



City of Yelm
EST. 1924
WASHINGTON

Ministerial Site Plan Review

When Required. Ministerial site plan review approval is required prior to:

1. The use of an existing building or previously approved site for a use that is not similar to the previous use considering the impacts of the two uses, the Standard Industrial Code Classification Manual divisions and major groups, and the intent of the zoning district in which the property is located.
2. The construction of any new residential building containing between two and nine dwelling units.
3. The addition of a tenant within a space previously permitted for a single business.
4. The expansion of a commercial, industrial, institutional, or public building that is 25 percent or less of the building footprint at the time it was originally permitted.
5. Co-location or limited modification of an existing wireless communication facility.

Apply for this permit online Apply for this permit online [here](#). When entering your application information under Ministerial Permits choose the following:

Permit type: Ministerial Site Plan Review

Required Documents

The documents listed below are the minimum necessary to proceed with the application process.

- Site plan drawing or drawings at a scale of not less than one inch for each 50 feet
- Potential requirements
 - Pocket gopher report
 - Critical areas report
 - Trip generation report (if generating over 25 new pm peak hour trips)
 - Architectural renderings showing building façades
 - Preliminary stormwater report
- Additional information on required documents can be found [here](#)

For assistance with electronic plan submittals, refer to [requirements](#) for electronic plans

Fees and Timelines

\$250

3-4 weeks (If more information is required, more time may be needed)