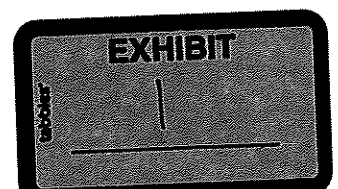


LIST OF EXHIBITS

Project #20-307; Preliminary Plat of Bradley Park

<u>Exhibit #</u>	<u>Description</u>
1	List of Exhibits
2	Staff Report
3	General Land Use Application
4	Preliminary Subdivision Application
5	Bradley Park Narrative
6	Preliminary Plat Maps dated March 2021
7	Landscape Plans dated March 29, 2021
8	Class IV Forest Practices application
9	Request for additional information from City of Lacey to Applicant dated January 11, 2021
10	Response letter from Tyrell Bradley, SCJ Alliance, dated March 29, 2021
11	Environmental Checklist, updated March 25, 2021
12	Preliminary Drainage Report dated March 2021
13	Traffic Impact Analysis, updated March 2021
14	Priority Species Mitigation Plan dated March 18, 2021
15	Tree Protection Plan by Sound Urban Forestry dated September 17, 2020
16	Agency Routing Sheet dated December 1, 2020
17	Notice of Application issued December 1, 2020
18	Comments letter from Department of Ecology dated December 15, 2021
19	Comments from the Department of Ecology dated April 21, 2021
20	Comment letter from Dean Martinolich, North Thurston Public Schools, dated December 2, 2020.
21	Comments from Mike Burnham, Intercity Transit dated December 4, 2020.
22	Mitigation request from Nicole Floyd, City of Olympia dated sent by email December 10, 2020.
23	Memo from Doug Christenson dated April 29, 2021
24	Letter from Chris Stolberg to Spenser Haynie, dated December 22, 2020
25	Comments from Terry McDaniell, Fire Code Reviewer dated January 7, 2021
26	Comments from Tom Stiles, Public Works Department – Development Review dated May 13, 2021
27	Comment email from Shaun Dinubilo, Squaxin Island Tribe dated December 2, 2020
28	Comments from Noll Steinweg, Washington Department of Fish and Wildlife dated December 28, 2020
29	Comments from Noll Steinweg, dated May 17, 2021
30	Comment letter from Rita Amptmann, received December 7, 2020
31	Comment email from Tara Manubay, sent December 14, 2020
32	Comment email from Robert Benn, sent December 6, 2020



- 33 Comment email from Joe Graham dated December 6, 2020
- 34 Mitigated Determination of Non Significance June 3, 2021
- 35 Hearing Notice to surrounding property owners mailed June 24, 2021
- 36 Hearing Notice to the Olympian newspaper, with publication confirmation (June 24, 2021)
- 37 Certification of Notice signed June 29, 2021

STAFF REPORT

Date: June 28, 2021
To: City of Lacey Hearings Examiner
From: City of Lacey Community & Economic Development Department *JB*
Subject: City of Lacey Project #20-307 – Preliminary Subdivision of Bradley Park

I. GENERAL INFORMATION

- A. Applicant
SSH, LLC dba DR Horton
ebang@drhorton.com, 425.821-3400
- B. Property Owner:
City Life Church, c/o Steve Bradley
- C. Authorized Representative:
Tyrell Bradley, SCJ Alliance
Tyrell.bradley@scjalliance.com, 360.352-1465 ext. 136

II. DESCRIPTION OF PROPOSAL

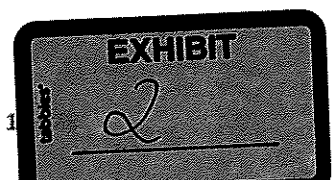
Subdivision of 15.66 acres into 82 lots for single-family development, with approximately 5 acres set-aside for future commercial/institutional development. The application includes a class IV forest practices permit application for removal of timber. The property is zoned mixed-use moderate density corridor.

III. LOCATION OF SUBJECT PARCEL/PROPOSED PROJECT

The property is currently unaddressed, located between 6th Avenue Northeast and 15th Avenue Northeast, approximately 460 feet east of Sleater Kinney Road Northeast; section 8, township 18N, range 1W, Lacey, Thurston County Washington. The parcel number is 11808430201.

IV. SITE PLAN INFORMATION

Project Size: The total parcel size is 15.66 acres
Number of Lots: 82 lots for single-family development, one parcel for future development.
Minimum Lot Size: 3,000 square feet
Water: City of Lacey
Sewer: City of Lacey
Power/Natural Gas: Puget Sound Energy



Fire Protection: Lacey Fire District 3

Site Characteristics: The project site is an undeveloped 15.66-acre parcel. The northern two-thirds of the site is forested with Douglas fir as the dominate species. Other tree species found on the site include big leaf maple, western hemlock and western red cedar. Understory plants include salal, mahonia, wood rose, sword fern, pacific dogwood and serviceberry. The trees are generally in good condition with the exception of a large pocket of laminated root rot on the western edge of the parcel. The southern portion of the parcel is open grass. The site generally slopes northeast with a total elevation gain of 18 feet across the parcel. Soils on the site are mapped as Vashon till which is a mixture of clay, silt, sand and gravel.

Surrounding Land Uses: The project site is surrounded to the north, east, and west by residential development of various densities and housing types, including single-family, multi-family apartments, and duplex and tri-plex developments. Across 6th Avenue from the parcel is North Thurston High School and Komachin Middle School.

Access: The developer has proposed access to the site in two locations from the existing street network, 6th Avenue Northeast and 15th Avenue Northeast. Local residential streets will be constructed throughout the project site to serve the individual homes.

Zoning and Comprehensive Plan: The parcel is zoned Mixed-use Moderate Density Corridor per the City of Lacey Zoning Map. This zone is governed by Lacey Municipal Code 16.22. The intent of the zone is to gradually develop into a mixed use, moderate density residential and commercial area. The primary corridors for commercial use in this zone are Sleater Kinney and Pacific Avenue, with moderate density residential integrated within the district. All types of residential uses are permitted within this zone at a density of 8-12 units per acre.

The parcel is located in north/central Lacey in the Pleasant Glade Planning Area, within the urban limits of the City of Lacey. 15th Avenue on the north side of the property is the boundary line between the City of Lacey and property within the Urban Growth area of the City of Lacey, though under the permitting and jurisdictional boundaries of Thurston County. The Pleasant Glade Planning Area is approximately 1,373 acres in size and approximately one-third of the planning area is in unincorporated Thurston County but within the urban growth area of Lacey. Urban growth such as this type of development is anticipated on parcels like this property within the planning area, both in the City limits and outside the city in the Urban Growth Area.

Compatibility and Impact of Proposal on Surrounding Area/Probable Characteristics of Development:

The Pleasant Glade planning area is currently developed with single family, multi-family, and duplex developments, with scattered commercial on the west side of the planning area on Sleater Kinney. The planning area is also home to Chinook Middle School and North Thurston High School. One of the goals of the planning area, per the City of Lacey Comprehensive Plan, is to provide opportunities for moderate and high-density housing along major arterials with convenient access to transit. The accompanying policy reads; maintain existing areas for

moderate and high-density development opportunities along arterials of Sleater Kinney and 15th Avenue, contingent on provisions for public sewer.

