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NOTICE OF SITE PLAN REVIEW DECISION

Case Number: 22-0081

Applicant: Nick Patel, Kaylan Lacey Hotel LLC, Residence Inn by Marriott
npatel@kaylanhospitality.com

Contact: Michael Cholerton, Marvin Road Phase II, LLC
michael@accrete.build, (253)286-3900

Authorized Representative: Ivana Halvorsen, Barghausen Consulting Engineers, Inc
ihalvorsen@barghausen.com, (425)251-6222

Description of Proposal: Construction of a 136-room hotel, approximately 115,655 gross square feet, with 128 parking stalls on two developed lots 2.38 acres in size. The applicant also requests approval of a binding site plan alteration to combine lots 4 and 5 of the Britton Plaza Binding Site Plan (BSP11-0001LA).

Location of Proposal: 2565 Marvin Road Northeast, Lacey, Washington. Parcel numbers 37110000400 and 37110000500.

Date of Decision: October 21, 2022

Decision: The Lacey Site Plan Review Committee has **APPROVED** the site plan and application subject to the attached conditions and findings of fact.

Expiration Date of Approval: April 21, 2024. 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: November 4, 2021. 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:	Terry McDaniel	(360) 456-7783

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 on the City of Lacey Website at <https://cityoflacey.org/projects/marriott-hotel-at-britton-plaza/> . Please contact Sarah Schelling, Senior Planner at the above-listed telephone number, or by email at sschelli@ci.lacey.wa.us, with questions.

Conditions of Project Approval:

Community and Economic Development

Planning Requirements

1. The developer shall meet and satisfy all conditions of the Determination of Nonsignificance issued for the project on October 21, 2022. The City of Lacey adopted existing SEPA documents as noted in the determination; conditions of the existing SEPA documents, including an MDNS issued for the Britton Plaza development on May 14, 2008, apply to the project.
2. All applicable provisions of the Site Plan Review approval issued for Britton Plaza on May 14, 2008 under project #06-246 shall apply, except as may be modified by conditions included below.
3. The proposal shall be developed in substantial conformance with the site plans submitted on August 18, 2022. Major alterations to the site layout shall be submitted for review and approval.
4. Pursuant to LMC 16.73 Electric Vehicle Infrastructure, Electric vehicle charging stations, level two or higher, shall be included in the parking lot. Five percent of parking spaces shall be electric vehicle charging stations (16.73.032; Table 16T-86).
5. No buildings shall be constructed over property lines; the amended binding site plan shall be recorded prior to issuance of the building permit for the hotel to eliminate property line conflicts.
6. The design review application and associated plans, submitted on August 18, 2022, is approved. Building plans and elevations for the building permit submittal shall be prepared in substantial conformance with the approved design review materials. Deviations from the plans shall be submitted for review and approval.
7. All pedestrian walkways crossing the parking lot and drive lanes shall be surfaced with a material that provides a contrast to the asphalt drive and parking areas. Suitable materials include concrete, colored stamped concrete or brick pavers. Painted asphalt will not be acceptable. The material and color shall be shown on the site plan submitted with the building permit and construction drawings.
8. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare onto adjacent properties while providing adequate safety for pedestrians. Lighting

shall be shielded to direct lighting downward and not towards adjacent residences. Details of all site lighting fixtures shall be submitted with the building permit materials.

9. Details of all site furnishings including but not limited to benches, fencing, trash receptacles, trash enclosures, bike racks and other open space amenities shall be submitted for review and approval.
10. A final detailed landscape, and irrigation, plan shall be submitted for review and approval. The landscape plan shall be revised to meet the requirements of LMC 16.80 for both site and parking lot landscaping. Perimeter landscape buffer planting requirements apply to the 10-foot buffer on Twin Oaks Road. Trees may be planted in the joint utility easement located behind the sidewalk in this location; the buffer area shall be revised to include trees in this location.
11. Existing trees, including the trees in the tree tract, shall be protected throughout all phases of construction by temporary chain link fencing on driven posts located at the edge of the critical root zone. The location of the protective fencing shall be identified on the grading plans and a detail of the fencing shall be included on the plans. 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)
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).
13. If Certificate of Occupancy/Final Inspection is requested prior to the installation of the approved landscaping and irrigation, 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. Further, a financial security must be provided to the Planning Department in the amount of 150 percent of this landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department (LMC 16.80).
14. A financial security, in the amount of 20 percent of the value of the vegetative improvements, shall be submitted to the City of Lacey Community and Economic Development Department to ensure that all plant materials are properly maintained. This security device shall be and shall be held for a period of two years. (LMC 16.80)

15. 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)
16. A sign permit shall be issued by the City of Lacey prior to the installation of any signs on the subject site. (LMC 16.75)
17. All applicable requirements of the City Zoning Code shall be satisfied.
18. 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), the Construction Stormwater General Permit, and/or any others. These permits may require additional review time from the appropriate agencies.

