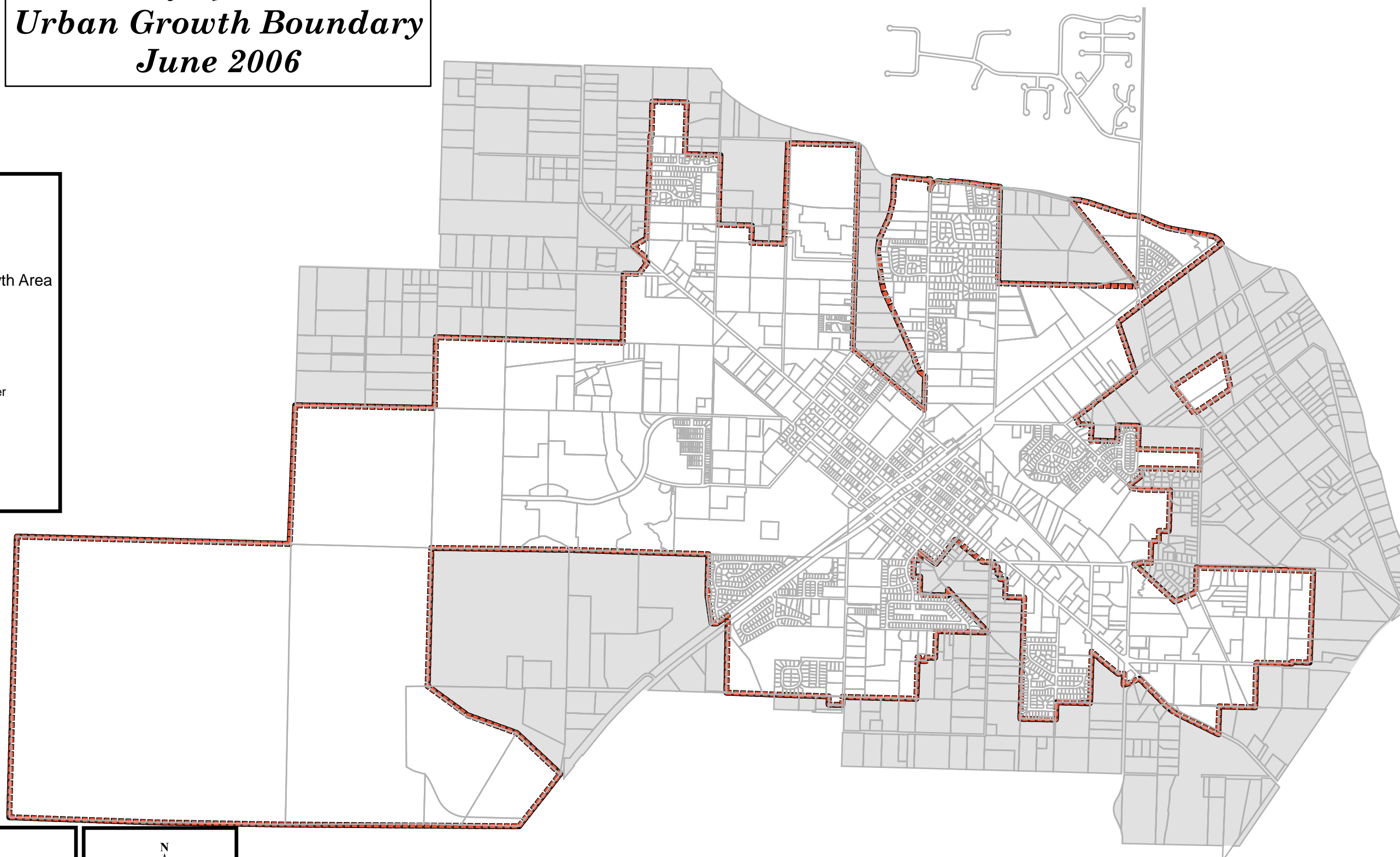
## Legend

-  City Limits
-  Urban Growth Area

Data Source:

Thurston GeoData Center  
921 Lakeridge Dr. SW  
Room 205  
Olympia, WA 98502

360.754.4594  
[www.geodata.org](http://www.geodata.org)



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Community Development Dept.  
P.O. Box 479  
Yelm, WA 98597  
360.458.3835















1 inch equals 2,000 feet

MAP #1



# City of Yelm Zoning Map May 2008

## Legend

-  City Limits
- Zoning Designations**
-  C-1 Commercial
-  C-2 Heavy Commercial
-  C-3 Large Lot Commercial
-  CBD Central Business District
-  I Industrial
-  ID Institutional District
-  MPC Master Planned Community
-  P/OS Parks/Open Space
-  R-4 Low Density Residential
-  R-6 Moderate Density Residential
-  R-14 High Density Residential

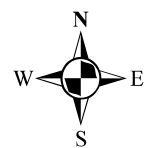
Data Source:

Thurston GeoData Center  
921 Lakeridge Dr. SW  
Room 205  
Olympia, WA 98502

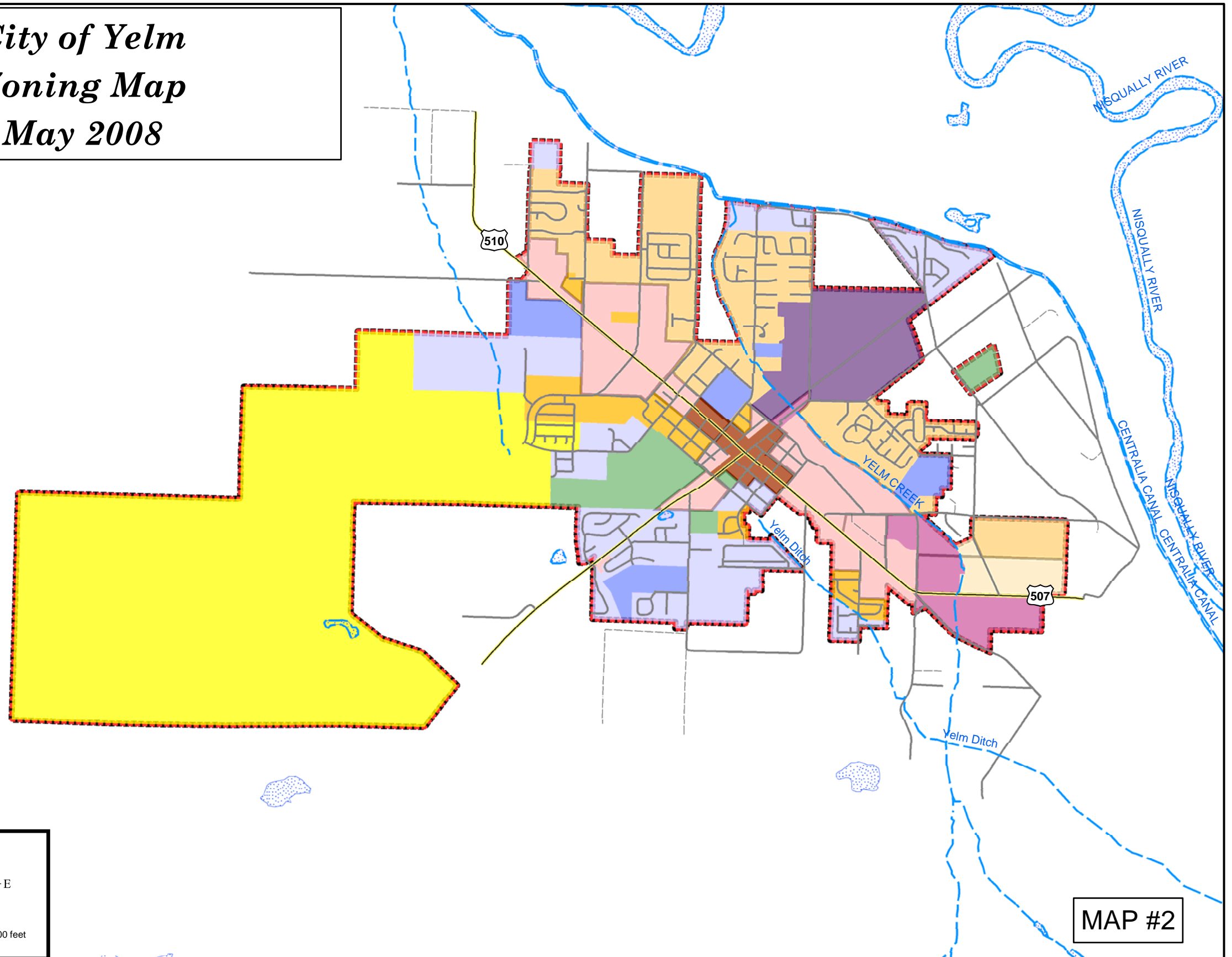
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1 inch equals 2,500 feet