The applicant proposes transitioning an undeveloped parcel surrounded by residential development into a moderate density single-family subdivision. The type of development proposed is anticipated based on zoning classification and goals and policies of the City of Lacey Comprehensive Plan. This does not mean that there will not be impacts to existing residents. The development will result in additional residents and traffic and trees will be removed to facilitate development. As part of the application process, the applicant was required to submit reports and plans addressing impacts and proposing measures to mitigate such impacts.

V. ENVIRONMENTAL EVALUATION

The environmental checklist for this project has been reviewed and a mitigated determination of non-significance was issued on June 3, 2021. The Optional DNS process was used and the comment period for the project began on December 1, 2020 and ended on December 15, 2020. Notice of the comment period was given by posting the site and publishing a notice in The Olympian. The City received comments on the environmental checklist from the Department of Ecology. These comments are attached as exhibits to this report. A Mitigated Determination of Nonsignificance (MDNS) was issued in accordance with the procedures of WAC 197-11-355 and RCW 43.21C. The MDNS was issued based on review of materials submitted with the original application on November 3, 2020 as well as all materials that were submitted to supplement the record. The MDNS is attached.

VI. APPLICABLE COMPREHENSIVE GOALS AND POLICIES

The City of Lacey and Lacey Urban Growth Area Land Use Element of the Comprehensive Plan: This document, known as the comprehensive land use plan, was prepared as a joint planning document by the City of Lacey and Thurston County for Lacey and the Lacey Urban Growth Area. There are other general policies in the Comprehensive Land Use Plan, which could apply, but the issues they cover are specifically detailed in the Lacey Zoning Ordinance, which is reviewed in the next section VIII. The following sections of the Comprehensive Plan apply to this proposal:

A. Chapter III. Community Vision

a. Section B: Residential

- i. **GOAL 1:** Ensure sustainable and wise use of land resources to provide an adequate amount and mix of housing types for the anticipated increase in population.
- ii. **POLICY A:** Assign land use designations that will provide for adequate opportunity for increased densities and a diversity of housing types.
- iii. **GOAL 2:** Ensure that development regulations meet the current vision outlined in the Comprehensive Plan.

- iv. **POLICY A:** Review development code provisions to provide increased density opportunities and better define the stated intent of development standards to meet the goals of the Plan.
- v. **POLICY B:** Achieve a level of design with innovative, creative, and efficient concepts for integration of different land use types that will facilitate development of great places that provide increased opportunities to live, work, and play.

b. Section F: Transportation and Land Use

- i. **GOAL 1:** Enhance the function, safety and appearance of Lacey’s streets.
- ii. **POLICY A:** Ensure coordination with the Transportation Element of the Comprehensive Plan, the Thurston County transportation Plan, and the Thurston Regional Transportation Plan.
- iii. **POLICY C:** Streets shall be a modified grid pattern that terminate in other streets, where feasible...
- iv. **POLICY E:** Right-of-way and pavement width shall be the minimum necessary to provide for the safe use of vehicles, publish transit, bicycles and pedestrians.
- v. **POLICY F:** Ensure coordination with Thurston County regarding transportation in the Urban Growth Area. Ensure that development standards and road/street level of service standards within the UGA conform to the standards of the City of Lacey.
- vi. **GOAL 4:** Ensure that private development projects, including subdivision and commercial/retail project design, facilitate measures to improve multimodal transportation.
- vii. **POLICY C:** Private development projects shall provide bicycle parking and a site design that will accommodate transit.
- viii. **GOAL 5:** Support Intercity Transit’s efforts to meet the transportation needs of all segments of the community by providing a high quality, safe, convenient, accessible, and cost effective transit service as an attractive alternative to the single-occupancy vehicle.
- ix. **POLICY A:** Continue to recognize transit’s economic development role in the Lacey community by connection residents to jobs and other day-to-day activities.
- x. **POLICY B:** Encourage Intercity Transit to extend regular bus service to northeast Lacey in order to serve and connect growing residential, commercial, and industrial development...

c. Section G: Parks and Open Spaces Goals and Policies

- i. **GOAL 1:** The land use policies should complement and help implement requirements of the City of Lacey Comprehensive Plan for Outdoor Recreation, Regional Trail Plan, and land use regulatory requirements for the provision of open space.
- ii. **POLICY A:** Continue to require open space for residential and commercial development.

- iii. **POLICY B:** Link pedestrian and bicycle pathways with greenways, priority habitat sites, wetlands, and open space between neighborhoods. Open space shall be designed into a project from the outset, with sizable and meaningful pieces set aside. It shall not be left to the end, using only those restricted and small spaces that are left over. It should be designed in conjunction with school and community sites whenever possible and should provide a focus for neighborhood activity.
 - iv. **POLICY D:** Open space shall be designed to define our community, create outdoor spaces, protect wildlife habitat and the natural environment, and create public and civic spaces.
 - v. **POLICY E:** Require means to ensure perpetual maintenance of wetlands and priority habitat sites for passive recreational opportunities.
- d. Section H: Utilities and Capital Facilities**
- i. **GOAL 1:** Ensure that existing utility customers, and future customers, are adequately served by water, sewer, and stormwater utility services that consider both growth demand projections and asset management.
 - ii. **POLICY B:** All proposed development should be analyzed for anticipated impact on utilities and services, either as an element of the site plan review, subdivision review, or as part of the environmental impact assessment.
- e. Section J: Health & Human Services**
- i. **GOAL 1:** Work to achieve a safe, active, and healthy lifestyle for Lacey citizens through community planning and design.
 - ii. **POLICY B:** Design neighborhoods to promote bicycling and walking, encouraging these activities and healthy lifestyle choices.
 - iii. **POLICY C:** Prioritize safe routes for capital improvements such as sidewalks, planter strips, street trees, traffic calming, and other pedestrian improvements. Consider incentives for infill development to add off site traffic calming and other pedestrian amenities for designated safe routes.
 - iv. **GOAL 2:** Work to achieve a community where residents have convenient access to healthy food, clean water, and affordable shelter.
 - v. **POLICY A:** Provide opportunities for housing development to serve Lacey's full demographic spectrum, including a full range of housing choices designed to meet life stage needs of those demographics.
 - vi. **POLICY B:** Provide opportunities to integrate housing into core areas and arterial corridors where services and transportation options can be provided.

- vii. **POLICY D:** Support environmental measures to protect critical/sensitive and resource areas and provisions for clean air, water, and soil for overall community health.

