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SCOTT SPENCE

September 19, 2022

Jeff Pantier, Hatton Godat Pantier
3910 Martin Way E, Ste B
Olympia, WA 98506

Subject: Project# 21-168 Bar Holdings Short Plat SS22-0002LA Preliminary Subdivision Approval

Dear Jeff:

Review of your preliminary short plat application is complete. You are hereby granted preliminary approval subject to the conditions listed below. This approval is valid for one year, expiring on September 19, 2023. Please keep this date in mind, as it will be your responsibility to request an extension during the original approval period, if it is necessary to complete the required improvements.

The project review team for your application will be composed of the following staff members. Please feel free to call them at any time if you have questions about this project:

| | | |
|--------------------------|----------------|----------------|
| Planning Department: | Samra Seymour | (360) 491-5642 |
| Public Works Department: | Tom Stiles | (360) 491-5600 |
| Building Department: | Terry McDaniel | (360) 491-5642 |
| Fire Code Review: | Asher Cabe | (360) 491-2410 |

Conditions attached to the preliminary short plat are as follows:

Community & Economic Development:

1. The project shall proceed in substantial conformance with the plans submitted on August 22, 2022, except as modified by the conditions below.
2. The short subdivision number "SS22-0002LA" shall be added to the face of the final plat map.

3. The Community & Economic Development Department may grant a one-time extension of one year, if necessary to complete the requirements contained within this letter. If such an extension is necessary, the applicant must make a request in writing at least 30 days prior to the expiration of this approval.
4. Prior to final short subdivision approval all property taxes must be paid current. Please contact the office of the Thurston County Treasurer for additional information.
5. Prior to building permit issuance for individual buildings, the developer shall receive residential design review.
6. 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 calculating impacts 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.
7. Pursuant to LMC 14.32 Tree and Vegetation Protection and Preservation, a minimum tree per lot threshold must be maintained on each lot of the short subdivision. Prior to issuance of building permits for any improvements to the lots within the short plat, verification will be required showing that the minimum tree threshold requirements are being met based on the square footage of the lot. If there are not an adequate number of trees on-site, additional trees shall be planted.
8. Prior to grading permit and civil drawing submittals, the City of Lacey contract forester shall visit the site and prepare a report with recommendation on locations for tree retention. Existing trees within the designated tree tract shall be prioritized for retention.
9. 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 or 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.
10. Prior to any activities taking place, a preconstruction meeting shall be held with the City's forester to review the location of the tree protection fencing. A note stating that a preconstruction meeting shall be held with the City forester 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.

11. 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.

12. 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).

Public Works:

Specific Water Improvements

13. A 6-inch water main shall be extended from the 6-inch main along the north property line to the 2-inch HDPE main along the South property line. City of Lacey 2017 Development Guidelines and Public Works Standards manual (DG&PWS) 6.010.

14. Domestic water service boxes shall be provided to each lot/new building (if duplexes are utilized each side of the duplex must be metered). (DG&PWS 6.120 F)

15. An irrigation meter with a Double Check Valve Assembly backflow prevention device shall be installed for all landscaped areas. (DG&PWS 6.120 F)

General Water Improvements

16. 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 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)

17. Show all adjacent wells within 100-feet of the proposed plat with their protective radii (this will assure the proposed development will not impact any wells) (DG&PWS, Subdivisions

and Short Plats, Chapter 2 – plat checklist). If site improvements encroach on existing well radii, provisions shall be made to assure wells are properly protected.