MAP #2



# City of Yelm Future Zoning Map July 2006

## Legend



City Limits

### Yelm Future Zoning

#### Zoning Designation

- C-1 Commercial
- C-2 Heavy Commercial
- C-3 Large Lot Commercial
- CBD Central Business District
- I Industrial
- ID Institutional District
- MPC Master Planned Community
- P/OS Parks/Open Space
- R-4 Low Density Residential
- R-6 Moderate Density Residential
- R-14 High Density Residential

Data Source:

Thurston GeoData Center  
921 Lakeridge Dr. SW  
Room 205  
Olympia, WA 98502

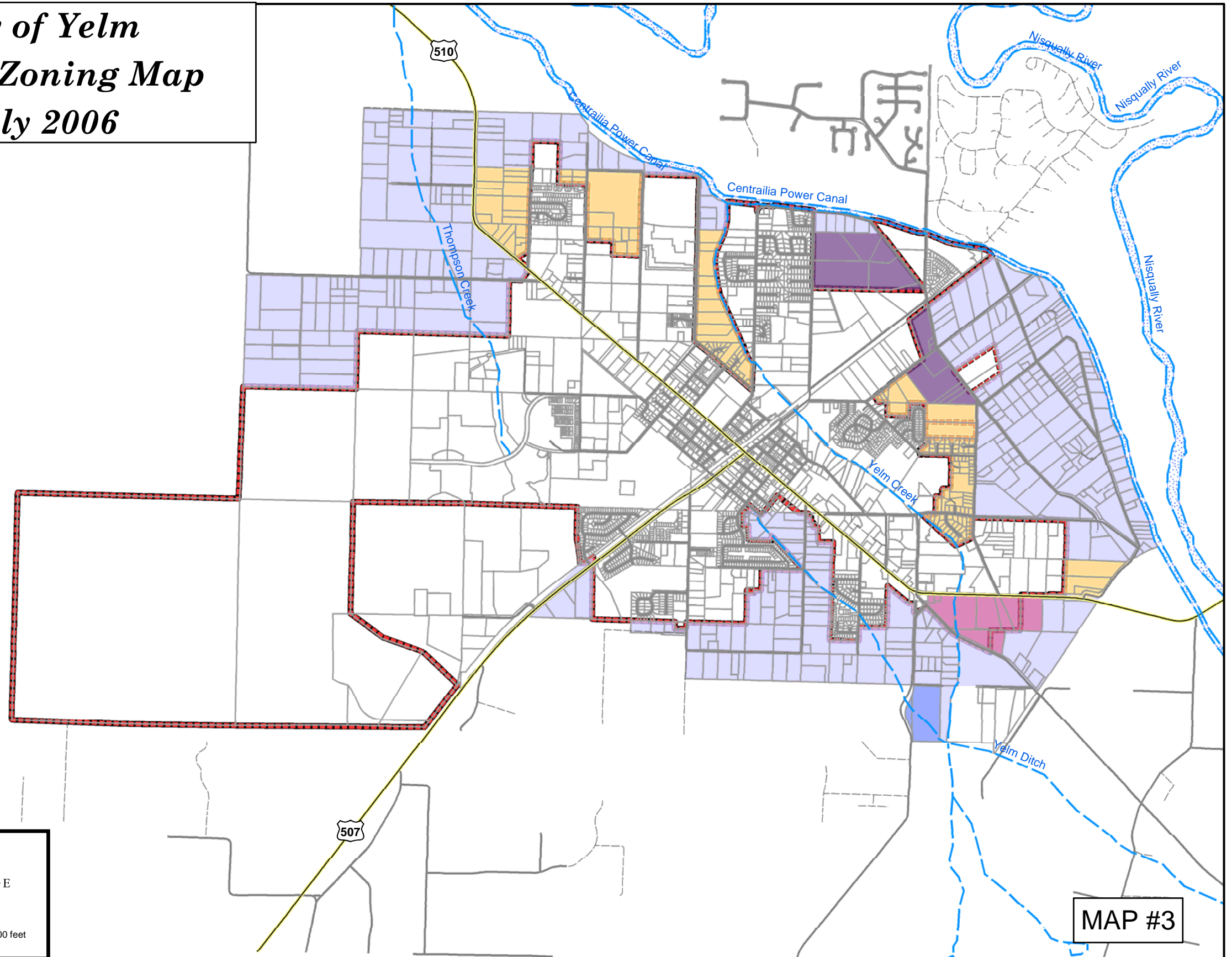
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www.geodata.org

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360.458.3835



1 inch equals 2,500 feet



MAP #3



# City of Yelm Critical Areas Streams Wildlife Wetlands

## Legend

- City Limits
- Urban Growth Area
- Type 5 Streams
- oakhabitat
- Wetlands

Data Source:

Thurston GeoData Center  
921 Lakeridge Dr. SW  
Room 205  
Olympia, WA 98502

360.754.4594  
www.geodata.org

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360.458.3835



1 inch equals 2,000 feet

MAP #4



# City of Yelm Critical Areas Geologic Hazard Areas

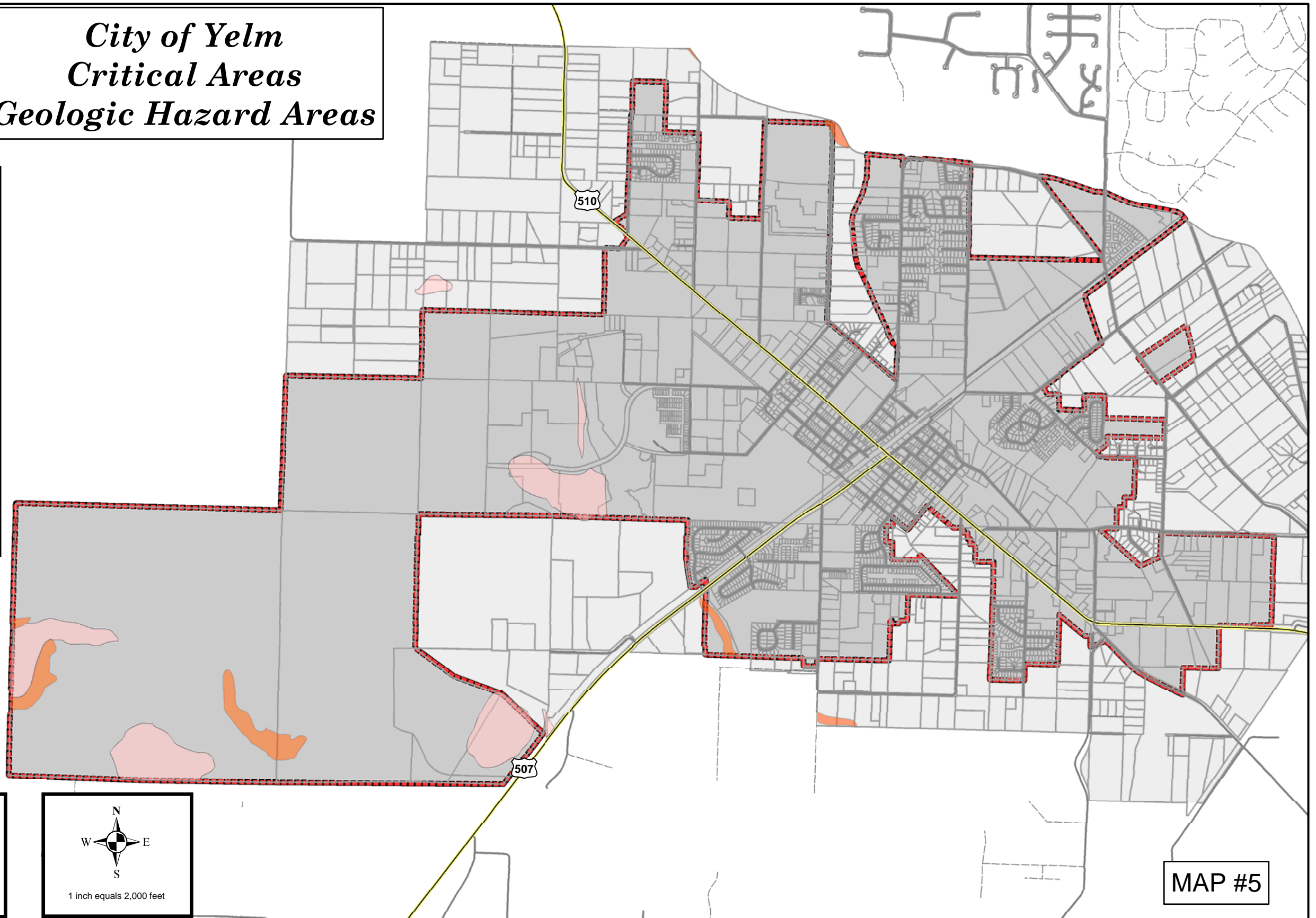
## Legend

- City Limits
- Urban Growth Area
- Geologic Hazard Areas**
- Erosion Hazard
- Landslide Hazard