B. Chapter III. Planning Areas

a. Land Use Pleasant Glade Area

- i. **GOAL 1:** Protection of environmental amenities in this planning area is of paramount concern.
- ii. **POLICY A:** Require development to work around environmental amenities and create developments that take advantage of and promote environmental resources as an amenity.
- iii. **POLICY C:** In balancing competing goals and interests, the City shall weigh in favor of strict applications of environmental regulations.
- iv. **POLICY D:** Require the extension of public sewer for new development and to support the future connection of existing non-sewered development.
- v. **GOAL 2:** Provide opportunities for moderate and high density housing along major arterials with convenient access to potential transit, designating “urban reserve areas”, and annexing areas for public use where appropriate.
- vi. **POLICY A:** Maintain existing areas for moderate and high-density development opportunities along arterials of Sleater Kinney and 15th Avenue, contingent on provisions for public sewer.

VII. APPLICABLE MUNICIPAL CODE STANDARDS

The following list depicts the applicable Titles and Chapters of the Lacey Municipal Code that Planning staff relied upon when evaluating this proposal for land use approval:

- Title 14 - Buildings and Construction
 - Chapter 14.21 - Traffic Mitigation and Concurrency
 - Chapter 14.23 - Design Review
 - Chapter 14.24 - Environmental Policy
 - Chapter 14.27 - Stormwater Management
 - Chapter 14.33 – Habitat Conservation Areas
 - Chapter 14.32 - Tree and vegetation Protection and Preservation
- Title 15 - Land Division
 - Chapter 15.10 - Subdivision
 - Chapter 15.12 - Design Standards for Subdivisions, Short Subdivisions and Binding Site Plans
 - Chapter 15.14 - Dedications - Plats, Short Plats and Binding Site Plans
- Title 16 - Zoning
 - Chapter 16.22 – Mixed Use Moderate Density Corridor
 - Chapter 16.54 - Environmentally Sensitive Areas
 - Chapter 16.57 - Environmental Performance Standards

- Chapter 16.72 - Off-Street Parking and Loading
- Chapter 16.80 - Landscaping Requirements

V. NOTIFICATION

The application for preliminary subdivision and class IV forest practices permit was received on November 3, 2020, and was deemed complete pursuant to RCW 36.70B.070 on December 1, 2020. The comment period for the Notice of Complete Application had a 14-day comment period that ended on December 15, 2020. A notice was published in The Olympian and the site was posted with the notice of complete application. These notices are attached to this report as exhibits. The City received comments from the internal departments, external agencies and adjacent jurisdictions as well as comments from members of the community. These comments are attached to this report as exhibits.

Written notice of the public hearing was sent to all property owners within 300 feet of the site, and published in The Olympian on June 25, 2021 at least 10 days prior to the public hearing. Notice was posted on-site on June 28, 2021.

IX. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT ANALYSIS

In review of the application, staff evaluated several items related to the proposal particularly as they related to compatibility of the use with the surrounding area and the impacts to priority species and the extent to which this proposal would further the goals of the City of Lacey Comprehensive Plan. The following analysis provides details into the review process as well as review items that warranted special attention and conditions, as well as discusses how community concerns related to wildlife, traffic, and compatibility are reviewed and addressed.

PLAT/ZONING REQUIREMENTS

The subject parcel is located in the Mixed Use Moderate Density zoning district. This zoning district requires a density of 8-12 units per acre. The parcel is 15.66 acres in size and the applicant is proposing to subdivide the parcel into 82 lots for single-family detached residential development, and create a large parcel on the southern 5 acres for future development of a potential church. Approximately 10 acres have been designated for residential development. Based on the portion of the property intended for residential use, the density proposed is approximately 8.2 units per acre.

Subdivisions such as the one proposed are governed by the design standards specified by section 15.12 of the city's subdivision ordinance, as well as the individual lot design standards of the zoning chapter (LMC 16.22). The lot development standards found in Chapter 16.22 were not designed with a traditional subdivision in mind. The chapter provides for maximum front setbacks for buildings so they are located close to the street to encourage pedestrian friendly design, larger side yards, and no standards for minimum lot sizes. The standards are more appropriate to commercial or multi-family apartment buildings than they are for a traditional single-family subdivision. The zoning chapter does provide some flexibility to the City to

determine lot size and design based on the proposed use. Section 16.22.060A states the following:

Lots may contain more than one use and will be a shape, size and design appropriate to the zone and intended uses as determined by the city.

Section 15.12.080 also discusses lot standards stating that lot size, width, shape and orientation shall be appropriate for the location and contemplated use of the subdivision.

Based on the type of subdivision and density requirements, and the above noted sections and minimum and maximum density requirements for residential uses in the zoning district, staff suggests the applicant apply the Moderate Density Residential zone (LMC 16.15) setbacks and minimum lot size for the single-family lots. A condition is included recommending that the minimum lot size, and setbacks for the lots be consistent with LMC 16.15.

PROJECT REVIEW

The project materials were originally submitted on November 3, 2020 and determined complete on December 1, 2020. The materials were routed for review and notice of application was issued on December 1, 2020 with a 14-day comment period, ending on December 15, 2020. During project review and the open public comment period, staff received emails and letters from several members of the surrounding community voicing concerns related to traffic impacts, project density and compatibility, school impacts, tree removal and impacts to wildlife. Comments were also provided by internal departments, which identified application deficiencies related to stormwater design as well as challenges related to fire protection and utility design. These comments, in addition to a letter related to wildlife discussed below, required that the City stop the regulatory review clock for revised materials. The letter stopping the review clock is included as an exhibit. A revised plat, revised traffic study, drainage report were submitted with a priority species and habitat mitigation plan were submitted to the City on March 31, 2021 and routed for review and comment.

HABITAT CONSERVATION AREAS REQUIREMENTS

During project review, the city received many comments regarding the impacts to wildlife. One comment letter included photos of various wildlife species that use the subject property. The photos included pictures of Pileated Woodpecker and the Pacific Coast Band Tail Pigeon, both of which are State of Washington priority species requiring additional protection.

Based on the photos included with the comment letter and following consultation with the State of Washington Department of Fish and Wildlife, the City paused the review clock and requested the applicant provide a wildlife and habitat study to determine to what extent the noted species use the parcel. On March 31, 2021, the applicant submitted a priority species mitigation plan per the requirements of LMC 14.33. In addition to the mitigation plan, the applicant submitted a revised plat layout and a revised stormwater report to address issues identified during the initial project review. The revised materials were routed to agencies and departments for review.

The Priority Species Mitigation Plan report identified the location of feeding stations and cavity nests for the Pileated Woodpecker on the subject site. The report did not identify habitat of any other endangered, threatened or priority species. The applicant has submitted a mitigation plan, which proposes setting aside .43 acres of forested mitigation area. Approximately 32 Douglas fir trees will be retained in the tract, and seven pileated woodpecker habitat trees, which include feeding stations and cavity nests, will be relocated to the forested mitigation area in order to retain the habitat on the property.

The mitigation plan was reviewed by the Washington Department of Fish and Wildlife and it was determined that it meets the requirements for mitigation of priority species. The WDFW did express some concerns related to relocation of the trees and the preservation area. However, based on requirements related to stormwater management, as well as the recommendations made by the City of Lacey Forester for tree retention and preservation, this portion of the site was determined to be best suited for the mitigation area.

