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**NOTICE OF SITE PLAN REVIEW AND CLASS IV FOREST PRACTICES DECISION**

**Case Number: 21-87**

**Applicant:** Caleb Perkins, RJ Development

(360)810-8356; [caleb@rjdevelopment.com](mailto:caleb@rjdevelopment.com)

**Contact:** Amy Head, SCJ Alliance

(360)352-1465; [amy.head@scjalliance.com](mailto:amy.head@scjalliance.com)

**Description of Proposal:** Construction of a 188-unit, five building, apartment complex with associated site improvements including, an office and amenity building, open space and surface parking. The submittal includes an application for Class IV forest practices for tree removal from the site to facilitate development. The site is 8.5 acres and is zoned Community Office.

**Location of Proposal:** The property is located on the southwest corner of 31<sup>st</sup> Avenue Northeast and Willamette Drive northeast; section 1, township 18, range 1W. The parcel number is 11801240300

**Date of Decision: March 3, 2022**

**Decision:** The Lacey Site Plan Review Committee has **APPROVED** the site plan and class IV forest practices permit applications subject to the attached conditions and findings of fact.

**Expiration Date of Approval: September 3, 2023.** Approval of the site plan shall be effective for 18 months from the date of approval. A request for one six-month extension may be granted if requested in writing 30 days prior to the original expiration date.

**Appeal Deadline: September 27, 2022.** The decision of the Committee is final unless a written notice of appeal is filed with the Planning Department at Lacey City Hall prior to 5:00 p.m. on the above date. The applicant, public agencies and/or departments or persons of record who believe they have been negatively impacted may make an appeal. The timely filing of an appeal shall stay the effective date of the Committee's decision until the appeal is adjudicated by the Hearings Examiner.

**Project Review Team:**

Planning Department:	Sarah Schelling	(360) 491-5642
Public Works Department:	Tom Stiles	(360) 491-5600
Building Department:	Asher Cabe	(360) 491-5642
Building Department:	Terry McDaniel	(360) 491-5642

**Each submittal shall be made directly to the appropriate department. The applicant or applicant's representative is responsible for tracking the project through the permitting process.**

The complete case file, including findings, conclusions, and conditions of approval, is available for review at Lacey City Hall in the Community Development Department, between 8:00 am and 5:00 pm, Monday through Friday. Please contact Sarah Schelling, Senior Planner, at the above-listed telephone number to arrange for a review of these items.

Conditions of Approval:

## **Department of Community and Economic Development**

### **Planning Requirements**

1. A revised site plan, incorporating all applicable revisions required by the below conditions of approval, shall be submitted to the Community and Economic Development Department for review and approval prior to submittal of the building permit applications. A stamped approved copy of this site plan shall be incorporated into all future submittals to the City, including building, grading, and civil drawing permits.
2. An architectural site plan, identifying all site improvements and applicable site coverages including; total area of open space, number of parking stalls, total building and development coverages, setbacks, areas of landscaping and buffers, and the location of site amenities and facilities including refuse facilities shall be submitted to the Community and Economic Development Department for review and approval.
3. A landscaped buffer, per the requirements of Lacey Municipal Code 14.23.080G5, a minimum of 10 feet in depth shall be installed on the west property line and shall be shown on a revised site plan and on the landscape plans. The buffer shall be planted with Type I landscaping as described in LMC 16.80.050B. The site plan shall be revised to reflect this buffer requirement and shall be resubmitted for review
4. The project shall meet the requirements of LMC 14.32 'Tree and Vegetation Protection and Preservation' for minimum number of trees per lot. A minimum of four trees per 5,000 square feet of site area shall be planted on site. For a lot 8.46 acres in size, a minimum of 295 trees must be on the lot. Existing street trees located on rights-of-way fronting this project shall count towards the minimum number of trees per lot.
5. The developer shall meet and satisfy all conditions of the Mitigated Determination of Non-significance issued for the project on March 3, 2022.
6. The following note shall be on the building, grading and land clearing permits:  
*When an unanticipated discovery of protected cultural materials (e.g. bones, shell stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains are discovered, the property owner or contractor will immediately stop all work, completely secure the location, and contact the Washington State Department of Archeology and Historic Preservation and other contacts as identified in the City of Lacey Standard Inadvertent Archeological and Historic Resources Discovery Plan (LMC 16.53.080).*