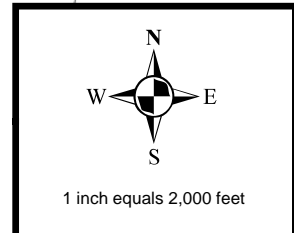
Data Source:

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921 Lakeridge Dr. SW  
Room 205  
Olympia, WA 98502

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[www.geodata.org](http://www.geodata.org)



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MAP #5



# City of Yelm Critical Areas Frequently Flooded Areas

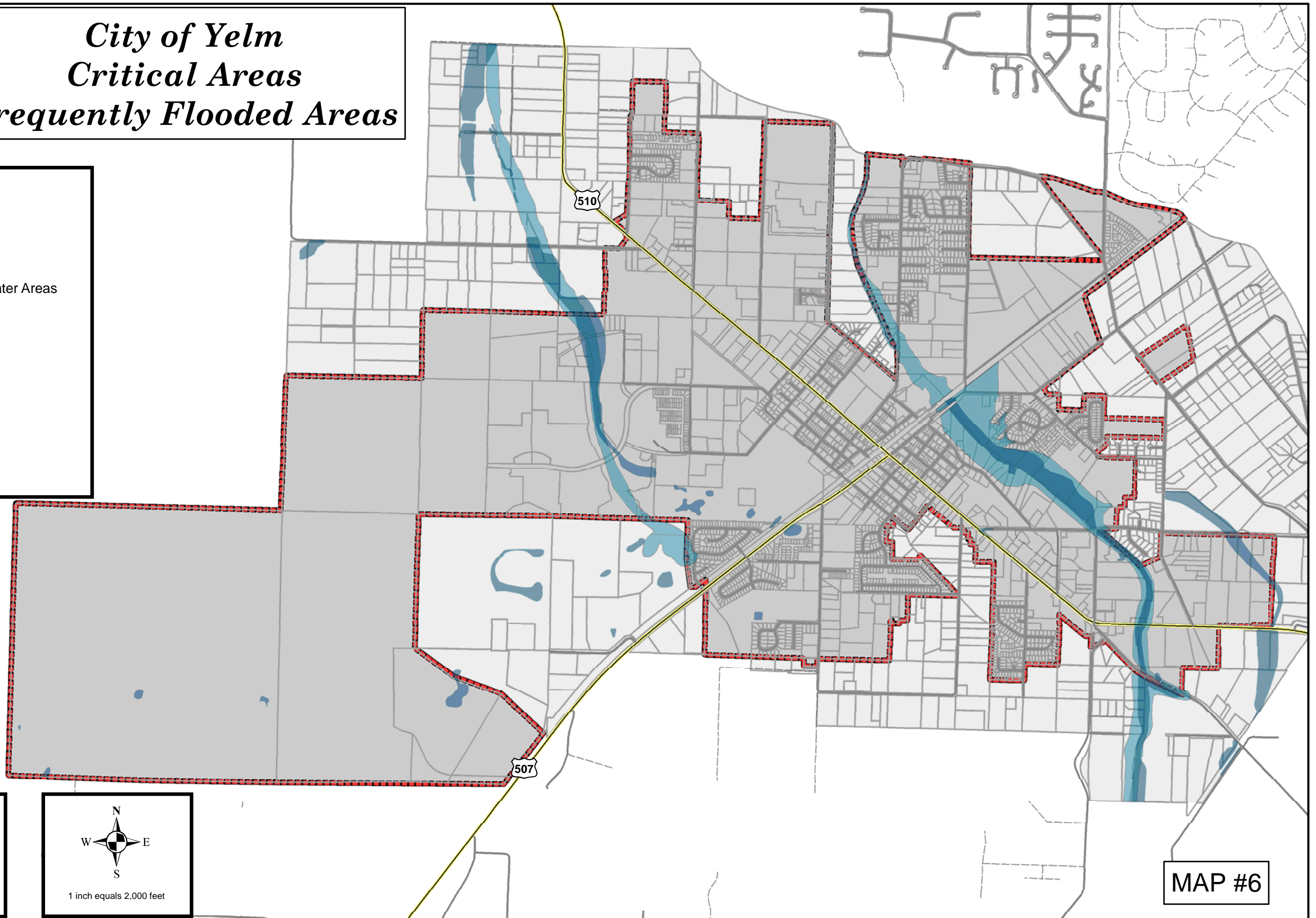
## Legend

- City Limits
- Urban Growth Area
- Potential High Groundwater Areas
- 100 Year Floodplain

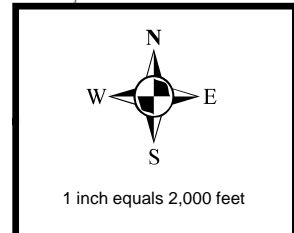
Data Source:

Thurston GeoData Center  
921 Lakeridge Dr. SW  
Room 205  
Olympia, WA 98502

360.754.4594  
[www.geodata.org](http://www.geodata.org)



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MAP #6



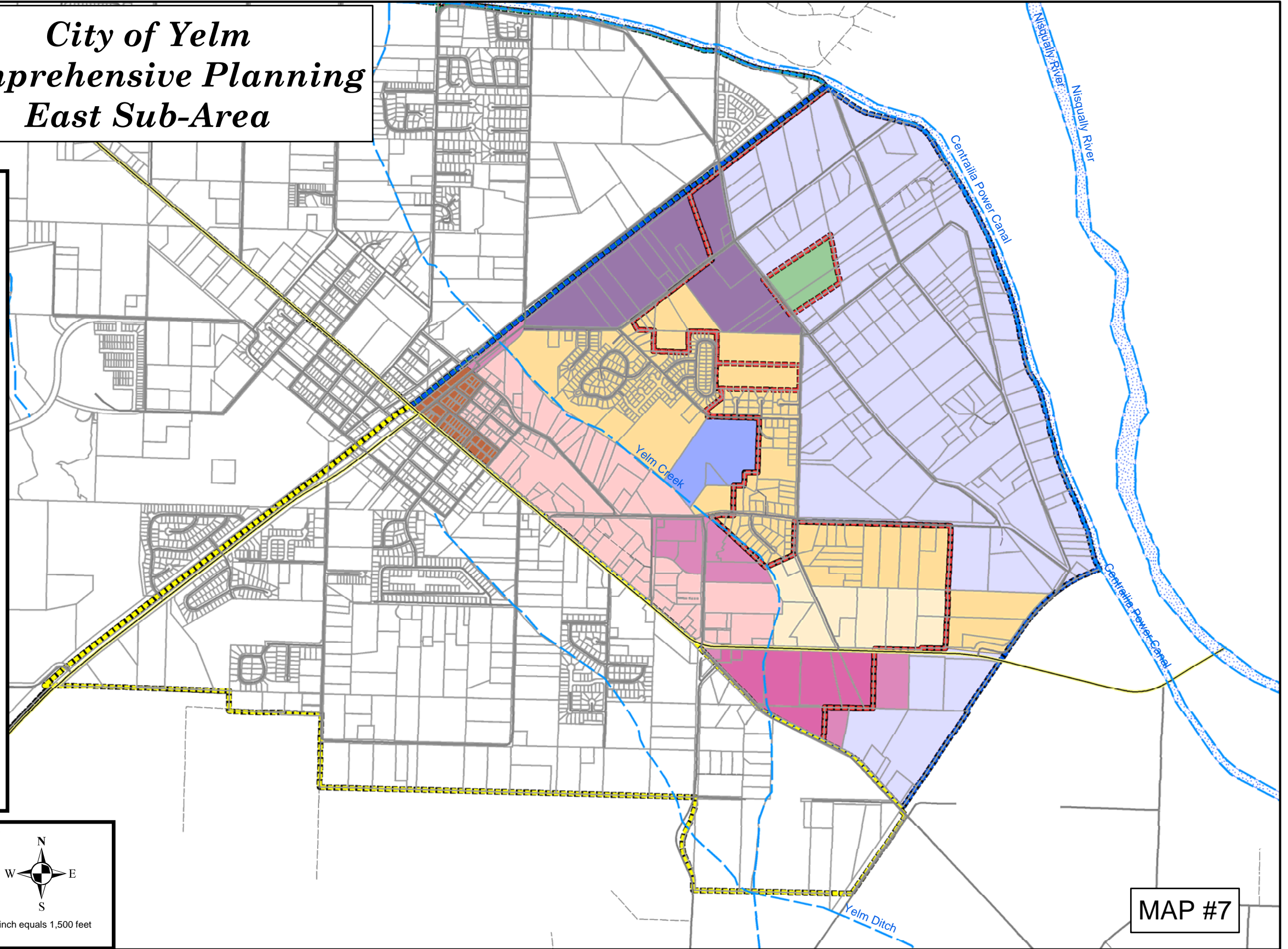
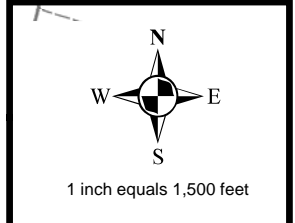
# City of Yelm Comprehensive Planning East Sub-Area