In addition to the mitigation area set aside, the applicant will be required to record a deed restriction for tract D, noting that the tract is a mitigation area and must be set aside and protected in perpetuity. The habitat mitigation area must also be protected during all phases of construction with construction fencing and tree protection fencing, and permanently protected with fencing and signage. Recommended conditions are included in order to ensure the project proceeds in compliance with the City of Lacey Critical Habitat ordinance (LMC 14.33).

CLASS IV FOREST PRACTICES PERMIT AND TREE RETENTION TRACTS

Development of the subject parcel will require removal of 570 mbf (mbf = thousand board feet) of timber from the property. As such, a Class IV Forest Practices permit has been submitted as part of a consolidated review of this application. The City of Lacey Forester has prepared a tree report that was submitted with the application materials and has made recommendations for tree retention.

In regards to tree protection, retention and replanting, per LMC 14.32 Tree and Vegetation Protection and Preservation a minimum 5% tree tract will be required to be designated on site. The focus for the tree tract will be areas where existing trees can be retained. If there are not adequate numbers of trees within the tree tract to reach 90% canopy coverage in 15 years additional trees will need to be planted to obtain that coverage requirement. On this property, tree tract locations are planned in three locations. The southern tree tract will be the focus for tree retention based on recommendations from the City forester in his report submitted with the application. The forester recommended that trees be saved on the southern edge of the residential development as trees in this location are healthy and wind firm. The area of the southern tree tract will also act as the habitat conservation area as identified in the priority species mitigation plan. Other tree tracts will need to be replanted to achieve requirements for canopy coverage within 15 years. Although the forester did not recommend trees outside of the southern tree tract area be retained, the City is recommending that the applicant work with the City of Lacey Forester during the civil drawing review and construction site work to determine if

individual trees can be retained in tree tracts throughout the site to further the goals of the Lacey Urban Forest Management Plan.

In addition to tree tract requirements, all residential lots are required to retain or plant a minimum of four trees per 5000 square feet of lot. Based on the proposed lot sizes, each lot will need to have a minimum of 2 to 4 trees. For lots located on the east and west property lines, trees should be planted on the rear property line to provide additional buffering to adjacent existing residences.

OPEN SPACE

Per LMC 15.12.120, the minimum usable open space/park area for all residential land divisions, shall be ten percent of the total site. At least half of the open space within a residential development must be usable for active recreation. Open space shall meet the design criteria contained in LMC 14.23.088

The applicant is proposing to dedicate several tracts within the subdivision as open space. Tract D and Tract I will both contain elements of active recreation. Tract D also includes the habitat conservation area and the tree tract, both of which can be included within the open space calculations. The applicant has submitted a conceptual landscape plan that identifies the open space areas. A final detailed landscape and open space plan shall be submitted, illustrating that the open spaces meet the requirements of the subdivision and design review ordinances. The plans will need to be reviewed and approved by the Community and Economic Development Department prior to construction drawing approval.

TRAFFIC CONCERNS

The applicant submitted a Traffic Impact Analysis (TIA) that identified 81 new trips during the PM Peak Hours. The City uses trips generated during the PM Peak Hours (between 4:00pm and 6:00pm) to determine how the project proponent will mitigate impacts to the transportation network. Traffic fees in accordance with LMC 14.21.040.B. will be assessed at the time of building permit issuance. These fees are put towards existing projects identified in the Transportation Improvement Program to improve capacity of the road network.

One of the project's main frontages will be along 15th Avenue NE. 15th Avenue NE serves as a boundary between the City of Lacey corporate limits and Lacey's unincorporated Urban Growth area. The proposed right-of-way dedication and associated frontage improvements along 15th Avenue NE are within Thurston County jurisdiction. Frontage improvements in accordance with the City of Lacey 2017 Development Guidelines and Public Works standards (and consistent with adopted Thurston County codes) will be constructed. These improvements will include sidewalks, planter strips, curb and gutter, and street lighting. Thurston County Public Works provided comments noting the requirements for frontage improvements to 15th Avenue in order to mitigate impacts to the roadway. The County also requested mitigation fee payments for trips impacting County roadways, including the 15th Avenue Northeast roadway project from Olympia City limits to Draham road. Presumably, the mitigation fees will work to

improve the conditions on 15th Avenue Northeast. Frontage improvements will also be installed on the other primary frontage of 6th Avenue Northeast.

Internally, the subdivision will be served by a minor local residential roadways and access to the development will be from both 6th Avenue Northeast and 15th Avenue Northeast. Both these roadways are arterial roadways. Access to both these roadways for the residents of the subdivision will help to distribute trips throughout the road network rather than forcing all the trips out to one arterial.

COMPATIBILITY ISSUES

This project will convert a 15-acre tract of undeveloped property into an 82-unit subdivision for construction of single-family homes. The existing residences located on the east and west property lines of the proposed neighborhood are those who are most likely to have day-to-day impacts with the conversion of the property. Though there are not buffer requirements for these single-family lots to existing residences, there are measures that the developer and builder can take to help reduce impacts associated with density of the development. To maintain some degree of privacy for the existing single family homes that share a property line with the development staff has recommended that a condition be included requiring the developer to construct a 6 foot tall cedar fence on the property lines adjacent to existing residences. Staff also recommends that a condition be included requiring that required per lot trees be planted on the rear property lines of the future lots and be a fast growing species appropriate to the lot as determined by the City of Lacey Forester. Additional measures can also be taken to ensure privacy of existing residences, including limiting second story windows, constructing single story homes, or placing windows in such a way as to minimize views to adjacent lots. Staff will use the design review application process to ensure that the units are compatible with the adjacent developments and to ensure that the buildings meet the requirements of LMC 14.23 – Design Review

As proposed on the documents and plans submitted on November 3, 2020 and March 31, 2021, and as further conditioned below, staff has determined that the proposal is consistent with the goals and policies of the 2016 Lacey Comprehensive Plan, and with the provisions of LMC 16.22, as well as with the requirements of LMC 14.33. Recommended conditions have been included which are intended to address and mitigate impacts. Conditions are also included to ensure that all requirements of the code are met during project review.

X. HEARING EXAMINER AUTHORITY

The Hearings Examiner has the responsibility and authority to recommend action to the City Council on preliminary subdivisions and class IV forest practices permits. Pursuant to section 2.30.140 of the Lacey Municipal Code, the Examiner has the authority to render a decision on the application which may be to grant, deny, or grant with such conditions, limitations, modifications and restrictions as the Examiner finds necessary to make the application compatible with its environment, the comprehensive plan, other official policies and objectives and land use regulatory enactments.

XI. SUMMARY OF STAFF ANALYSIS

Staff finds that the proposed preliminary subdivision and class IV forest practices permits are, with conditions recommended by staff, consistent with the City Comprehensive Development Plan, the City Zoning Code, and other applicable codes and regulations provided that the conditions recommended below, under Section XII, are implemented.

