

TO: City of Tumwater Hearing Examiner
FROM: Tami Merriman, Permit Manager
DATE: January 3, 2024
SUBJECT: Yorkshire Apartments TUM-22-1743 Preliminary Binding Site Plan & Conditional Use Permit

1) Recommended Action:

Staff recommends approval of the Preliminary Binding Site Plan and Conditional Use Permit, subject to the conditions outlined in this staff report.

2) Background:

Applicant requests approval to construct 1,150 apartments with 9,000 sq.ft. of commercial space, and mini-storage units in a phased development.

3) Alternatives:

- Approve Case No. TUM-23-1743 with recommended conditions
 - Approve Case No. TUM-23-1743 with amended conditions
 - Deny Case No. TUM-23-1743
 - Remand Case No. TUM-23-1743 to staff for further analysis
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4) Attachments:

- Exhibit 1. Staff Report 12-22-2023
- Exhibit 2. Binding Site Plan and Application Materials
- Exhibit 3. Vicinity Map
- Exhibit 4. Zoning Map
- Exhibit 5. Public Notice Certification 12-22-2023
- Exhibit 6. Mitigated Determination of Nonsignificance 10-19-2023
- Exhibit 7. Public Hearing Notice 12-22-2023
- Exhibit 8. Notice of Application Public Comments
- Exhibit 9. SEPA Public Comments
- Exhibit 10. Concurrency Determination 10-05-2023
- Exhibit 11. Draft Drainage Report 12-05-2022
- Exhibit 12. Water Sewer Availability 12-30-2022
- Exhibit 13. Traffic Impact Analysis 8-22-2023
- Exhibit 14. Power Undergrounding Letter 12-05-2022