

NOTICE OF APPLICATION WITH THE OPTIONAL DNS PROCESS

The City of Lacey Department of Community Development has received the following application for site plan review.

Date Application Received: November 4, 2022

Project Name: Project #22-0173 15th Avenue Duplexes

Project Description: Construction of four duplexes (8 total units) with associated access circulation, storm drainage, sanitary sewer, water and Sleater-Kinney Road frontage improvements. The project includes a Class IV Forest Practices permit for removal of timber from the property to facilitate development. The site is .81 acres in size and the property is zoned Mixed Use Moderate Density Corridor.

Project Location: 4101 15th Avenue Northeast, Lacey, Washington 98516. The parcel number is 11808430104.

The following studies and/or reports are required as a part of this application:

Stormwater report, Geotechnical report, Traffic Generation worksheet

This Application will undergo the following approval process:

Environmental Review: A review of the submitted Environmental Checklist and other supporting studies will be conducted.

Other Permits/Approvals Required: City of Lacey Grading and Building Permits, Public Works Construction Drawing Approval, City of Lacey Design Review Approval

At minimum, this project will be subject to the following regulations:

Lacey Municipal Code (LMC) 16.22 'Mixed Use Moderate Density Corridor', LMC 16.84 'Site Plan Review,' LMC 14.25 'Impact fees,' LMC 14.21 'Traffic Mitigation and Concurrency', LMC 14.23 "Design Review", LMC 14.24 'Environmental Review', LMC 14.32 'Tree & Vegetation Protection and Preservation', International Building Code, International Fire Code, and the City of Lacey Development Guidelines and Public Works Standards.

On December 7, 2022 this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. This determination does not preclude the City of Lacey or other reviewing agencies from requesting additional information or studies either at the time of this notice or subsequently, if new information is required or if substantial changes in the proposal occur.

Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The Optional Process enables the comment periods for the environmental review and notice of application to

be integrated. The City of Lacey expects to issue a mitigated determination of non-significance for this project. This commenting period may be your only opportunity to comment on the environmental impacts of the proposal. If an MDNS is issued, the following mitigated measures may be applied to the project: traffic mitigation fees for impacts to Thurston County roads. Copies of the environmental checklist and supporting materials may be reviewed at Lacey City Hall.

Anyone may review any document submitted as part of this project application and may comment on this proposal. No action will be taken on this application for 14 days from the date of this notice or before December 21, 2022.

If you would like to make written comments, these may be directed to Sarah Schelling, Senior Planner, in the Department of Community Development at the address, phone number or email address, below. If a public hearing is required as part of the application review process, any member of the public may request to be notified, and may give written or oral comment on the proposal to the Hearings Examiner, and may request a copy of any decisions made on the project. A request for advance notification should be made to the Department of Community Development.

NOTE: Pursuant to RCW 43.21C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within ten (10) days of the issuance of the written decision (refer to the Lacey City Code for time periods on appeals filed with the Community Development Department).

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