## Legend

- City Limits
- Zoning Designations**
- C-1 Commercial
- C-2 Heavy Commercial
- C-3 Large Lot Commercial
- CBD Central Business District
- I Industrial
- ID Institutional District
- MPC Master Planned Community
- P/OS Parks/Open Space
- R-4 Low Density Residential
- R-6 Moderate Density Residential
- R-14 High Density Residential
- Southwest Subarea
- Northwest Subarea
- East Subarea
- South Subarea

Data Source:  
 Thurston GeoData Center  
 921 Lakeridge Dr. SW  
 Room 205  
 Olympia, WA 98502  
 360.754.4594  
 www.geodata.org

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**MAP #7**



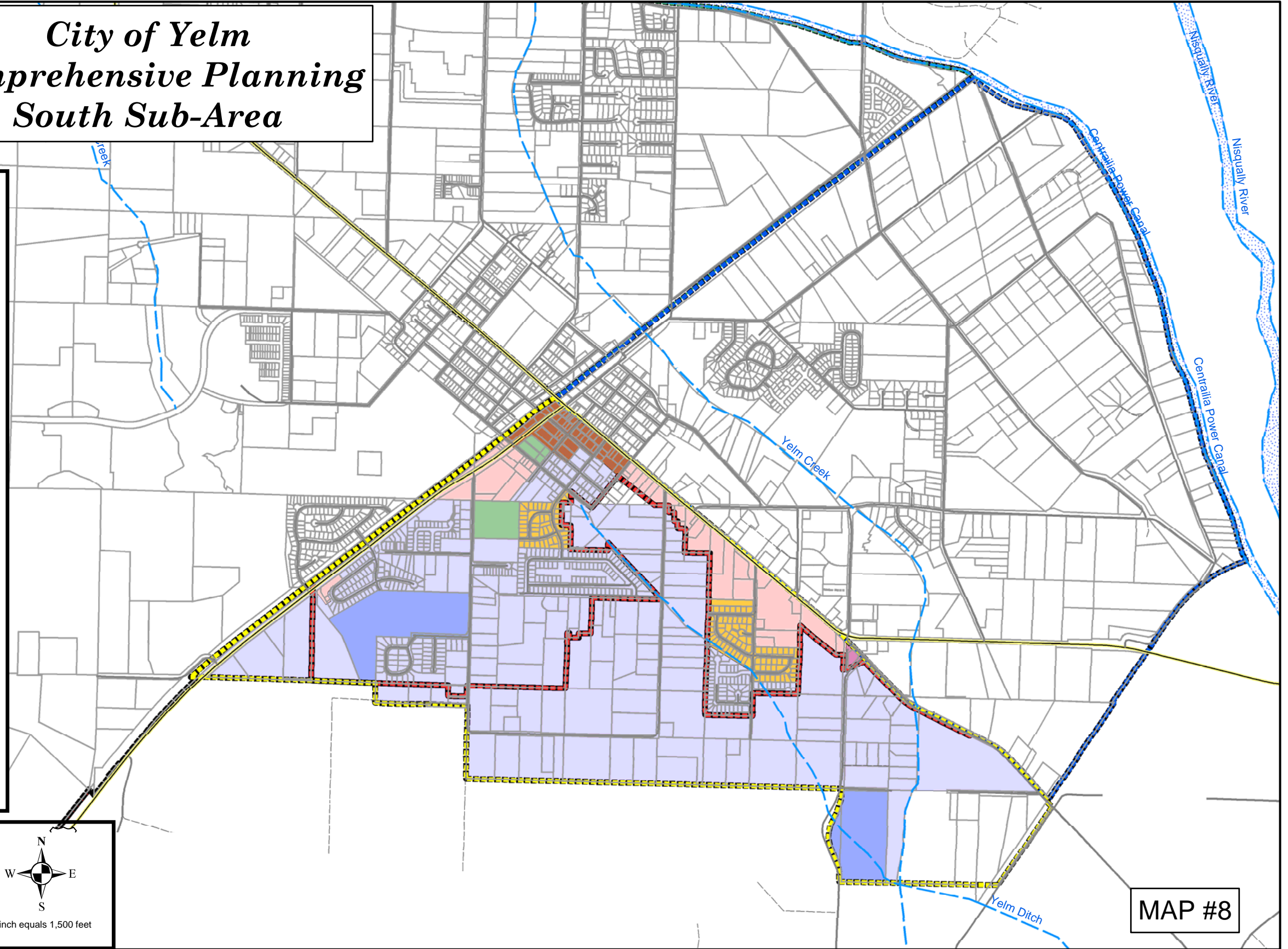
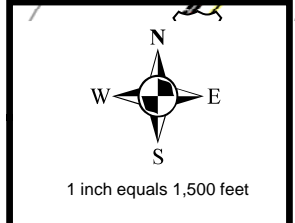
# City of Yelm Comprehensive Planning South Sub-Area

## Legend

- City Limits
- Zoning Designations**
- C-1 Commercial
- C-2 Heavy Commercial
- C-3 Large Lot Commercial
- CBD Central Business District
- I Industrial
- ID Institutional District
- MPC Master Planned Community
- P/OS Parks/Open Space
- R-4 Low Density Residential
- R-6 Moderate Density Residential
- R-14 High Density Residential
- Southwest Subarea
- Northwest Subarea
- East Subarea
- South Subarea

Data Source:  
 Thurston GeoData Center  
 921 Lakeridge Dr. SW  
 Room 205  
 Olympia, WA 98502  
 360.754.4594  
 www.geodata.org

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 Community Development Dept.  
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**MAP #8**