7. Prior to the issuance of any building permits, the developer shall receive design review approval from the City of Lacey. A design review application, with required fees, shall be submitted with all required documents as identified on the application form. The site and building design shall be in conformance with section 14, 23.080, 14.23.084, and 14.23.086 of the City of Lacey Design Review chapter. A Design Review application and supporting materials shall be submitted prior to submitting building applications. (LMC 14.23).
8. School impact fees shall be collected from the applicant by the City of Lacey prior to issuance of the building permit for each residential building. Fees shall be forwarded to the North Thurston School District and shall be as generated by the formula for calculation impact fees as set forth in the Capital Facility Plan for the North Thurston School District, which has been incorporated by reference into the Lacey Municipal Code.
9. Prior to issuance of the grading permit, the following information shall be submitted to the City of Lacey planning department: the name of the timber operator; the Forest Practice Tax Reporting Number of the timber operator; and the volume of timber being removed.
10. No trees shall be removed until a grading permit has been issued. Grading plans shall be designed to consider tree retention on the site. Prior to any site clearing and/or construction activities occurring all tree protection fencing shall be placed around the perimeter of the tree protection and tree tract areas, and around any individual trees selected to be retained. Tree protection fencing shall be shown on the grading plans for the proposed project. A detail of the tree protection fencing can be found in the tree report prepared for this project by Washington Forestry Consultants, dated October 1, 2021.
11. The final landscape plan shall identify and incorporate trees for retention in the landscaped areas. The trees to be planted within the landscaped areas shall be identified on the landscaping plans prepared for this project and shall be subject to review and approval by the City of Lacey Forester. All evergreen tree species shall be resistant to laminated root rot. Landscape and a separate irrigation plan shall be submitted to the Planning section of the Community and Economic Development Department for review and approval prior to the issuance of the vertical building permits for the project.
12. Tree protection shall follow the Timeline for Tree Protection Activity outlined on page six (6) of the report dated October 1, 2021. Trees identified for protection shall be protected throughout all phases of construction activity, with orange, mesh, construction fencing on steel driven posts. A detail of the tree protection fencing, the locations of the tree protection fencing, and the Timeline for Tree Protection Activity, shall be shown on the grading plans for the project.
13. Prior to any site construction activities taking place, a preconstruction meeting shall be held with Washington Forestry Consultants to review the location of the tree protection

fencing. A note stating that a preconstruction meeting shall be held with Washington Forestry Consultants shall be shown on the grading plans for the project. Confirmation from the Forester that the meeting has been held shall be provided to the Community Development Department prior to the start of site construction or grading activity.

14. Prior to site construction activity the contractor completing any tree removal or logging work shall sign and submit the "Acknowledgement of Responsibilities for Professionals Doing Tree Removal in the City of Lacey". The form shall be submitted to the Planning Department prior to issuance of the grading permit.
15. A detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific time line for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in a healthy growing condition for the life of the project. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied. (LMC 16.80)
16. A detailed estimate from a landscape installer must be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor. (LMC 16.80)
17. If Certificate of Occupancy/Final Inspection is requested prior to the installation of the approved landscaping and irrigation , a letter of credit or assignment of savings must be provided to the Planning Department in the amount of 150 percent of the above mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department and a financial security is in order to ensure that all plant materials are properly maintained. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a period of two years, three years for type I landscaping. (LMC 16.80)
18. A financial security to ensure that all plant materials are properly maintained shall be submitted to the City prior to issuance of the final occupancy permit. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a period of two years, three years for type I landscaping. (LMC 16.80)
19. A note shall be placed on the face of the landscaping and irrigation plans stating that any irrigation lines placed within tree protection zones established for the project must be installed in such a manner as to not cause damage to the root protection zone, such as by cutting roots, digging trenches, operation of machinery, etc. Special care must be taken (hand digging trenches, designing lines to stay out of these areas where possible, etc.) to

ensure damage to the trees does not occur. In the event damage to these areas does occur, the city may require, at their discretion, replacement of the comparable landscape value of the trees damaged or other means to make up that loss. (LMC 16.80)

20. All applicable requirements of the City Zoning Code shall be satisfied.
21. The applicant/developer shall be responsible for obtaining all applicable permits required for the project. For example, these may include a National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, and/or any others. These permits may require additional review time from the appropriate agencies.