XII. STAFF RECOMMENDATIONS CONCERNING ACTION ON THE PROPOSED PRELIMINARY SUBDIVISION AND FOREST PRACTICE APPLICATIONS

Based upon the above analysis, city staff recommends approval of the preliminary subdivision and class IV forest practices permits. The project shall proceed in substantial conformance with the plans on file, except as modified below:

CONDITIONS OF PROJECT APPROVAL

Conditions unique to this application:

Community and Economic Development Department

Planning Section

- 1. All requirements of the MDNS issued on June 3, 2021 shall be satisfied.
- 2. Setbacks and lot size for the single family lots shall be consistent with the Moderate Density zoning district
- 3. The project shall proceed in substantial conformance with the preliminary plat drawing and application resubmitted on March 31, 2021, except as modified by the conditions below.
- 4. 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 (LMC 14.25.060)
- 5. The applicant shall coordinate with Intercity Transit to locate and design a bus-loading zone of the property owner’s 15th Avenue frontage.
- 6. Design review approval shall be obtained prior to the issuance of the building permits for each lot. All buildings shall meet the applicable criteria of LMC 14.23 and 14.23.072.

Building design shall focus on compatibility with existing residential structures particularly in regards to the units on the east and west property lines of the subdivision. Additional measures to ensure compatibility on the west property line, shall include additional screening vegetation and a screening fencing, a minimum of six feet in height on the property line.

7. Prior to construction drawing approval, a final detailed landscaping and open space 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. Additionally, details of proposed amenities such as benches, trashcans, and play equipment shall be submitted to the Planning Department. 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)
8. 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 subdivision. Prior to issuance of building permits verification will be required showing that the minimum tree threshold requirements are being met based on the square footage of the lot. Lots located on the east and west sides of the plat, adjacent to existing residences, shall have tree planting focused on the rear property line. Tree species for these lots shall be fast growing to create a visual buffer between uses.
9. No trees shall be removed until a grading permit has been issued. The location of all save trees and tree protection fencing shall be shown on the grading plans and civil drawings.
10. Prior to final approval of the Class IV Forest practices permit, the site map submitted with the permit application shall be resubmitted and shall identify the tree tract area, the priority habitat species area, and the location of tree protection fencing.
11. Tree protection and preservation shall be coordinated Kevin McFarland of Sound Urban Forestry. Tree protection shall follow the recommendations of Preliminary Tree Protection report dated September 17, 2020. All trees to be retained shall be shown on all applicable development plans, including the grading and erosion control plans submitted for the project. In addition to the trees identified in the tree report, the applicant shall coordinate with the City of Lacey Forester during development of the grading plans to determine if there are other individual trees located in open space areas that are candidates for retention. If there are no trees that are candidates for retention, then additional documentation from the forester shall be provided.

12. Trees to be saved 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.
13. Prior to any site construction activities taking place, a preconstruction meeting shall be held with Sound Urban Forestry to review the location of the tree protection fencing. A note stating that a preconstruction meeting shall be held with Sound Urban Forestry 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. The preliminary habitat mitigation plan submitted on March 31, 2021 is approved. All mitigation measures identified in the Priority Species Mitigation Plan shall be satisfied and shall be in place prior to final plat approval. All requirements of the Washington Department of Fish and Wildlife shall be satisfied and all permits required from WDFW and any other agency shall be obtained.
16. Pursuant to LMC 14.33.200, that applicant shall create a separate sensitive area tract containing all the area as identified in the priority species mitigation plan submitted with the application materials on March 31, 2021. The critical habitat conservation area shall be set aside in a separate tract to be protected in perpetuity. The applicant shall establish and record a permanent and irrevocable deed restriction on the property title, on the subdivision map, and in homeowner's association agreements, covenants and articles of incorporation. The tract shall be designated as common open space and shall be protected in perpetuity from development, alteration, or disturbance of vegetation except for the purposes of habitat enhancement as part of an enhancement project that has received prior written approval from the City of Lacey, and any other agency with jurisdiction over the activity (LMC 14.33.200).
17. The following language shall be included on the deed restriction, construction drawings, and final plat map, as appropriate, submitted for the project (LMC 14.33.200C):
 - a) "Before beginning and during the course of any grading, building construction, or other development activity adjacent to the common area subject to this deed restriction, the common boundary between the area subject to the deed restriction and the area of development activity shall be fenced or otherwise marked in the field to the satisfaction of the City of Lacey."

b) Responsibility for maintaining the open space tracts shall be help by a lot or homeowners association or other appropriate entity as approved by the City of Lacey.

c) The following note shall be on the face of the final plat and shall be recorded on the title for all lots within the development for the critical habitat tract:

NOTE: The association shall be responsible for maintenance and protection of the tracts. No alteration shall occur and all vegetation shall remain undisturbed unless the express written authorization of the city of Lacey has been received.

18. The common boundary between the critical area tract and the adjacent land shall be permanently identified and fenced. The identification shall include permanent signs made of an enamel-coated metal face and attached to a metal post or another non-treated material of equal durability, Signs shall be posted at an interval of one every fifty feet or one per lot if the lot is less than fifty feet wide. The sign(s) shall be maintained by the homeowners association in perpetuity. The signs shall be worded as follows:

“Protection of this natural area is in your care. Alteration or disturbance is prohibited by law. Please call the city of Lacey for more information.” (LMC 14.33.200D)

19. The location of the outer extent of the priority habitat area shall be marked in the field by a qualified habitat biologist; the area shall be protected with construction fencing throughout all phases of construction activity. The field marking shall be approved by the City of Lacey prior to construction activity.

20. The location of the critical area habitat fencing shall be shown on the grading plans, and all applicable construction plans prior to issuance of the grading plans or civil approval for the project.

21. A detailed estimate from the habitat biologist shall be submitted to the city of Lacey planning department and shall include all costs associated with completion of the mitigation elements associated with the Priority Species Mitigation Plan.

22. A financial security in the amount of 150% of the biologists estimate shall be submitted to the City of Lacey Planning Department prior to the issuance of the building permits for the project. The financial security may be released when the following have been satisfied:

- a) All activities, including any required mitigating conditions, have been completed in compliance with the terms and conditions of the approval and the requirements of LMC 14.33;
- b) Upon posting of a financial security in the amount of 20% of the cost of improvements associated with the critical habitat area. The security shall be to ensure that structures, improvements, and mitigation required

perform satisfactorily and shall be held for a minimum of two years. (LMC 14.33.210)

23. 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).

Building and Fire Code

24. The site requires a minimum of 600 feet between fire hydrants. One fire hydrant shall be installed prior to sign off on the vertical permit. The required fire flow for buildings shall be not less than 750gpm for 2 hours in accordance with IFC Appendix B. The fire flow is based on square-footage and building construction type, including a 50% credit for the installation of automatic fire sprinkler systems (LMC 14.07 and IFC Appendix D).