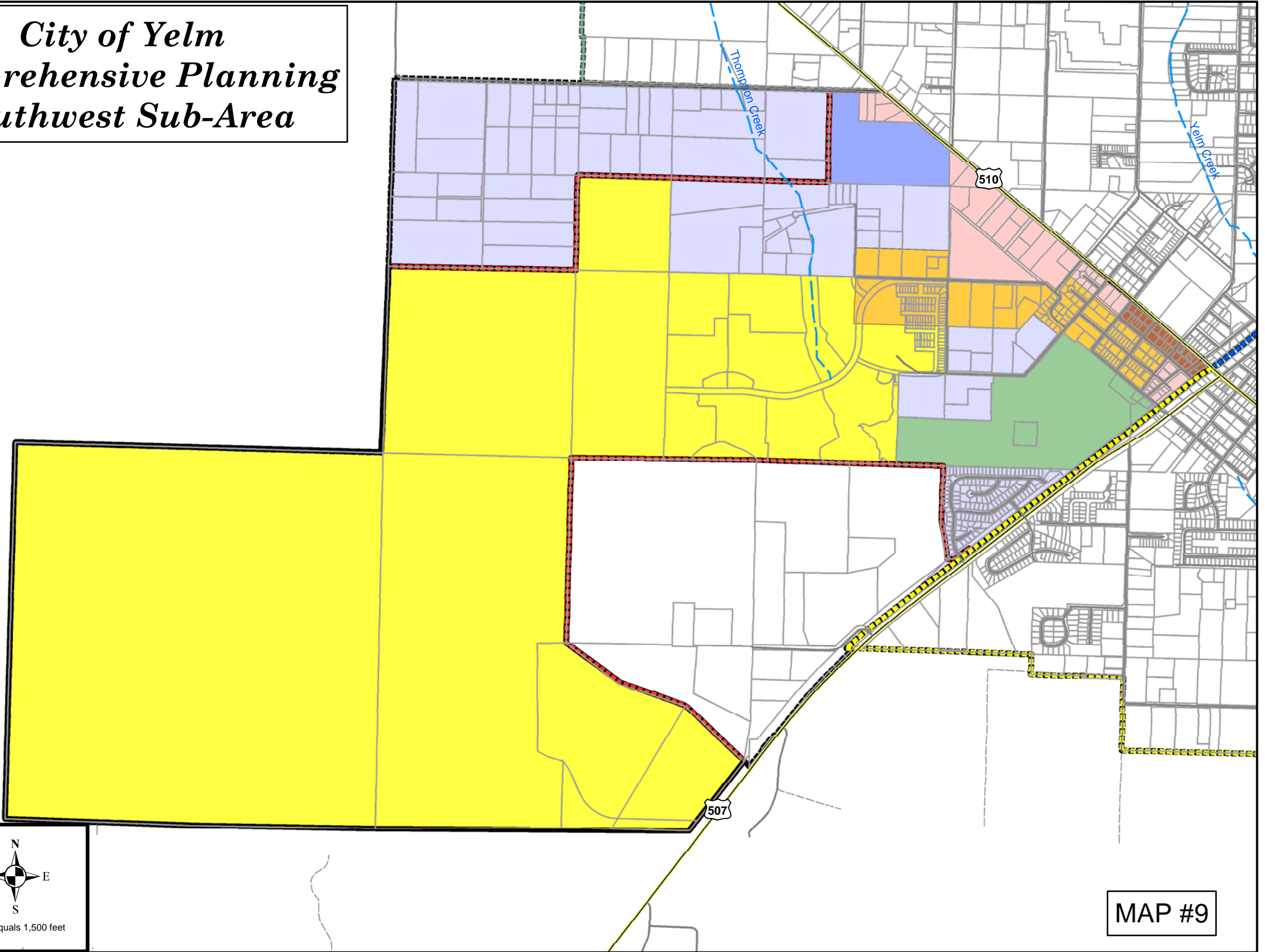


# City of Yelm Comprehensive Planning Southwest Sub-Area

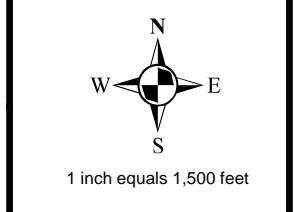
## Legend

- City Limits
- Zoning Designations**
- C-1 Commercial
- C-2 Heavy Commercial
- C-3 Large Lot Commercial
- CBD Central Business District
- I Industrial
- ID Institutional District
- MPC Master Planned Community
- P/OS Parks/Open Space
- R-4 Low Density Residential
- R-6 Moderate Density Residential
- R-14 High Density Residential
- Southwest Subarea
- Northwest Subarea
- East Subarea
- South Subarea

Data Source:  
 Thurston GeoData Center  
 921 Lakeridge Dr. SW  
 Room 205  
 Olympia, WA 98502  
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 Yelm, WA 98597  
 360.458.3835



**MAP #9**



# City of Yelm Comprehensive Planning Northwest Sub-Area

## Legend

- City Limits
- Zoning Designations**
- C-1 Commercial
- C-2 Heavy Commercial
- C-3 Large Lot Commercial
- CBD Central Business District
- I Industrial
- ID Institutional District
- MPC Master Planned Community
- P/OS Parks/Open Space
- R-4 Low Density Residential
- R-6 Moderate Density Residential
- R-14 High Density Residential
- Southwest Subarea
- Northwest Subarea
- East Subarea
- South Subarea

Data Source:

Thurston GeoData Center  
921 Lakeridge Dr. SW  
Room 205  
Olympia, WA 98502

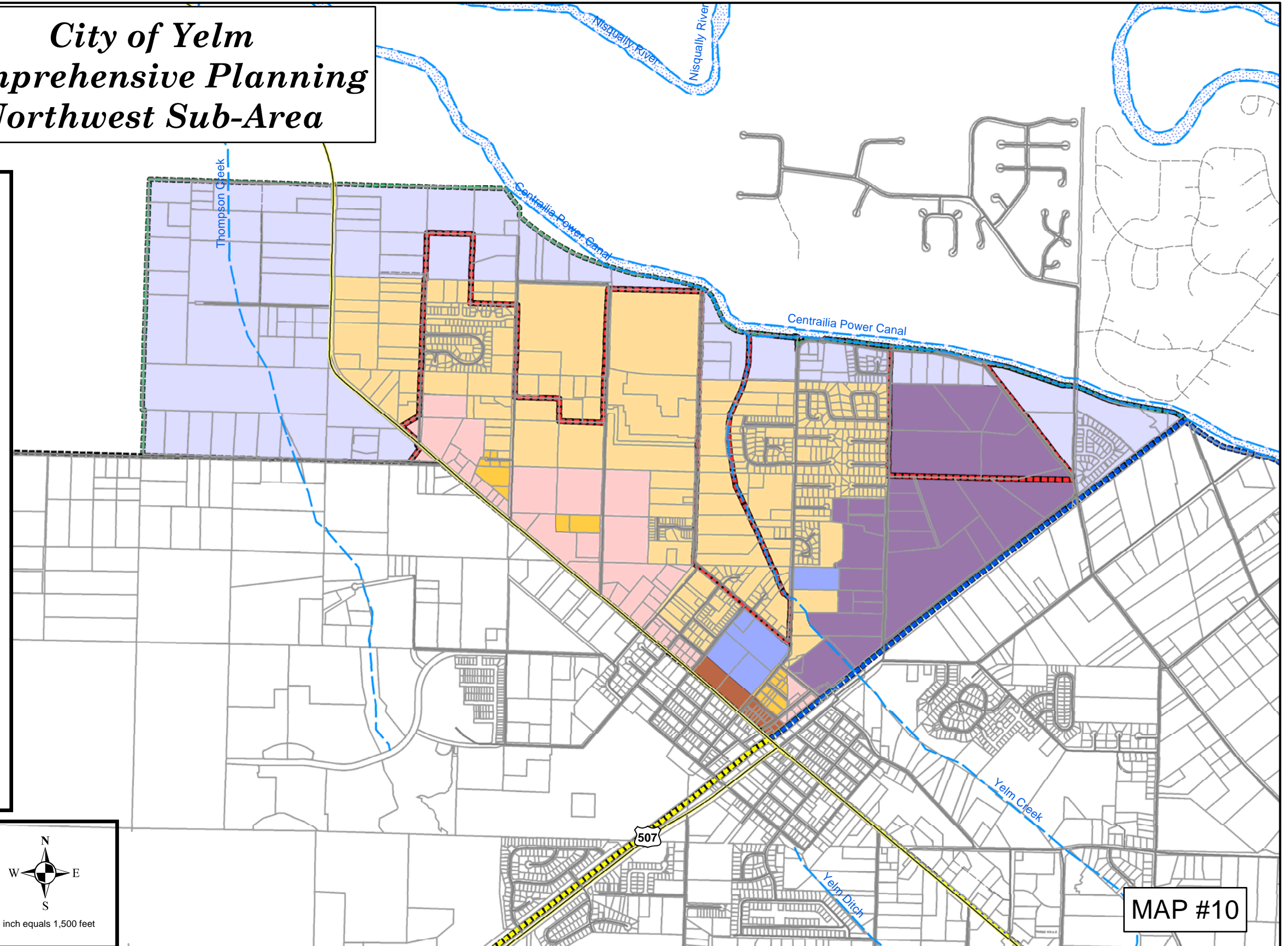
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[www.geodata.org](http://www.geodata.org)

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P.O. Box 479  
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360.458.3835



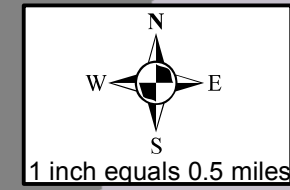
1 inch equals 1,500 feet



**MAP #10**

NISQUALLY INDIAN RESERVATION

# City of Yelm Comprehensive Planning Yelm Area Trail / Bicycle Map



1 inch equals 0.5 miles

City of Yelm  
Community Development Dept.  
P.O. Box 479  
Yelm, WA 98597  
360.458.3835

## Legend

- Point of Interest
  - Transit Center
  - Schools
  - Bike Lane
  - Wide Shoulder
  - Commonly Used Local Roads
  - Trail, Shared Use, Existing
  - Trail, Shared Use, Planned
  - Route, On Street, Existing
  - Route, On Street, Planned
  - Other Existing Streets
- 
- Bike Lane
  - Wide Shoulder
  - Commonly Used Local Roads
  - Urban Growth Areas
  - Nisqually Indian Reservation
  - Department of Defense Lands

Publication Date:  
Effective Date:  
Produced by: TRPC for City of Yelm Planning Dept.