**Building and Fire Code Review:**

22. The project shall comply with all applicable requirements of the 2018 International Building Code, 2018 International Fire Code, the 2018 Washington State Energy Code and all other codes adopted by the City of Lacey.
23. A foundation only permit can be issued ahead of vertical permits if desired by the applicant while vertical permits under review.
24. The project shall comply with the accessibility requirements of the 2009 ICC A117.1-2009. There shall be an accessible route of travel to the public right-of-way; the entire site shall have ADA connectivity.
25. A grading permit is required prior to any site activity.
26. Energy calculations shall be submitted with the architectural plans. The energy calculation form can be found on the City of Lacey website under Community and Economic Development, Building and Code Division forms section.
27. A third-party special inspection testing agreement form is required for permit issuance. The form can be found on the City of Lacey website under Community and Economic Development, Building and Code Division forms section.
28. Prior to grading permit issuance, a preconstruction meeting shall be scheduled with Dylan Call @ (360)491-5642 or [dcall@ci.lacey.wa.us](mailto:dcall@ci.lacey.wa.us).
29. Prior to vertical construction, a preconstruction meeting shall be scheduled with Terry McDaniel @ (360)491-5642 or at [tmcdanie@ci.lacey.wa.us](mailto:tmcdanie@ci.lacey.wa.us).
30. A Washington state licensed architect and engineer are required for the project.
31. Addresses for the buildings shall be assigned by Marci Price, @ (360)491-5642 or at [mprice@ci.lacey.wa.us](mailto:mprice@ci.lacey.wa.us).

32. One fire hydrant shall be installed, tested and approved prior to building permit issuance. Fire hydrants shall be provided every 330 feet in accordance with IFC table C102.1 and LMC 14.07. Fire hydrants shall be placed no closer than 40 feet from the building or structure protected unless approved by the Fire Code Official. All fire hydrants shall be located on the same side of the road as the FDC's for the site.
33. The required fire flow for the buildings shall be not less than 1,500 gpm for 2 hours in accordance with IFC Appendix B and LMC 14.07. The fire-flow is based on building square footage and building construction type, and includes a 50% credit for installation of automatic fire sprinkler systems. The initial calculation is based on type 5b wood framed construction as a worst-case scenario for fire flow (IFC Section 507.1, LMC 14.07).
34. The buildings shall be equipped with an approved automatic sprinkler system and shall be installed in accordance with NFPA 13 (2016 Edition) Standards. Additionally, fire department connections shall be installed in accordance with LMC 14.07, a fire department connection shall be located within 40-feet of a fire hydrant. All FDC's and hydrants should be located on the same side of the access aisle to prevent hose lay from blocking other fire department access in the event of a fire. The buildings shall have their own FDC line with KNOX locking caps or plugs. Sprinkler drawings and permitting at the City of Lacey are deferred submittals and not required at the time of architectural drawings.
35. A separate building permit is required for the installation of fire sprinkler system underground piping. The design shall be in accordance with NFPA 24 Standards (2010 Edition) and the City of Lacey Public Works Design Standards. Underground sprinkler piping shall be designed only by a Washington State Level III Certified contractor. Plans and specifications shall be submitted to the City of Lacey Building Department for review and approval prior to installation. The underground system shall be installed only by a Washington State Level "U" certified contractor. The submitted plans shall be accompanied by the level "U" certification of the installing contractor. Fire sprinkler underground drawings shall submitted prior to above ground sprinkler drawings and are a separate permit submittal than the civil set submitted to the City of Lacey Public Works Department. Two sets of overall water plans are required and shall be submitted directly to the Community and Economic Development Department (LMC 14.07.015; WAC 212-80-030).
36. An approved addressable fire alarm system with supervised monitoring shall be installed throughout the buildings. Fire alarm drawings and permitting are deferred submittals and not required at architectural submittal. Each building shall have its own fire alarm panel. (LMC 17.07) and NFPA 72 Standards (2016 Edition).
37. An approved 20-foot wide all-weather surface fire apparatus access roads shall be provided to within 150-feet of all exterior portions of the buildings at ground level. Said fire apparatus access road shall be located not less than 10-feet from the building. (IFC

Section 503.1). The fire access road shall be able to handle imposed loads of 75,000 lbs. A temporary fire access road, capable of handling the loads of fire apparatus shall be provided at time of vertical permit issuance. (LMC 14.07).