Public Works Department:

Specific Water

25. To provide domestic water service for each building, meet fire protection, and water quality requirements, the following water mains shall be installed: A 10-inch water main shall be extended to and through the project site, within the proposed north/south roadway (Road A). This main shall connect to the 10" main located in 6th Avenue NE and the 8-inch main located in 15th Avenue Northeast. From the primary main, adequately sized mains shall be extended to serve the remaining lots with water. To meet water-looping requirements, the 10-inch main located on the west property line shall be extended to the 10-inch main on road A.
26. A 25-foot easement shall be provided for the proposed water and sewer mains in Tracts B and C.
27. A 10-inch stub with a blow off shall be provided to tract 'E' in order to avoid cutting roads in the future.
28. Domestic water services shall be provided for each lot/new building. If duplexes are constructed each side shall be individually metered (DG&PWS. Water 6.120F).
29. An irrigation meter with a Double Check Valve Assembly, backflow prevention device shall be provided for the planter strip irrigation system and all other landscaped areas (DG&PWS 6.120F).

Specific Sewer Improvements

30. The existing 8-inch gravity sanitary sewer main located in Abernethy Road shall be extended to-and-throughout the site as necessary to provide sanitary sewer service to each proposed lot.
31. Per section 3.130B of the City of Lacey 2017 Development Guidelines and Public Works Standards Manual, utilities shall be extended to and through the extremes of the property. For this application to satisfy to-and-through requirements, the sanitary sewer main shall be extended through the site to Tract E (in road A). When Tract E develops, the sewer main shall be extended to the southwest corner of tract E to 6th Avenue. On 15th Avenue sewer shall be extended to the private cul-de-sac slightly west of the proposed north entrance to Bradley Park. A latecomer agreement can be submitted to recover costs associated with the sewer main extensions when they are completed.
32. An 8-inch sewer stub with a clean out at the right-of-way shall be provided for tract E to avoid cutting roads in the future. The side sewer for tract E 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).
33. The proposed sewer mains in Tract B and C shall be constructed as public mains. At angle points, manholes are required rather than the cleanouts proposed.

Specific Stormwater

34. A complete Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted, reviewed and approved, and the site shall be inspected by the City of Lacey prior to any site disturbing activities such as clearing or grading.
35. All stormwater facilities shall comply with the applicable criteria specified in the City of Lacey 2016 Stormwater Design Manual.
36. Bioretention facilities generally have a maximum ponding depth of 12 inches and surface ponding drawdown time of 24 hours. The tract G bioretention facility as proposed exceeds the ponding depth criteria, but with a rapid drawdown expected. Provide information in the drainage report to support/justify the proposed maximum ponding depth and address potential issues (e.g. plant inundation, safety, etc.).
37. The base of the proposed Tract G bioretention facility (below the bioretention soil mix) shall be set in undisturbed native soil.
38. The proposed Tract G bioretention facility has a contributing drainage area exceeding one acre, thus more detailed infiltration receptor analysis and/or performance testing may be required (2016 SDM, section 7.4.4 and section 7.2.2).
39. A section detail for each stormwater treatment/flow control facility, including existing grade, design elevations, inflow and outflow conveyances, emergency overflow, etc. For

bio retention facilities, include criteria for the bio retention soil mix, mulch layer, and planting plan.

40. Stormwater facilities shall provide adequate setback distances per 2016 SDM, Chapter 7.
41. Design infiltration rate(s) shall be determined for the actual proposed infiltration location(s), depths, and materials, and facility design adjusted as needed. The drainage report shall include the data and calculations for determining long-term infiltration rates. Methodology shall be per Appendix 7A of the 2016 SDM.
42. Stormwater treatment and infiltration facilities shall be constructed for stormwater associated with all site improvements, adjacent properties currently discharging to the site and with the half-street stormwater associated with the 15th Avenue frontage.

Specific Transportation

43. A 6.5 foot-planter strip (with street trees, irrigation and street lighting, etc.) and a 6-foot sidewalk shall be constructed for 6th Avenue Northeast, in accordance with Major Collector Type II roadway standards, per detail 4-3.3 dated 12/15/14 from the Development Guidelines and Public Works Standards Manual. Existing overhead utilities shall be located underground. Right-of-way dedication will be required if the existing right-of-way does not encompass the required sidewalks and planter strip.
44. Right-of-way dedication and the installation of half-street frontage improvements are required for this project. Frontage improvements will include the following: 1-foot of free area; an 8-foot sidewalk; a 7-foot planter strip (with street trees, irrigation, street lighting, etc.) curb and gutter, a 5 foot bike lane, two 11-foot travel lanes, 1-foot of shy distance, and five feet of the ten foot median.
45. A north/south roadway shall be constructed between 6th Avenue Northeast and 15th Avenue Northeast. The roadway is classified as a Major Local Residential roadway, designed per detail 4-4.0 of the Development Guidelines and Public Works Standards, and requires 54-feet of right-of-way.
46. All other roadways within the subdivision shall be constructed to Minor Local Residential roadway standards, per detail 4-4.1 from the Development Guidelines and Public Works Standards. Minor Local Residential roadways require 50-feet of right-of-way.
47. Access tracts 'B' and 'C' shall be constructed as paved 20-foot roadways with curb and gutter on both sides of the tract and a five-foot sidewalk tying to Road 'B'.
48. Where the major local residential roadway connects to 6th Avenue and to 15th Avenue, the roadway at the intersection shall meet Major Collector Type II standards. The

applicant shall confirm access points to 15th Avenue and 6th Avenue are properly design prior to submittal of the civil drawings.

49. The traffic mitigation identified as of December 22, 2021 is \$94,254.67 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).
50. The Traffic Impact Analysis is approved based on the recommendation from Chris Stolberg, City of Lacey Transportation Engineer. All mitigation measures volunteered by the developer and mitigation required by the City and reviewing agencies shall be satisfied.

General conditions

The conditions below are summaries of ordinances and standards that apply to approval of this application regardless of any specific impacts of this proposed development. The list is intended as a courtesy notice and not as an exhaustive list of legal requirements that may apply to an approval of the application. The list is also a summary of the legal requirement; if there is a conflict between the summary and the ordinance, the language of the ordinance controls.

Community and Economic Development Department:

Planning Section

51. 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)
52. 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)
53. 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 one year. (LMC 16.80)

54. 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)
55. 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)
56. All applicable requirements of the City Zoning Code shall be satisfied (LMC Title 16).
57. The applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), ORCAA permits, and any others. These permits will require additional review time from the appropriate agencies.
58. A Homeowners' Association shall be established to insure proper maintenance of common facilities within the single-family subdivision. In order to insure proper responsibility and authority to carry out necessary maintenance activities, the Homeowners' Association shall, at a minimum, include the following provisions:
 - a. Membership in the Homeowners' Association will be mandatory for all lot owners.
 - b. The Homeowners' Association shall have the power to levy fees and dues necessary to successfully accomplish necessary activities.
 - c. The Homeowners' Association shall have the provision for the collection of attorney fees extended in collecting delinquent assessments from lot owners.
 - d. Responsibility of the Homeowners' Association in maintenance of common areas shall be specifically detailed.

Assessment of the Association dues shall initially be established by the applicant and approved by the Department of Community Development. Protective covenants and declarations establishing the Homeowners' Association shall be approved by the Department of Community Development as adequate to satisfy the intent and the function of this condition to assure proper maintenance of common facilities.