18. Water mains shall be extended throughout the project to assure fire, water quality and domestic requirements can be satisfied. Water mains shall be extended on North or East sides of roadways or drive aisles six feet off the centerline. (DG&PWS, Water 6.020)
19. To assure adequate water is present for your project. Modeling of the water system shall occur. Please contact Brandon McAllister (360.413.4386) to coordinate the fire flow modeling.
20. If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be “cut”, a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
21. The builder/applicant/owner is required to purchase each water meter prior to the issuance of each building permit. (DG&PWS Water 6.121)

Specific Sewer Improvements

22. Extend a 2-inch S.T.E.P. main from Carpenter Road to the south property line of the plat. S.T.E.P. sewer service boxes shall be provided for each lot/

General Sewer Improvements

23. All proposed structures shall be connected to sanitary sewer. (DG&PWS, Sewer 7A.010) Public mains with associated appurtenances shall be installed to serve the proposed project with sewer.
24. Sewer main extensions shall be located 6-feet off the centerline of the street/drive area on the South or West side. (DG&PWS, Sewer 7A.010)
25. Sanitary sewer improvements associated with this 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 Clean Water Alliance and Department of Ecology. (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)

Specific Stormwater Conditions

26. In conformance with the City of Lacey 2016 Stormwater Design Manual, soil quality and depth design criteria shall be incorporated into the site design and construction.

27. Treatment and infiltration/flow control facilities shall be constructed for stormwater associated with the site, adjacent properties currently discharging to the site, and stormwater associated with roadways being constructed with the project or currently adjacent to the site.
28. Stormwater ponds will only be permitted if Low Impact Development techniques cannot be utilized. This project appears to be a good candidate for bio-retention adjacent to the road or even a pervious roadway surface application. The lot where the pond is proposed could be recovered and used as a housing lot.
29. All stormwater management BMPs and facility components shall be designed and constructed in conformance with the applicable criteria specified in the City of Lacey 2016 Stormwater Design Manual (SDM).
30. This project shall require enhanced treatment of stormwater from pollution-generating surfaces, as well as phosphorus control. The proposed infiltration pond with treatment liner shall be lined with the Washington Department of Ecology's approved "High Performance Bioretention Soil Mix" (HPBSM) Type 2 or Type 3, per Ecology Publication 21-10-023 dated May 2021. HPBSM Type 2 consists of an 18" HPBSM Primary Layer (consisting of filter sand, coconut coir fiber, and high carbon wood ash) plus a 12" HPBSM Polishing Layer (consisting of sand, activated alumina, and iron aggregate); Type 3 is equivalent to Type 2 but with an added 2" compost surface layer. The HPBSM specifications for composition, and for blending, delivery, protection, and placement, shall be per Ecology's guidance and shall be included on the plans.
31. The pretreatment pond cell shall have a low permeability liner in conformance with the criteria in Section 8.4.3 of the 2016 SDM. The low permeability liner may be geomembrane or concrete (not soil, clay or till as shown on the preliminary plans.)
32. A minimum 20-foot setback shall be provided from the edge of the proposed infiltration facility to any property line or on-site structure.
33. A complete Construction Stormwater Pollution Prevention Plan (SWPPP) is required. The SWPPP shall consist of both a narrative document and a temporary erosion & sediment control (TESC) plan, addressing all 13 Elements of construction stormwater pollution prevention as described in Chapter 5 of the 2016 SDM. The complete SWPPP must be reviewed, approved, and the site inspected by the City of Lacey prior to any site-disturbing activity (such as tree removal, clearing, grading, etc.).

34. Individual roof drain roof drain infiltration systems shall be installed for each building. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible.

General Stormwater Improvements

35. This 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, design and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
36. A final Stormwater Site Plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards, shall be provided prior to final Public Works civil approval. Some key elements to be included within the report are: the project engineer's certification; descriptions of how each of the Core Requirements is being 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).
37. This project 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)
38. The following note shall be shown on the face of the civil engineering drawings and is a condition for approval: "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 stormwater system with perforated stub-out connections. (SDM 2.2.5 and 7.4.10)
39. 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. The maintenance manual shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to civil drawing approval.