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Fort Lewis

Fort Lewis

SOUTHWORTH ELEMENTARY

YELM HIGH

YELM MIDDLE

FORT STEVENS ELEMENTARY

RIDGELINE MIDDLE

MILL POND ELEMENTARY

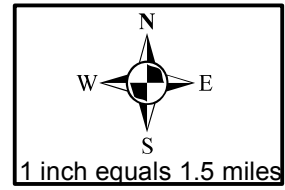
YELM PRAIRIE ELEMENTARY

NISQUALLY

MAP #11



# City of Yelm Comprehensive Planning Intercity Transit Route Network



City of Yelm  
Community Development Dept.  
P.O. Box 479  
Yelm, WA 98597  
360.458.3835

## Legend

- Rail Station
- Park and Ride
- Transit Center
- Hospital
- High Schools
- Urban Growth Areas
- Public Transportation Benefit Area (As of Sept. 2002)

## Transit Route Type (as of 2003)

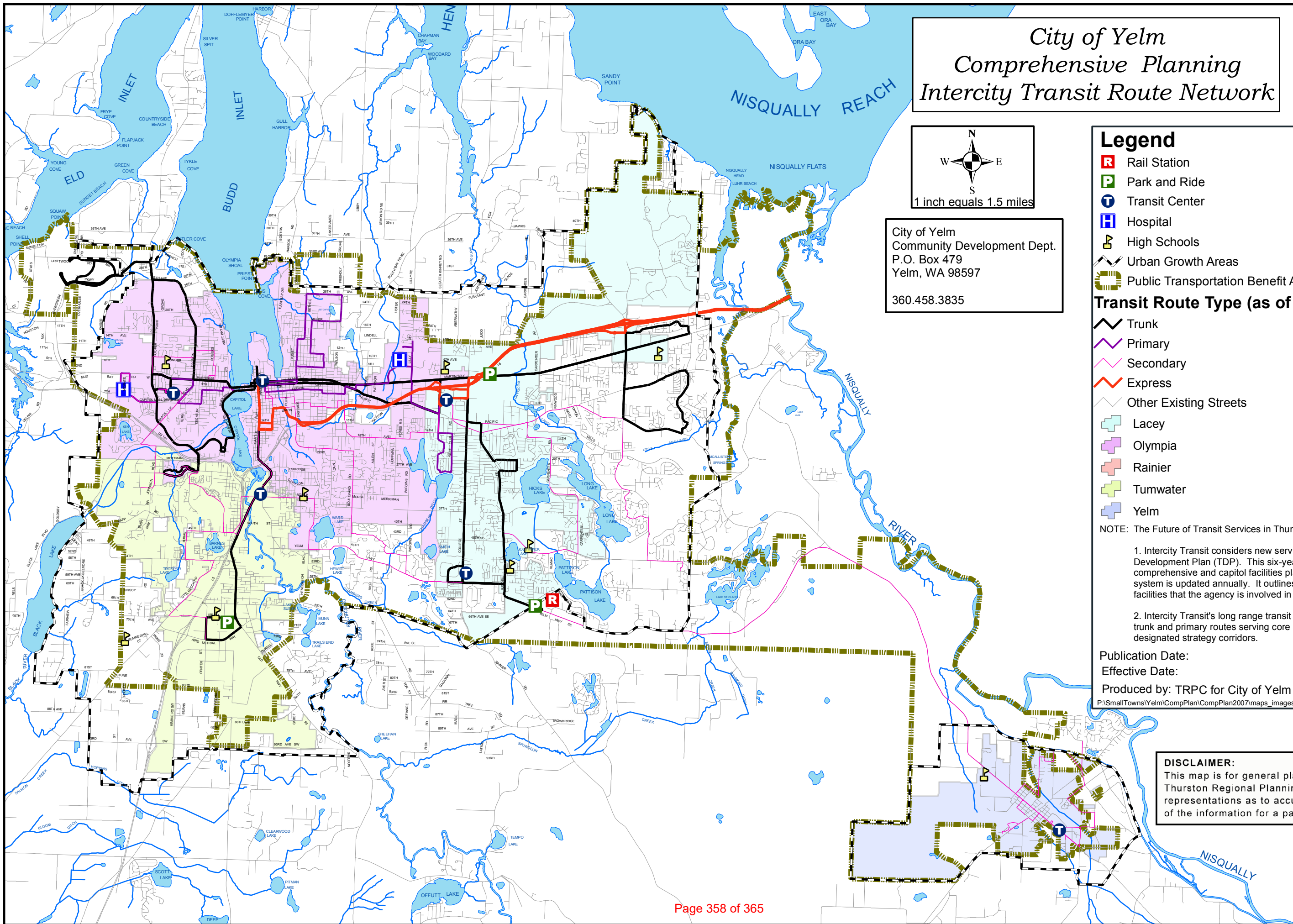
- Trunk
- Primary
- Secondary
- Express
- Other Existing Streets
- Lacey
- Olympia
- Rainier
- Tumwater
- Yelm

NOTE: The Future of Transit Services in Thurston County

1. Intercity Transit considers new services as part of its Transit Development Plan (TDP). This six-year combined comprehensive and capitol facilities plan for the transit system is updated annually. It outlines programs and facilities that the agency is involved in or will be pursuing.
2. Intercity Transit's long range transit plan emphasizes trunk and primary routes serving core areas and regionally designated strategy corridors.

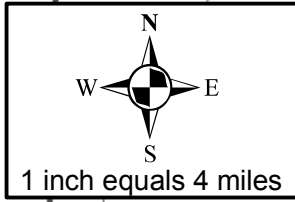
Publication Date:  
Effective Date:  
Produced by: TRPC for City of Yelm Planning Dept.  
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# City of Yelm Comprehensive Planning Rail Lines in Thurston County & Surrounding Areas



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Community Development Dept.  
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360.458.3835