Building and Fire Code

59. An approved 20-foot wide all-weather 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 roads shall be located not less than 10-feet from the building (IFC Section 503.1).
60. The inside turning radius of the fire lane shall be 28 feet (IFC Appendix D).
61. An approved fire department turn around may be required if the fire department access road has a dead end in excess of 150 feet (IFC 503.2.5).
62. Four-inch address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The numbers shall contrast with the building colors (IFC Section 505.1; LMC 14.07.015).
63. Approved fire lane marking shall be provided where necessary to discourage obstructions by the parking of private vehicles. The City of Lacey Fire Code Official shall conduct a site inspection following completion of the road surfaces to determine the location of fire lane markings (IFC Section D103.6; LMC 14.07.015).
64. All applicable requirements of the 2018 edition of the International Fire Code and most recently published NFPA shall be satisfied.
65. The City of Lacey fire code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable codes. The applicant shall contact the City of Lacey to schedule required inspections; inspections shall be requested a minimum of 24 hours in advance.
66. The project shall comply with all of the codes and ordinances adopted by the City of Lacey, including the 2018 International Building Code, 2018 International Fire Code, and the 2018 International Existing Code. .

Public Works Requirements

General Water

67. When connection to the public water system is required for development of a property where there is an existing well exempt from the provisions of the Revised Code of Washington 90.44.050, the 'exempt' well shall be properly decommissioned per the Department of Ecology (DOE) Standards prior to making connection to the public system. When connection to the public water system by a customer with a well with a water right issued by the Department of Ecology, a physical disconnect between the well and the public water system shall be made and maintained. This is to ensure that the well will not contaminate the public water supply. Provided the well is in compliance with Ecology setback standards and purpose of use restriction on the customer water

right for the well, the customer's 'permitted' well may be kept serviceable for irrigation purposes only. If the well is to remain for irrigation purposes, a Reduced Pressure Backflow Assembly (RPBA) is required and shall be installed as premise isolation at the public water supply service connection. If the existing well is not to be used for irrigation, then it shall be decommissioned per Ecology standards. No water meter will be installed until the RPBA is installed and cross connection inspection has been completed to the satisfaction of the City (DG&PWS, Water, 6.120).

68. For irrigation lines located in the right-of-way, the following shall be on the plat:
"The property owner adjacent to the public right-of-way will be responsible for maintaining and locating all irrigation lines located in the public right-of-way' (DG&PWS, Water, Irrigation 6.210).
 69. 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 fire flows required and available to the site (DG&PWS, Water 6.010).
 70. All wells located on-site, or within 100-feet of the proposed plat, shall be shown with their protective radii on the plat maps (DG&PWS, Subdivisions and Short Plats, Chapter 2 – plat checklist).
 71. Water mains shall be extended on the North or East sides of roadways or drive aisles, six feet off centerline (DG&PWS, Water 6.020).
 72. To ensure adequate water is present for the project, modeling of the water system shall occur. The contact for water modeling is Brandon McAllister at (360)491-5600.
 73. The water meter shall be purchased prior to the issuance of each building permit (DG&PWS, Water 6.121).
 74. If utility extensions are required for the project that require roads paved in the last five years to be 'cut', a disruption fee will be charged in accordance with LMC 12.16.055.
- General Sewer**
75. New sewer main extensions shall be on the South or West side of each roadway or drive area six-feet off centerline. Along Abernethy Road, 6th Avenue, and 15th Avenues sewer mains shall be installed in locations as approved by the City.

76. 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).
77. Sewer stubs shall be provided for each parcel for connection of each building to the public main.
78. Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Department of Health, Washington State Department of Health, the LOTT Cleanwater Alliance and the Department of Ecology (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21).

General Stormwater

79. 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.
80. A final stormwater site plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards shall be submitted prior to final Public Works civil approval. Key elements to be part of the report include: the project engineers certification; descriptions of how each of the Core requirements are being addressed; construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including 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).
81. 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).
82. In order to provide for long-term maintenance access to the stormwater facility, the maximum depth of an infiltration facility is 20-feet below the surrounding finished (developed) ground elevation (SDM).
83. The following note shall be on the face of the civil engineering drawings:
 'Roof downspout infiltration systems shall be placed on each lot being developed and shall be sized to accommodate storm runoff per the City of Lacey 2016 Stormwater Design Manual.'

84. If site conditions cannot support downspout infiltration or dispersion systems, a note shall 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).
85. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning site work or construction 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.
86. A Stormwater Facility Maintenance Plan, per chapter 3 of the 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 also 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.
87. Clearing, grading, and other soil disturbing activities shall be prohibited between October 1 and April 30th, unless shown to the City of Lacey that sediment-laden runoff will be prevented from leaving the site (SDM 5.2.3).
88. Post utility/roadway construction site stabilization improvements as shown on the erosion control plans on the approved civil drawings shall be completed prior to issuance of building permits for construction of buildings associated with the site. Elements of the plans shall include, but are not limited to, placing straw, provide concrete wash areas, and other best management practices to assure erosion of the site does not occur.
89. Residential subdivisions shall provide signage to enhance protection of the storm drainage system. Signage for stormwater facilities and pet waste stations is a condition of approval and shall be installed by the developer prior to final Public Works approval. Details of signage are available at the City of Lacey.

General Transportation

90. All residential projects which abut a boulevard, an arterial, or any class collector street are required to establish a 20-foot buffer from such street. The buffer shall be a separate tract of land, 20-feet in width, within the subdivision and is to be maintained by the homeowners association (DG&PWS, Transportation 4B.065).
91. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. If street lighting does not meet current City of Lacey standards, additional

lighting shall be required for all streets adjacent to the project to assure it is in conformance with spacing standards. All street light designs shall be prepared by an engineering firm capable of performing such work. (DG&PWS, Transportation, Illumination 4E.010).

92. Fiber optic conduit shall conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines and Public Works Standards (DG&PWS Transportation 4E.035).
93. Minimum intersection curb radii and centerline radius requirements must be satisfied. All radii shall be labeled on the final plat (DG&PWS 4B.020).
94. Street trees per requirements of the Development Guidelines and Public Works Standards shall be planted in planter strips and medians (DG&PWS, Transportation 4G.100).
95. 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 shall provide a copy of the billing statement to the City. If service has not been established, the applicant shall provide the following information to the City: project name; service meter's number, address of the service meter; owner's contact number and address; and the type of items 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 herein, or a copy of a previous billing statement, the service will remain in the applicant's/owners name and they will be responsible for payment of bills until such time as the information is received by the City.
96. Access shall be provided to the property owner 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 (DG&PWS, Transportation 4B.025).
97. All existing and proposed driveways associated with the plat shall be shown on the civil plans (DG&PWS Subdivisions and Short Plats 2-2.1)
98. Roadway sections cannot be constructed in saturated ground areas. If separation from the water table cannot be obtained, the site must be filled to accommodate the roadways.
99. The following notes shall be included on the plat:
 - 'The City of Lacey has no responsibility to build, improve, maintain (including stormwater improvements), or otherwise service the private

roads and/or alleys within or providing access to the property described in this plat' (LMC 15.32.190).