40. From October 1 through April 30, clearing, grading, and other soil disturbing activities shall be prohibited 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)
41. Prior to issuance of building permits for construction of buildings associated with the plat, post utility/roadway construction site stabilization improvements as shown on the erosion control plans within the approved civil drawings shall be completed. Elements of the plan shall include but are not limited to placing straw (per Department of Ecology requirements), provide concrete wash areas, and other best management practices to assure erosion of the site does not occur.
42. Carpenter Road is classified as an Arterial roadway. See Drawing Detail 4-2.2 dated 12/15/14 from the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires 49-feet of half-street Right-of-Way. Since this site has less than 100-feet of frontage along Carpenter Road, Right of Way shall be dedicated for the portion of the the property along Carpenter Road.
43. The “north/south” private street shall be installed to Minor Local Residential roadway standards. See Detail 4-4.1 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires a minimum of 50-feet of area to construct (If bio-retention is incorporated into the design, the planter strip area could be widened to accommodate them, this could cause the area to be a little wider). Frontage improvements shall be completed prior final plat approval.
44. For the access road from Carpenter Road, the access road shall be a minimum of 20-feet to accommodate emergency vehicle access, curb and gutter shall be installed for collection of stormwater and a 5-foot sidewalk from the “North/South” road to Carpenter Road shall be installed along lot 1 for future pedestrian access to Carpenter Road.
45. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines & Public Works standards. (DG & PWS, Transportation 4B.025)
46. Existing ingress/egress to and from adjacent parcels currently accessing Carpenter Road shall be incorporated into the plat design to accommodate existing access conditions.

47. Traffic mitigations as determined by the Residential Traffic Generation worksheet are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.

General Transportation Improvements

48. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. Additional street lighting shall be required for all streets adjacent to this project to assure street lighting is in conformance with City of Lacey spacing standards. All street light designs shall be prepared by an engineering firm capable of performing such work. (DG&PWS, Transportation, Illumination 4E.010)

49. As a condition of final Public Works Approval, electrical services associated with street lighting, pump stations, or other applications (for the Public benefit as agreed to by the City) shall be transferred into the City's name. In order to change service, the applicant/owner must provide a copy of a billing statement to the City. If service has not been established, the applicant/owner must provide the following information to the City to establish service: Project Name (final subdivision name), service meter's number, address of the service meter, owner's contact number and address, and the type of items are being energized by the service. All fees associated with the installation of the service shall be the responsibility of the developer. Without the information outlined above or a copy of a previous billing statement, the service will remain in the applicant/owner's name and they will be responsible for payment of the bills until such time as the information is received by the City.

50. Fiber optic conduit shall be installed and conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines & Public Works Standards (DG & PWS, Transportation 4E.035).

51. Please show all proposed and existing driveways associated with the plat. (DG&PWS Subdivisions and Short Plat 2-21)

52. Minimum intersection curb radii and centerline radius requirements must be satisfied. Please label all radii on the final plat (DG&PWS 4B.020).

53. All streets within the City and the City's UGA boundary will be planted with trees to create a distinct and pleasant character for those roadways. The street trees located in the Development Guidelines shall be required in or along the public Right-of-Way, including medians. (DG&PWS, Transportation 4G.100)

54. The following is a condition for approval and shall be included on the plat document: “The City of Lacey has no responsibility to build, improve, maintain, or otherwise service the private roads within or providing access to the property described in this plat.” (Lacey Municipal Code 15.32.190)

55. The following note is a condition for approval and shall be included on the plat document: “The property owners shall be responsible for maintaining the private streets (along with associated parking areas) and planter strips (weeding, mowing, irrigating, pruning of the street trees, etc.). in a healthy and growing manner in perpetuity”. (DG&PWS, Transportation 4G.100D)

General Surveying Requirements

56. Utility easements are required for all mains, water and sewer located on private property. Easements shall include 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. Rather than being designated as water or sewer, all easements shall be identified as “utility” easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings (DG&PWS Chapter 3.110).

57. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.

58. 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 Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Coordinate System. (DG&PWS 3.025)

59. 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 Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum. (DG&PWS 3.025)

60. Right-of-way shall be dedicated with this project. Right-of-Way shall be dedicated in conformance with the City or Regional Transportation plans, by the approved Traffic Impact Analysis, to accommodate modifications to existing curb ramps/driveway cuts upgrading them to current Americans with Disabilities Act requirements or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall

be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).