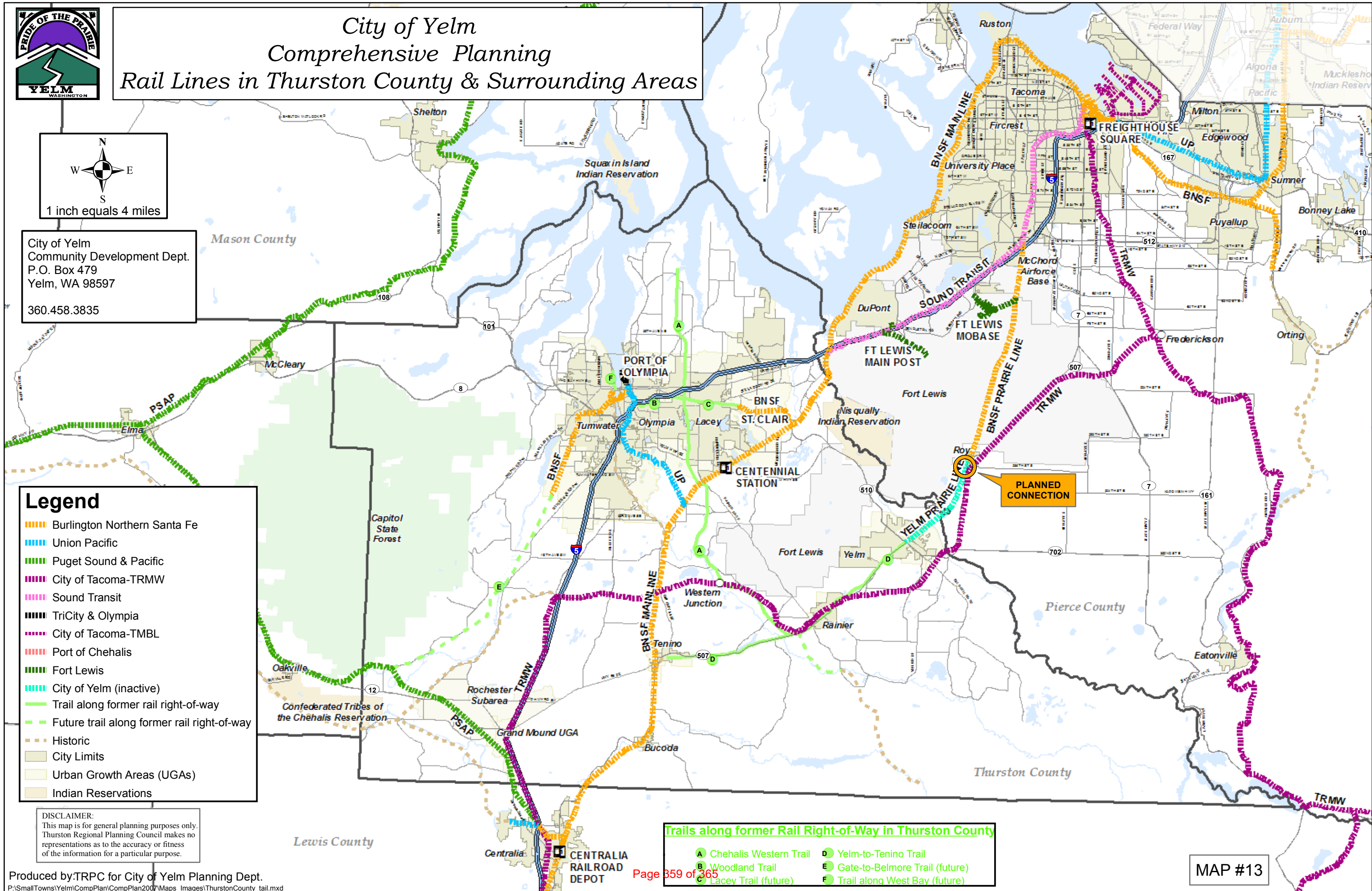
### Legend

- Burlington Northern Santa Fe
- Union Pacific
- Puget Sound & Pacific
- City of Tacoma-TRMW
- Sound Transit
- TriCity & Olympia
- City of Tacoma-TMBL
- Port of Chehalis
- Fort Lewis
- City of Yelm (inactive)
- Trail along former rail right-of-way
- Future trail along former rail right-of-way
- Historic
- City Limits
- Urban Growth Areas (UGAs)
- Indian Reservations

**DISCLAIMER:**  
This map is for general planning purposes only. Thurston Regional Planning Council makes no representations as to the accuracy or fitness of the information for a particular purpose.

### Trails along former Rail Right-of-Way in Thurston County

Chehalis Western Trail	Yelm-to-Tenino Trail
Woodland Trail	Gate-to-Belmore Trail (future)
Lacey Trail (future)	Trail along West Bay (future)



# Transportation Project Plan

NC = New Construction  
R = Reconstruction

- Y1 – SR 510 to SR 507 Loop
- Y2 – SR 507 Yelm Loop
- Y2A – Vancil Road to Morris Road
- Y2B – Morris Road to Bald Hill Road
- Y2C – Bald Hill Rd to SR 507/SR 510 Yelm Loop Intersection
- Y3 – SR 510 to SR 507/SR 510 Yelm Loop Intersection
- Y4 – Northern Mini Loop
- Y4A – Killion Road to Coates Road (NC)
- Y4B - West Road Improvements (R)
- Y4C - 103rd Ave between Creek St and SR 510 Yelm Loop
- Y5 – Yelm Avenue Improvements
- Y5A - Burnett Rd/93rd Ave Intersection Realignment
- Y5B - Longmire Street Signal
- Y5C - CBD between Cullens Rd and 4th St
- Y5D - SR 507 between Creek St and SR 510 Yelm Loop Intersection
- Y6 - 105th Avenue Mini-Loop
- Y6A – Mill Road/SR 507 Intersection Realignment
- Y6B – Mill Road Vertical Realignment
- Y6C - Mill Road to 105th Avenue (NC)
- Y6D - 105th Avenue Extension Clark Road to Vancil Road (NC)
- Y7 – Prairie Line Railroad
- Y7A - Connect Prairie Line to Tacoma Rail Mountain Line
- Y7B - Rail Trail between Power Canal and Roy
- Y8 - Southern Mini-Loop
- Y8A – Extend Mosman from Longmire to Solberg (NC)
- Y8B – Solberg Improvements Yelm Avenue to Mosman (R)
- Y8C – Mosman Improvements from Solberg to SR 507 (R)
- Y8D - Mosman/SR 507 Intersection Realignment
- Y8E - Mosman Improvements SR 507 to 4th (R)
- Y8F - Extend Mosman from 4th to Clark (NC)
- Y9 – Bald Hill Road (R)
- Y10 – N.P. Road (R)
- Y11 – Parkview Dr (NC)
- Y11A - Parkview Dr Phase I Pedestrian Connection
- Y11B - Parkview Dr Phase II Vehicular Connection
- Y12 – View Drive (R)
- Y13 – Rhoton Road Improvements 1st Street to Canal Road
- Y14 – Central Business District Sidewalks

## City of Yelm 20 Year Transportation Plan (2005-2030)



### Legend

- Library
- Schools
- High Schools
- Transit Center
- Planned Improvements
- Shared Use Trail, Existing
- Shared Rail & Trail, Existing
- Shared Rail & Trail, Proposed
- Other Existing Streets
- Urban Growth Areas
- Nisqually Indian Reservation
- Department of Defense Lands

Publication Date:  
Effective Date:  
Produced by: TRPC for City of Yelm Planning Dept.  
Printed: July 14, 2009  
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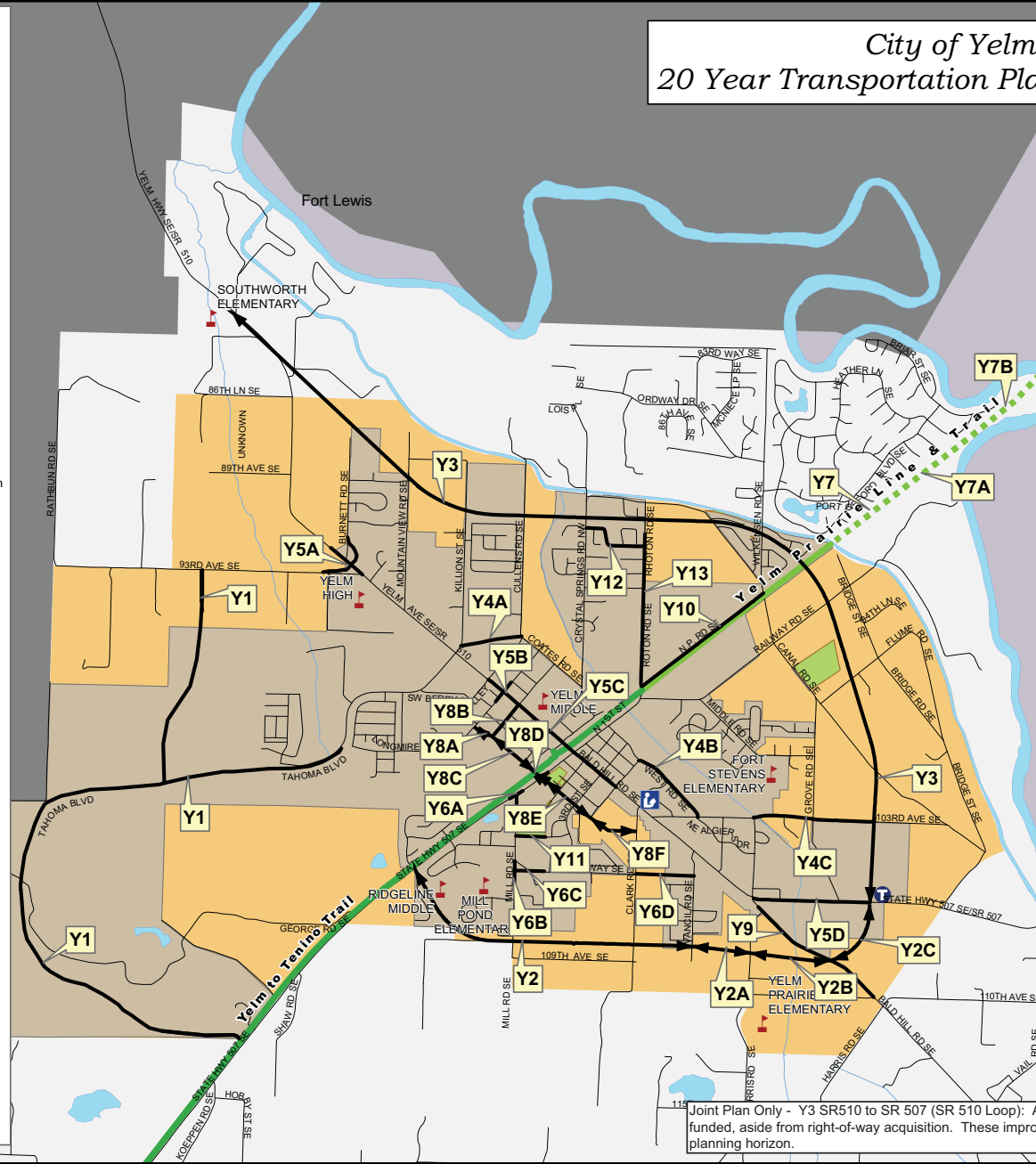
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Community Development Dept.  
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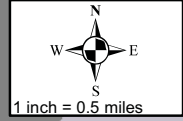
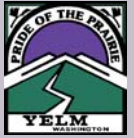
MAP #14