38. An approved fire department turnaround may be required if the fire department access road has a dead end in excess of 150 feet (IFC 503.2).
39. Approved 12" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. (IFC Section 505.1; LMC 14.07.015)
40. Approved fire lane marking shall be provided where necessary to discourage obstructions by the parking of private vehicles. Upon completion of final road surfaces and curbing construction, the City of Lacey Fire Code Official shall perform a site inspection to determine locations where fire lane marking will be necessary to discourage the parking of private vehicles. Said fire lane marking, where applicable, shall be provided and approved prior to final occupancy approval. IFC Section D-103.6; LMC 14.07.015
41. An approved fire department key-box shall be provided on the buildings in accordance with (IFC Section 506) and (LMC 14.07). Said fire department key-box shall be installed in a location approved by the City of Lacey Fire Code Official. Said key-box shall contain keys necessary for fire department access to the interior of the building and any other location necessary for fire department. A police department Knox box shall be provided on the clubhouse building or Managers Office. Go to [knoxbox.com](http://knoxbox.com) for City of Lacey key boxes for Lacey Fire District #3 and Lacey Police Department. Upon completion of the key-box installation, the City of Lacey Fire Code Specialist shall install the necessary keys and cover. (IFC Section 506).
42. The project shall comply with the International Fire Code adopted by the City of Lacey and all NFPA code requirements of the most recent year published.
43. The City of Lacey fire code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department, at (360) 491-5642, to schedule the required inspection or to request witness of required tests. At least 24 hours shall be allowed for scheduling. (IFC Section 106.2)
44. Access gates shall be in accordance with section 103.5 of the IFC all access gates shall require a KNOX box backup key switch in addition to a strobe-activated gate.

**Department of Public Works:**

Specific Water Improvements:

45. A 12-inch water main shall be extended internally from 31<sup>st</sup> Avenue to Willamette Drive.

46. The existing 12-inch main on the west side of the property shall be relocated on site. To avoid conflicts with existing stormwater mains currently located on site, the portion of the main on the west side of the project may be located on the west side of the drive aisle 6-feet off centerline.
47. Appropriately sized mains for the buildings shall be extended throughout the site. Mains shall be looped and connected to the 12-inch trunk main. "Dead end" mains shall not be incorporated into the design. The section of the main between buildings 5 and 6 shall be relocated to the north aligning with the proposed gated access areas (City of Lacey 2017 Development Guidelines and Public Works Standards Manual, DG&PWS, 6.010).
48. A domestic water service box, equipped with a Reduced Pressure Backflow Assembly Device shall be installed for each building (DG&PWS 6.120 F and Appendix P).
49. An irrigation meter with a Double Check Valve Assembly backflow prevention device shall be installed for all landscaped areas (DG&PWS 6.120F).

#### General Water Improvements

50. For irrigation lines located in the right-of-way the following note shall be on the irrigation plans:  
"The property owner adjacent to the public right-of-way shall be responsible for maintaining and locating all irrigation lines located in the public right-of-way" (DG&PWS Water, Irrigation 6.120).
51. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health, and the City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site improvements, including the number and location of fire hydrants, will depend on the fire flows required and available to the site (DG&PWS, Water 6.010).
52. Water mains shall be extended throughout the project to satisfy the City of Lacey Water Comprehensive Plan requirements. Water mains shall be extended throughout the site to assure fire, water quality and domestic requirements can be satisfied. Water mains shall be extended on the north or east sides of roadways or drive aisle areas, six-feet off centerline (unless the location of the waterlines is otherwise specified in conditions of approval) (DG&PWS, Water 6.020).
53. To ensure adequate water is available for the project, modeling of the water system shall occur; contact Brandon McAllister (360.491-5600) to coordinate fire-flow modeling.
54. If utility extensions require roads paved in the last five years to be "cut", a disruption fee shall be charged per LMC 12.16.055.



55. Water meters shall be purchased prior to the issuance of each building permit (DG&PWS Water 6.121).

#### **Specific Sewer Improvements**

56. Gravity sewer lines serving this project shall connect to the existing main in Willamette Drive. Adequately sized mains shall be extended on site to provide sewer to each building.
57. The site layout shall allow a 40-foot long vector truck with an inside turning radius of 45-feet to maneuver throughout the site. Auto-turn confirmation is required. Covered parking along the vector truck route may be prohibited.