Building and Fire Code Review

19. The project shall comply with the 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.
20. A foundation only permit can be issued to help the applicant continue to work while plans are in review.
21. 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.
22. A grading permit is required for the project.
23. Energy calculations shall be submitted with the architectural plans. The energy calculations form can be found on the City of Lacey website.
24. Washington State weatherization requirements shall be met by retaining ownership for 60 months or providing weatherization reports if not retaining ownership for 60 months.
25. A third-party special inspection testing agreement form is required for permit issuance. The form can be found on the City of Lacey website.
26. A preconstruction meeting shall be held prior to issuance of the grading permit. Contact Dylan Call at 360.491-5642, or by email at dcall@ci.lacey.wa.us, to schedule.

27. A preconstruction meeting shall be held prior to issuance of the vertical building permit. Contact Terry McDaniel at 360.491-5642 or by email at Tmcdanie@ci.lacey.wa.us.
28. A Washington State licensed architect and engineer are required for the project.
29. Addresses shall be assigned by Kevin Zwink at 360.491.5642 or KZwink@ci.lacey.wa.us.
30. One fire hydrant shall be installed, tested and approved prior to building permit issuance. Fire hydrants shall be provided every 330 feet unless the fire flow is greater than 1,500 gpm, then hydrants shall be every 300 feet. Fire hydrants shall be placed no closer than 40 feet from the building or structure protected unless otherwise approved by the Fire Code Official (LMC 14.07.501.4; and table IFC C102.1).
31. The required fire-flow for the building shall be not less than 4,000 gpm for 4 hours per IFC Appendix B. Fire-flow is based on square footage/ building construction type, and includes a 50% credit for the installation of automatic fire sprinkler systems. (IFC section 507.1 LMC 14.07.015). The initial calculation is always based on type 5b wood framed construction as a worst-case scenario for fire flow. The Fire Code Specialist and City of Lacey Water System Engineer will determine fire flow based on construction type.
32. The building shall be equipped with an approved automatic sprinkler system, installed in accordance with NFPA 13 (2016 Edition) standards. Additionally, a fire department connection shall be installed in accordance with LMC 14.07. A fire department connection shall be located within 40 feet of a fire hydrant. Any building greater than 7,500 Sq. Ft. requires a sprinkler system in accordance with (LMC 14.07) The building shall have its own FDC line with KNOX locking caps or plugs. Note: Sprinkler drawings and permitting at the City of Lacey are deferred submittals and are not required at time of architectural drawings.
33. A separate building permit shall be required for the installation of fire sprinkler system underground piping. The design shall be in accordance with NFPA 24 Standards (2010 Edition) and 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. Fire sprinkler system underground lead-in piping 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 installing the underground piping. LMC 14.07.015; WAC 212-80-030 Please note: Fire sprinkler underground drawings are required to be submitted prior to above ground sprinkler drawings. This is a separate permit submittal than the Civil set submitted to the City of Lacey Public Works Department. We ask for 2 sets of overall water plans only for submittal documents.

34. An approved addressable fire alarm system with supervised monitoring shall be provided throughout the building in accordance with the City of Lacey Municipal Code (LMC 17.07) and NFPA 72 Standards (2016 Edition). Note: Fire alarm drawings and permitting at the City of Lacey are deferred submittals and not required at architectural submittal.
35. 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. The 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 26-foot-wide fire access road shall be provided on one entire side of the building if the building is greater than 30 feet at the eve. (IFC Appendix D) The aerial access road does not include a public right of way. Note: A temporary fire access road shall be provided at time of vertical permit issuance. The fire access road shall be approved by an engineer to handle the loads of fire apparatus. (LMC 14.07)
36. An approved fire department turnaround may be required if the fire department access road has a dead end in excess of 150 feet. (IFC 503.2.5)
37. Approved 16" 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)
38. An approved fire department and Police Department key-box shall be provided on the building 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. The key-box shall contain keys necessary for fire department and police department access to the interior of the building and any other location necessary for fire department or police department operations. Go to 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 C Specialist shall install the necessary keys and cover. (IFC Section 506).
39. 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
40. Fire extinguishers shall be provided every 75 feet in accordance with (LMC 14.07) fire extinguishers shall be the 2a10bc type.
41. Emergency responder radio coverage is required for any metal building greater than 20,000 sq. ft. and any wood framed building greater than 50,000 sq. ft.

