

**Agreement for Conceptual Master Site Plan Application Fees  
Section 17.62.045 YMC**

THIS AGREEMENT, between the City of Yelm ("City") and Thurston Highlands Associates ("Developer") provides for permit processing fees for the review of the Thurston Highlands Master Planned Community conceptual master site plan.

**Section 1 – Background**

Thurston Highlands Associates made application for a conceptual master site plan for the development of approximately 1,250 acres of land within the existing corporate boundaries of the City of Yelm as a Master Planned Community. The proposed development will include approximately 5,000 dwelling units, a regional recreational component, and a commercial component.

The Community Development Department determined that the proposal would require the preparation of an Environmental Impact Statement.

It is anticipated that the project review for the EIS and conceptual master site plan application will be ongoing for at least 24 months and, if the project is granted conceptual master site plan approval, will continue through final master site plan review and development reviews.

The Community Development Department does not currently have the staffing capacity to review the Thurston Highlands conceptual master site plan application and maintain acceptable levels of service.

Section 17.62.045 Yelm Municipal Code establishes a mechanism for a developer of a Master Planned Development to reimburse the City for all costs and fees associated with the review of the project.

In the case of the Thurston Highlands Master Planned Community, the City of Yelm Community Development Department will require a reorganization and the addition of two staff positions in order to complete the review of the Master Planned Community and maintain acceptable levels of service for other customers of the Department.

The revised Community Development Department organization will cost the City approximately \$130,000 per year.

It is inappropriate for the City to commit to new hires within the Community Development Department unless the developer is willing to guarantee funding for a minimum of three years.

## Section II – Fees

Pursuant to Section 17.62.045 YMC, the fee for processing the Thurston Highlands Master Planned Community through City Council action on the conceptual master site plan shall be \$10,800.00 per month.

Application fees may be paid on a monthly basis due on the first business day of each month or on an annual basis due on the 2<sup>nd</sup> day of January of each year this fee agreement is in place.

Fees for the year 2006 shall begin July 1.

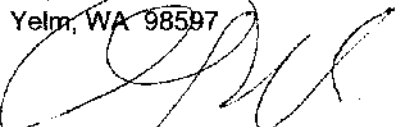
The monthly fee shall continue until the following dates, whichever is greater:

- ✓ The Yelm City Council takes action to approve or disapprove the conceptual master site plan application.
- ✓ The application is withdrawn.
- ✓ July 31<sup>st</sup>, 2008.

## Section III – Notices

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Yelm, WA 98597

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Thurston Highlands, LLC  
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Grant Beck, Director  
City of Yelm  
Community Development Department



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Steve Chamberlain  
Thurston Highlands, LLC