#### **General Sewer Improvements**

58. All structures shall be connected to sanitary sewer. Public mains with associated appurtenances shall be installed to serve the project with sewer (DG&PWS, Sewer 7A.010).
59. Sewer laterals shall be provided to each building connecting to the public main. Sewer main extensions shall be located 6-feet off the centerline, on the south or west side, of the street/drive area. Commercial side sewers shall be connected to a manhole, pipes shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe (DG&PWS, Sewer 7A.010).
60. Sanitary sewer improvements associated with the project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), The LOTT Cleanwater Alliance and the Department of Ecology (DG&PWS, Sewer 7A.010).

#### **Specific Stormwater Improvements**

61. Soil quality and depth design criteria shall be incorporated into the site design and construction in conformance with the City of Lacey 2016 Stormwater Design Manual.
62. Individual roof drain infiltration systems shall be installed for each building. Stormwater shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible.
63. The following note shall be on the civil engineering drawings:  
‘Roof downspout infiltration systems shall be placed on the lot being developed and shall be sized to accommodate storm runoff per the City of Lacey 2016 Stormwater Design Manual’

If site conditions cannot support downspout infiltration or dispersion systems, a note must be included on the civil drawings indicating that roof and foundation drains shall be tied into the stormwater system with perforated stub out connections (SDM 2.2.5 and 7.4.10).

64. Treatment and infiltration facilities shall be constructed for stormwater associated with the site and for adjacent properties currently discharging to the site. If this site is part of the original stormwater system for Meridian Campus, stormwater from this site may discharge to the existing stormwater facilities in conformance with the original design parameters. Stormwater from 31<sup>st</sup> Avenue and Willamette Drive has already been accounted for with the existing roadway sections.
65. If the site was not considered as part of the original Meridian Campus Stormwater system design, or if the project exceeds design thresholds for the Meridian Campus Stormwater System, the following apply:
  - A. Treatment and infiltration for areas in excess of the original Meridian Campus Stormwater Design parameters shall be provided on the project site.
  - B. Projects shall retain, disperse and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate (SDM 2.2.5 & 7.2).
  - C. The maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation.
  - D. The site is located in a Category I Critical Aquifer Recharge Area; enhanced treatment for stormwater will be required.

#### **General Stormwater Improvements**

66. The project shall comply with the City of Lacey 2016 Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
67. A final stormwater site plan, including a drainage report and drainage plans shall be provided prior to final Public Works civil approval. Key elements for the report include: the project engineers certification; descriptions of how each of the Core Requirements is addressed; construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 Data files produced with the model); summary data of sub-basin areas, design calculations, and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a stormwater facilities maintenance manual (SDM 2.2.1).
68. A construction stormwater pollution prevention plan (SWPPP) shall be submitted to and approved by the City prior to the start of site work or construction approval of the project. A complete SWPPP consists of both a narrative report and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP Elements as identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual shall be addressed and included in the construction SWPPP. IF site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.

69. A stormwater facility maintenance manual, per chapter 3 of the City of Lacey 2016 Stormwater Design Manual, shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the stormwater site plan and shall also be prepared as a stand-alone document for the post-development facility owner(s).
70. Clearing, grading, and other soil disturbing activities shall be prohibited from October 1 through April 30, unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site (SDM 5.2.3).

#### **Specific Transportation Requirements**

71. Existing curb ramps or other improvements adjacent to the site on 31<sup>st</sup> Avenue and on Willamette Drive NE that do not meet current Americans with Disability Act (ADA) standards associated with the site shall be brought into conformance with the site development (DG&PWS 4C.030.7).
72. Locations of access gates and distance from right-of-ways shall be in conformance with the requirements from section 4B.075 and the Development Guidelines and Public Works Standards Manual.
73. Access to the site shall be through driveway cuts rather than curb-returns with curb ramps.
74. The roadway channelization on 31<sup>st</sup> Avenue Northeast shall be modified to accommodate vehicles turning left into the project site. Contact the City of Lacey Transportation section of the Public Works Department with questions related to this requirement.
75. A buffer tract, 20-feet in width, shall be required adjacent to Willamette Drive and 31<sup>st</sup> Avenue Northeast. The buffer tracts must be a separate tract of land, 20-feet in width and shall be planted with trees and shrubs. The tract shall be maintained by the property owner or the HOA.
76. The traffic mitigation fee estimate identified as of February 1, 2022 is \$122,534.26, and will mitigate off site traffic impacts for this project. The actual fee will be determined at the date of payment for issuance of building permits, water meters or other approval process. The fees increase annually in an amount equal to the increase in the Engineering News Record Construction Cost Index over a date one year earlier (LMC 14.21).