61. Immediately adjacent to the public Right of Way a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities (2017 Development Guidelines and Public Works Standards Roadway details).

Other Requirements

62. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (Complete application is determined by the City of Lacey Community Development Department).
63. Prior to submitting civil drawings for review, Land Use Approval must be obtained.
64. 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)
65. All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval. (DGPWS 3.040)
66. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).
67. Prior to civil drawing, one paper set of drawings along with a PDF copy of the drainage report and civil drawings shall be submitted for all approved final plans. (DG&PWS Chapter 3.040,B)
68. Prior to final Public Works Construction approval, "as-built" bonded paper drawings along with the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, J)
69. A twenty (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 and water improvements (LMC 14.20.025).

70. Along with the civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines, please provide three sets of civil drawings, two drainage reports and one electronic copy of the civil drawings (PDF format). These drawings shall be submitted directly to the City of Lacey Public Works Department. Drawings submitted to other City departments will not satisfy this requirement. (DG&PWS 3.040, B)
71. The property owner(s) adjacent to the public Right-of-Way shall be responsible for maintaining the planter strip, median and the area between the sidewalk and property line (weeding, pruning, irrigating, mowing, etcetera of 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. (Development Guidelines & Public Works Standards, Transportation 4G.100D).
72. 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 phenomenon occurs causing valve boxes, sewer manholes 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 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. This language shall be included on the face of any binding site plan or easement documents submitted to the City.
73. All bill of sale for proposed water and sewer improvements being installed with this project is a requirement for approval. Prior to Final Public Works approval of the project, Bill of Sale documents shall be submitted to and approved by the City.

GENERAL FINDINGS:

Granting of this preliminary approval is based on the following findings of fact:

1. The subject property is designated as Low Density Residential, by the City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area.
2. The subject property is zoned Low Density Residential by the City of Lacey Zoning Ordinance, which prescribes a density of zero to six units per acre.

3. The subject parcel is located at 3019 Carpenter RD SE, Lacey, Washington.
4. 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.
5. The International Building Code adopted by the City of Lacey has specific requirements applicable to development of the subject property.
6. The International Fire Code has specific requirements applicable to the development of the subject property.
7. The Lacey cross connection control program has specific requirements applicable to the development of the subject property.
8. The City of Lacey has provisions in Title 14 of the Lacey Municipal code for the protection and preservation of trees and vegetation.
9. At the time of processing this application, adequate sanitary sewer and domestic water capacity are available. Actual guarantee of services is not secured until all applicable connection fees are paid.
10. Adequate provisions have been made for drainage ways, streets, potable water supplies, sanitary wastes, parks and recreation grounds, schools and sidewalks pursuant to RCW 58.17.110.
11. This proposal, as conditioned, is consistent with the City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area.
12. This proposal, as conditioned, is consistent with the City of Lacey Zoning Code, Title 16 of the LMC.
13. This proposal, as conditioned, is consistent with Title 15 "Subdivision of the LMC and RCW 58.17 "Plats-Subdivisions-Dedication."
14. This proposal, as conditioned, is consistent with the Development Guidelines and Public Works Standards adopted by the City of Lacey.

15. This proposal, as conditioned, will not be detrimental to the public health, safety, and general welfare.

The decision of the City of Lacey is final unless a written appeal is made to the city of Lacey Hearings Examiner. The written notice of appeal must be filed with the Planning Department at Lacey City Hall prior to 5:00 p.m. on **October 5, 2022**.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Samra Seymour".

Samra Seymour, AICP
Senior Planner

C: Rick Walk, Director of Community & Economic Development
Scott Egger, Director of Public Works
Tom Stiles, Development Review Engineer
Grant Beck, Planning & Development Services Manager
Terry McDaniel, Plans Reviewer
Dylan Call, Stormwater Code Specialist
Scott Spence, City Manager
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