42. A type 1 kitchen hood and duct are required for the restaurant in accordance with (IFC 607)
43. Please note we are under the International Fire Code 2018 Edition and all NFPA code requirements of the most recent year published
44. 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)

Department of Public Works:

Water Improvements

45. A domestic water service shall be provided to the proposed building. The domestic water meter shall be equipped with a Reduced Pressure Backflow Assembly Device (City of Lacey Development Guidelines and Public Works Standards Manual, DG&PWS, 6.120 F and Appendix P).
46. An irrigation meter with a Double Check Valve Assembly backflow prevention device is required for all landscaped areas (DG&PWS 6.120 F).
47. The following note shall be included on the irrigation plan:
The property owner adjacent to the public right-of-way is responsible for maintaining and locating all irrigation lines located in the public right-of-way (DG&PWS, Water, Irrigation 6.120).
48. In addition to all Federal and State requirements, water system improvements shall meet the requirements of the current City of Lacey Development Guidelines and Public Works Standards Manual, 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 Officials 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).
49. Water main extensions shall be located on the north/east side of the road or drive area 6 feet off center line. If main extensions are required, they shall be connected to existing mains, "dead-end" mains shall not be created with the development (DG&PWS 6.010).
50. Water modeling shall occur to assure that adequate water is available for the project. Contact Brandon McAllister (360.413.4386) to coordinate fire flow modeling.

51. If utility extensions needed for the project require roads paved in the last five years to be cut, a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
52. The water meter shall be purchased prior to issuance of the building permit (DG&PWS Water 6.121).

Sewer Improvements

53. The building shall be connected to sewer. The sewer lateral for the building shall connect directly to a manhole. Pipes shall not connect to the manhole with an angle less than 90 degrees in relation to the outlet pipe (DG&PWS, Sewer 7A.010 and 7A.015).
54. In addition to all Federal and State requirements, sanitary sewer improvements associated with this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual, 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).

Stormwater Improvements

55. Stormwater treatment and infiltration for this site shall be in accordance with the original drainage report for Britton Plaza. Britton Plaza is comprised of a series of raingardens and roof drain infiltration areas. These items shall be designed and constructed in accordance with today's standards.
56. Post-construction soil and depth quality and depth (BMP T5.13) shall be incorporated into the site design and construction in conformance with the City of Lacey Stormwater Design Manual (SDM 2.2.5 & 7.4.1).
57. In addition to all Federal and State stormwater requirements, this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual. Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the Stormwater Design Manual.
58. A final stormwater site plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual Standards, shall be submitted to the Public Works Department prior to final Public Works civil approval. Elements to be included in report are the project engineer's certification; descriptions of how each of the core requirements is being addressed; construction SWPPP; basin map; plan drawings; hydrologic modeling inputs and results (including the 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 and source control manual (SDM 2.2.1 & 3.3).

59. The 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).
60. The project is located in a Category I Critical Aquifer Recharge Area, enhanced treatment for stormwater is required.
61. 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 current City of Lacey 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)
62. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to the start of site work. A complete SWPPP consists of both a narrative report and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP elements, described in Chapter 5 of the City of Lacey 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.
63. A Stormwater Facilities Maintenance and Source Control Manual, per the requirements of Chapter 3 of the City of Lacey Stormwater Design Manual, shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included with the drainage report as part of the stormwater site plan and shall be prepared as a standalone 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.