#### **General Transportation Requirements**

77. Access to the property shall be provided as determined and approved by the City of Lacey. All access points shall meet minimum access spacing requirements, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4B.025).

### **General Surveying Requirements**

78. Utility easements are required for all water and sewer mains located on private property. Easements shall be included for fire hydrants, water meters, sewer improvements, and future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City of Lacey Public Works Department. All easements shall be identified as 'utility' easements on the civil drawings and in the easement documents.
79. Landscaping within easements shall be limited to shrubs and other low-growing vegetation without major root systems. Trees are prohibited within easements.
80. The city of Lacey coordinate system is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from the Lacey Public Works Department. Civil drawings shall be submitted using the City of Lacey Coordinate System (DG&PWS 3.025).
81. The City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from the Lacey Public Works Department. Civil Drawings shall be submitted using the City of Lacey Vertical Datum (DG&PWS 3.025).
82. Right-of-way shall be dedicated for this project in conformance with the City or Regional Transportation Plans and shall accommodate modifications to the existing curb ramps/driveway cuts upgrading them to current Americans with Disability Act requirements. Dedications shall be determined by a professional land surveyor and shall be submitted to and approved by the City of Lacey prior to civil plan approval (DG&PWS, Transportation 4B.060).
83. A 10-foot joint utility easement area immediately adjacent to the public right-of-way shall be dedicated to accommodate the installation of private utilities (DG&PWS Roadway Details).

### **Other Public Works Requirements**

84. All improvements shall satisfy the City of Lacey Development Guidelines and Public Works Standards manual in place at the time of complete application as determined by the City of Lacey Community and Economic Development Department.
85. If any part of these comments as established by existing plans, guidelines, codes and the like, as established by ordinances shall be found invalid, all other parts shall remain in effect (DG&PWS 3.035).

86. All Public Works improvements shall be designed by an engineer licensed in the State of Washington and shall be submitted on civil construction plans to the City of Lacey Public Works department for review and approval (DG&PWS 3.040).
87. All structures associated with the project shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).
88. Prior to civil drawing approval, one paper set of drawings and a PDF copy of the drainage report and civil plans shall be submitted for all approved final plans (DG&PWS Chapter 3.040B).
89. Prior to final Public Works Construction approval, "as-built" bonded paper drawings, with revised civil drawings in AutoCAD and PDF formats, shall be submitted for all approved final plans (DG&PWS Chapter 3.040J).
90. Certificate of Occupancy for the building(s) will not be issued until all paperwork required for the project is submitted and approved and all improvements shown on the approved civil drawings are installed by the applicant and approved by the City (DG&PWS 4B.080).
91. A 20 percent maintenance bond or financial guarantee of the engineer's estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Works improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. The financial guarantee applies to sewer, stormwater, water, ADA modification improvements (LMC 14.202.025).
92. Three sets of civil drawings, two drainage reports and one electronic copy of the civil drawings (PDF format), shall be submitted to the City of Lacey Public Works Department with the civil drawing review application, and the completed signed and stamped checklist from Chapter 3 of the Development Guidelines and Public Works Standards Manual. This submittal package shall be submitted directly to the Public Works Department for review. Drawings submitted to other departments will not satisfy this requirement (DG&PWS 3.040B).
93. The property owner adjacent to the public right-of-way shall be responsible for maintaining the planter strip and median (weeding, pruning, irrigating, mowing or the landscaping and street trees) in the public right-of-way in a healthy and growing manner in perpetuity. If these areas are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies these areas are being (and will continue to be) maintained shall be submitted to the City for review (DG&PWS, Transportation 4G.100D).
94. The following language shall be on any easement documents submitted to the City:  
To protect the public interest on private property, utility mains located on private

property shall be protected from damage. If on-site settling or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within the 30 days of notification. If the problem is not fixed within the 30-day time period, the City will fix the problem and bill the property owner.

95. A Bill of Sale for water and sewer improvements being installed with this project shall be submitted to the Public Works Department for review and approval prior to final Public Works project approval.

**CONDITIONS OF APPROVAL PRIOR TO OCCUPANCY:**

Final inspections and approvals from applicable departments, e.g. Building, Fire, and/or Public Works are required before any building may be occupied.