Joint Plan Only - Y3 SR510 to SR 507 (SR 510 Loop): As of 2010, improvements beyond Cullens Road are not funded, aside from right-of-way acquisition. These improvements are expected to be funded within the 20-year planning horizon.



NISQUALLY INDIAN RESERVATION

# City of Yelm Yelm Area Trail / Bicycle Map



1 inch = 0.5 miles

City of Yelm  
Community Development Dept.  
P.O. Box 479  
Yelm, WA 98597  
360.458.3835

## Legend

- Point of Interest
- Transit Center
- Schools
- Bike Lane
- Wide Shoulder
- Commonly Used Local Roads
- Trail, Shared Use, Existing
- Trail, Shared Use, Planned
- Shared Rail & Trail, Existing
- Shared Rail & Trail, Proposed
- Route, On Street, Existing
- Route, On Street, Planned
- Other Existing Streets
- Bike Lane
- Wide Shoulder
- Commonly Used Local Roads
- Urban Growth Areas
- Nisqually Indian Reservation
- Department of Defense Lands

Publication Date:  
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Produced by: TRPC for City of Yelm Planning Dept.  
Printed: July 14, 2009  
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This map is for general planning purposes only. Thurston Regional Planning Council makes no representations as to accuracy or fitness of the information for a particular purpose.

MAP #11

Fort Lewis

Fort Lewis

SOUTHWORTH ELEMENTARY

YELM HIGH

YELM MIDDLE

FORT STEVENS ELEMENTARY

RIDGELINE MIDDLE

MILL BOND ELEMENTARY

YELM PRAIRIE ELEMENTARY

MCKENNA ELEMENTARY

NISQUALLY





City of Yelm  
 Comprehensive Planning  
 2030 P.M. Peak Traffic Volumes with Thurston Highlands

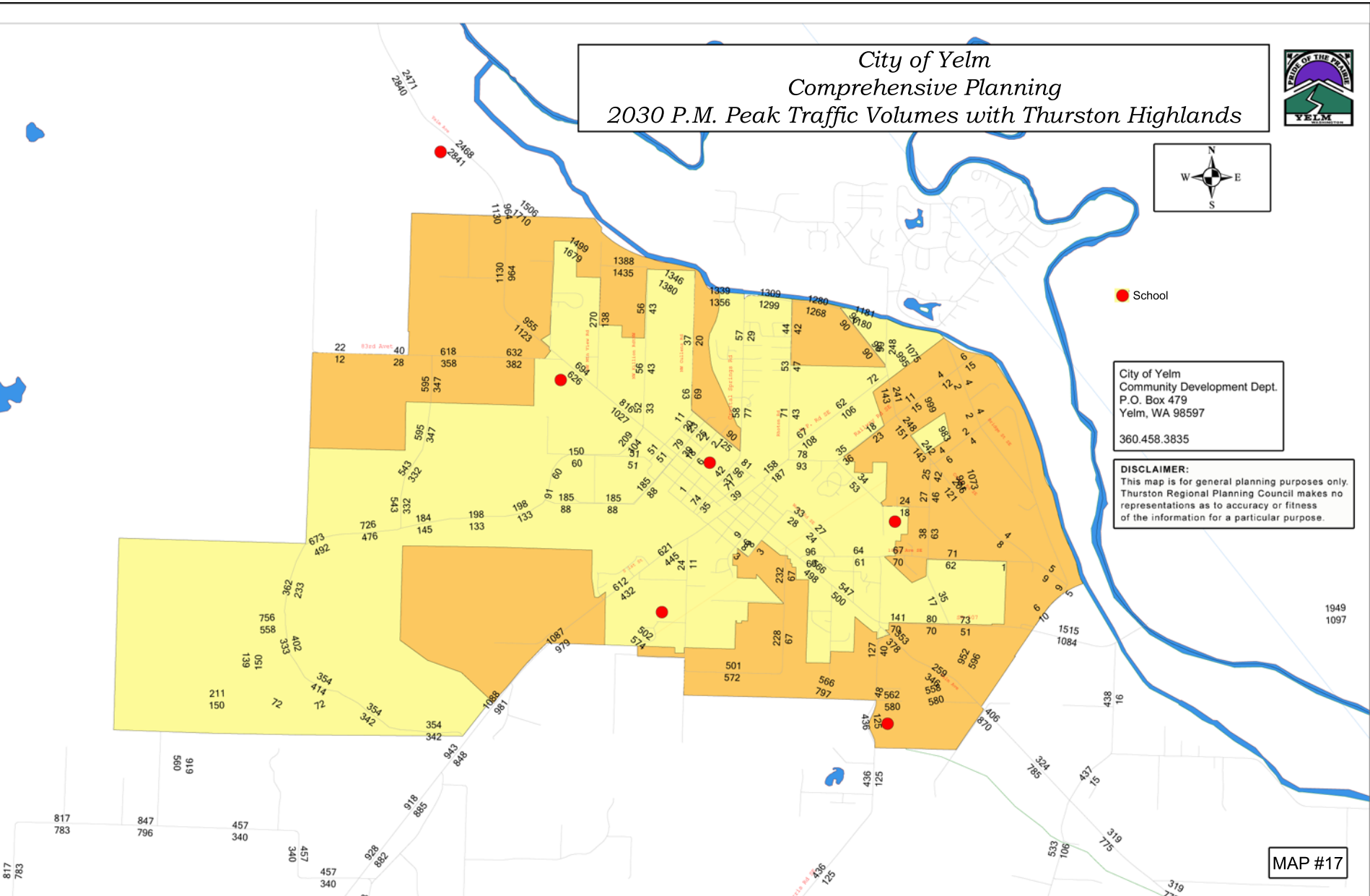


● School

City of Yelm  
 Community Development Dept.  
 P.O. Box 479  
 Yelm, WA 98597  
 360.458.3835

**DISCLAIMER:**  
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 representations as to accuracy or fitness  
 of the information for a particular purpose.

MAP #17



Thurston Regional Travel Demand Model - Base Year 2005  
 Scenario 32030: 2030 Thurston Region PM PK HR travel demand model  
 2009-01-15 11:43 (yerrab)

## Casey Mauck

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**From:** Schorno Agri-Business . <schornoag@hotmail.com>  
**Sent:** Friday, June 23, 2023 4:53 PM  
**To:** BRB Chief Clerk  
**Subject:** Written Comments Annexation of 15 Acres - Vancil to Morris Rd

Some people who received this message don't often get email from schornoag@hotmail.com. [Learn why this is important](#)

\*\*\*External Email\*\*\* Use caution before clicking links, opening attachments, or replying.

To Whom It May Concern:

The 15 acres requested to be annexed to the City of Yelm is owned by two separate owners. As the owner of the 10 acres adjacent to Vancil road, I request that if it is decided the 15 acres should not be annexed until more land to the North is included, the BRB consider adjusting the annexation to include just the 10 acres west, as all of the earlier concerns are from the 5 acres that adjoins Morris Road.

Best Regards,  
Glenn Schorno  
GES Land llc, owner