Transportation Requirements

64. Traffic mitigations as determined by a commercial traffic generation worksheet are required. Mitigation fees are due prior to issuance of the building permit. Conditions of Lacey Municipal Code 14.21 shall be satisfied.
65. 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).
66. The following notes shall be on the civil plans and the face of the binding site plan:

- The City of Lacey has no responsibility to build, improve, maintain, or otherwise service the private roads/drive aisles within or providing access to the property (LMC 15.32.190).
 - The owner shall be responsible for maintaining the private roads/drive aisles (along with associated parking areas) and planter strips (weeding, mowing, irrigation, pruning of the street trees and landscaping, etc.) in a healthy and growing manner in perpetuity. (DG&PWS, Transportation 4G.100D)
67. In addition to all Federal and State roadway requirements, this project shall comply with current City of Lacey Development Guidelines and Public Works Standards Manual requirements for roadways.

General Surveying

68. 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. All water and sewer easements shall be designated as “utility” easements on the civil drawings and in the easement’s documents. Specific requirements will be determined at the time of plan review. All easements shall be prepared by a licensed land surveyor and submitted to the City of Lacey prior to release of approved civil drawings (DG&PWS Chapter 3.110).
69. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.
70. The City of Lacey Coordinate System is a ground scale 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 (DG&PWS 3.025).
71. 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 (DG&PWS 3.025).
72. A 10-foot joint utility easement area, immediately adjacent to the public rights-of-way adjacent to the site, shall be dedicated to accommodate the installation of private and public utilities (2017 DG&PWS Roadway Details).

Other Public Works Requirements

73. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time of complete application, as determined by the City of Lacey Community Development Department.

74. 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).

BINDING SITE PLAN ALTERATION REVIEW:

75. Please add the following note for Tract A: The following note shall be shown on the site and landscape plans for the project:
Tract A is a tree tract and is designated in accordance with LMC 14.32 and shall be dedicated to the growing, protection, and preservation of trees in perpetuity. No tree removal in the tree tract, without the prior written authorization of the City of Lacey, is allowed.
76. Add Situs Addresses, including city and zip code, to the map.
77. **When the above binding site plan comments have been addressed on the Binding Site Plan map, you may submit the final map with signatures for recording.**

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 subject parcel is located at 2565 Marvin Road Northeast, Lacey, Washington. Parcel numbers 37110000400 and 37110000500
2. Construction of a 136-room hotel, approximately 115,655 gross square feet, with 128 parking stalls on two developed lots 2.38 acres in size. The applicant also requests approval of a binding site plan alteration to combine lots 4 and 5 of the Britton Plaza Binding Site Plan (BSP11-0001LA).
3. The subject property is zoned Hawks Prairie Business District Business Commercial. The proposal is an allowed use in the zone. Title 16 (the City's Zoning Ordinance) of the Lacey Municipal Code specifies requirements applicable to the development of the subject property.

4. The Britton Plaza commercial center was approved on May 14, 2008 for the development of a commercial/retail center on approximately 13.01 acres of land zoned Hawks Prairie Business District. This proposal modifies the original approval to permit a 136-room hotel, which is an allowed use in the zone.
5. This proposal has been reviewed in accordance with the provisions of RCW 43.21C, State Environmental Policy Act. A notice of determination of non-significance and adoption of exiting documents was issued for this project on October 21, 2022.
6. Lacey Municipal Code 16.73 provides requirements for Electric Vehicle Infrastructure for new uses within the City of Lacey. Pursuant to table 16T-86, electric vehicle charging station shall be installed for 5% of the total parking stalls associated with the use. As conditioned this project will satisfy this requirement.
7. As this proposal is commercial in nature and adjacent to a Key Multimodal Corridor, this proposal is required to meet the site and building design provisions contained in LMC 14.23 "Design Review".
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 Stormwater Design Manual.
13. Chapter 14.21.020 of the City of Lacey Traffic Mitigation and Concurrency Ordinance requires a traffic impact analysis to be prepared by the proponent of any development proposal that will add at least one new PM Peak Hour Trip to the area of an individual identified traffic improvement project. A Traffic Impact Analysis was submitted and approved for the Britton Plaza development showing a total of 423 trips would be

generated by the development. To date, 208 trips have been used and 171 trips remain to be allocated within the development. The hotel will generate 44 trips in the PM Peak. Adequate trip credits for Britton Plaza remain and the applicant for the hotel was not required to provide a new traffic analysis. The applicant will pay their proportionate share of mitigation fees to mitigate impacts to road projects.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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."
20. All public agency and citizen comments received have been considered and addressed through conditions of approval, where appropriate.
21. 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
Chris Stolberg, Transportation Engineer
Wade Duffy, Building Official and Fire Marshall
Terry McDaniel, Building Plans Examiner
Permit Technicians