1. All elements of the approved design review plans must be accomplished on site. These items must be reviewed and approved by the project planner prior to issuance of a certificate of occupancy being granted by the City of Lacey. (LMC 14.23)

**GENERAL FINDINGS:**

The Committee’s review of the site plan is based upon the following findings of fact:

1. The property is located on the southwest corner of 31<sup>st</sup> Avenue Northeast and Willamette Drive northeast, Lacey, Washington; section 1, township 18, range 1W. The parcel number is 11801240300.
2. The subject proposal is for construction of a 188-unit, five building, apartment complex with associated site improvements including, an office and amenity building, open space and surface parking. The submittal includes an application for Class IV forest practices for tree removal from the site to facilitate development. The site is 8.5 acres and is zoned Community Office
3. The subject property is zoned Community Office; residential development is permitted in the Community Office zone subject to the zoning standards of LMC 16.18 high-density residential. Title 16 (the City’s Zoning Ordinance) of the Lacey Municipal Code specifies requirements applicable to the development of the subject property.
4. This proposal has been reviewed in accordance with the provisions of RCW 43.21C, State Environmental Policy Act. No significant adverse impacts to the environment were identified that cannot be mitigated. Therefore, a Mitigated Determination of Nonsignificance was issued on March 3, 2022.
5. As this proposal is residential in nature, this proposal is required to meet the site and building design provisions contained in LMC 14.23 “Design Review”.

6. The adopted City of Lacey Development Guidelines, as well as Title 12 and Title 13 of the Lacey Municipal Code, set forth specific street and utility improvements applicable to the subject property. As conditioned, adequate measures have been made to provide street and utility improvements in accordance with the City of Lacey Development Guidelines and Public Works Standards and Titles 12 and 13 of the Lacey Municipal Code.
7. As conditioned, adequate measures have been made to provide potable water for consumption and fire control to this development in accordance with the City of Lacey Development Guidelines and Public Works Standards, the City of Lacey Coordinated Water System plan and the International Fire Code.
8. As conditioned, adequate measures have been made to provide sanitary sewer services in accordance with the City of Lacey Development Guidelines and Public Works Standards and the City of Lacey Comprehensive Sewer Plan.
9. As conditioned, adequate measures have been made for storm water control in accordance with the City of Lacey Development Guidelines and Public Works Standards and the City of Lacey Storm water Design Manual.
10. Chapter 14.21 of the City of Lacey Traffic Mitigation and Concurrency Ordinance traffic impacts be mitigated. As conditioned, this proposal is consistent with LMC 14.21 "Traffic Mitigation and Concurrency" and its impacts to the public road system will be mitigated.
11. Chapter 14.25 of the City of Lacey impact fee ordinance requires that impacts to the North Thurston Public School System shall mitigated through impact fees paid to the school district. Fees shall be paid at the time of building permit and forwarded to the North Thurston School District.
12. The International Building Code adopted by the City of Lacey has specific requirements applicable to development of the subject property. As conditioned, this proposal is in accordance with the International Building Code as adopted by the City of Lacey.
13. The International Fire Code has specific requirements applicable to the development of the subject property. As conditioned, this proposal is in accordance with the International Fire Code.
14. The Lacey cross connection control program has specific requirements applicable to the development of the subject property. As conditioned, this proposal will meet the intent of the Lacey Cross Connection Control Program.
15. The City of Lacey has provisions in Title 14 of the Lacey Municipal code for the protection and preservation of trees and vegetation. As conditioned, this proposal is in accordance with the Tree and Vegetation Protection and Preservation ordinance.

16. At the time of processing this application, adequate sanitary sewer and domestic water capacity are available. However, utility capacity is reduced as other parcels of property are connected to the services. Therefore, approval of this application does not guarantee the availability of utility services. Such assurance will not be given until all applicable connection fees are paid and accepted by the City."
17. All public agency and citizen comments received have been considered and addressed through conditions of approval, where appropriate.
18. As conditioned, this proposal will not be detrimental to the public's health safety and general welfare.

Should you have any further questions, please feel free to call me at (360) 491-5642.

Sincerely,



Sarah Schelling  
Senior Planner

cc: Scott Spence, City Manager  
Rick Walk, Director of Community & Economic Development  
Scott Egger, Director of Public Works  
Tom Stiles, Development Review Engineer  
Martin Hoppe, Transportation Engineer  
Wade Duffy, Building Official  
Galen Wright, WFCI  
Terry McDaniel, Building Code Review Specialist  
Grant Beck, Planning and Development Services Manager  
Permit Technicians  
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