- 'The homeowners association shall be responsible for maintaining the private streets (along with associated parking areas) and planter strips (weeding, mowing, pruning of the street trees, etc.) in a healthy and growing manner in perpetuity. (DG&PWS, Transportation 4G.100D)

Surveying

100. 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. All easements shall be identified as 'utility' easements on the civil drawings and in the easement documents. Specific requirements will be determined at the time 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).
101. 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).
102. 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 utilizing the City of Lacey Vertical Datum (DG&PWS 3.025).
103. Right-of-way shall be dedicated for a subdivision. The requirement to dedicate right-of-way shall be determined by the City or regional transportation plans, by a Traffic Impact Analysis, or as determined by Public Works. Dedications shall be prepared by a professional land surveyor and shall be submitted to and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).
104. A 10-foot joint utility easement, immediately adjacent to the public right-of-way (all roadways – both sides of each roadway) shall be dedicated to accommodate the installation of private and public utilities (2017 Development Guidelines and Public Works Standards, Roadway Details).

General Public Works requirements

105. All improvements shall satisfy City of Lacey Development Guidelines and Public Works Standards in effect at the time of complete application, as determined by the Department of Community and Economic Development.

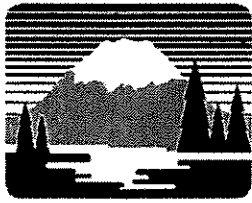
106. All Public Works improvements shall be designed by an engineer licensed in the State of Washington and shall be submitted to the City of Lacey Public Works Department for review and approval (DG&PWS 3.040).
107. Land use approval shall be obtained prior to submitting Public Works civil drawings.
108. All structures associated with the site shall be connected to City of Lacey utilities (DG&PWS 6.010 & 7A.010).
109. Prior to civil drawing approval, one paper set of drawings, with a PDF copy of the drawing report and civil drawings shall be submitted for all approved final plans (DG&PWS Chapter 3.040B).
110. Prior to final Public Works Construction approval, "as-built" bonded paper drawings, with the revised civil drawings in AutoCAD and PDF formats, shall be submitted for all approved final plans (DG&PWS, Chapter 3.040J).
111. Certificate of Occupancy for the buildings will not be issued until all improvements shown on the civil plans are installed by the applicant and approved by the City (DG&PWS 4B.080).
112. 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, frontage, landscaping and irrigation in public right-of-ways, roadway and street lighting improvements (LMC 14.20.025)
113. With the civil review application and completed, signed and stamped checklist from Chapter 3 of the Development Guidelines and Public Works Standards, please submit three sets of civil drawings, two drainage reports and one electronic copy of the civil drawings (pdf format) directly to the Public Works Department. Drawings submitted to other departments as a part of their approval process will not satisfy this requirement (DG&PWS 3.030B).
114. The following language shall be state on the final plat:
The property owner(s) adjacent to the public right-of-way shall be responsible for maintaining the planter strip and street trees (weeding, pruning, irrigating, mowing, etc.) in the right-of-way in a healthy and growing manner in perpetuity. If the planter strip and or trees are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies the planter strip and/or trees are being (and will continue to be)

maintained shall be submitted to the City for review and approval (DG&PWS, Transportation 4G.100D)

115. The following language shall be on the face of any easement documents submitted for the project:

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.

116. A bill of sale for water, sewer, and street lighting improvements installed for the project shall be submitted to the Public Works Department prior to final Public Works approval of the project.



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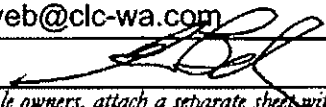
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY
Date: _____
Case #: _____
Received By: _____
Planner: _____
Related Cases: _____

GENERAL LAND USE APPLICATION

NOV 03 2020

20.307

Please Identify Supplemental Forms Accompanying This Application:	
<input type="checkbox"/> Binding Site Plan (Preliminary) <input type="checkbox"/> Binding Site Plan (Final) <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Environmental Checklist (SEPA) (must include 2 CD's containing .pdf copies of all submittal materials, including applications) <input type="checkbox"/> Joint Aquatic Resources Permit Application (JARPA) <input type="checkbox"/> Landclearing Permit/Class IV Forest Practices <input type="checkbox"/> Limited Administrative Review (separate application form is <u>not</u> required)	<input type="checkbox"/> Planned Residential Development (Preliminary) <input type="checkbox"/> Planned Residential Development (Final) <input type="checkbox"/> Short Subdivision (Preliminary) <input type="checkbox"/> Short Subdivision (Final) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Street Merchant Supplemental <input checked="" type="checkbox"/> Subdivision (Preliminary) <input type="checkbox"/> Subdivision (Final) <input type="checkbox"/> Townhouse Development Permit <input type="checkbox"/> Wetland Development Permit <input type="checkbox"/> Woodland District Supplemental
*Applicant/Property Owner Information	
Owner: <u>City Life I c/o Steve Bradley</u>	
Mailing Address: <u>4205 Lacey Blvd SE Olympia, WA 98503</u>	
Phone Number(s): <u>(360) 491-6611</u>	
E-mail Address: <u>steveb@clc-wa.com</u>	
Signature: <u></u>	
<i>* For projects with multiple owners, attach a separate sheet with above owner information and signatures.</i>	
Applicant: <u>SSHI, LLC dba DR Horton</u>	
Mailing Address: <u>11241 Slater Ave NE Suite 200, Kirkland, WA 98033</u>	
Phone Number(s): <u>425.821.3400</u>	
E-mail Address: <u>ebang@drhorton.com</u>	
*Authorized Representative: Tyrell Bradley	
Mailing Address: <u>1201 3rd Ave #550 Seattle, WA 98101</u>	
Phone Number(s): <u>360.352.1465, ext. 136</u>	
E-mail Address: <u>tyrell.bradley@scjalliance.com</u>	
<i>*The authorized representative will be the primary staff contact for all project related questions and correspondence.</i>	



Project Information

Project Name: Bradley Park

Project Description: Proposed development of 80 single family homes. The site consists of 15.66 acres including an approximate 5.16-acre Future Tract for Development. The site will be constructed according to City of Lacey

Municipal Code Standards.

Property Description

Site Address: 6th Ave NE & Sleater Kinney Rd NE, Lacey, WA 98516

Full Legal Description of Subject Property (attached):

Section: 8 Township: 18 N Range: 1 West

Assessor Tax Parcel Number(s): 11808430201

Zoning District: Mixed Use Moderate Density Corridor (MMDC)

Shoreline Designation (if applicable): _____

Area of Project Site (in square feet if less than 1 acre; in acres if greater): 15.66 Acres

Critical Areas on or near Site (show areas on site plan):

- | | |
|--|---|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Wetland |
| <input type="checkbox"/> Creek or stream (name): _____ | <input type="checkbox"/> Steep slopes/draw/gully/ravine |
| <input type="checkbox"/> Lake or pond (name): _____ | <input type="checkbox"/> Historic site or structure |
| <input type="checkbox"/> Endangered or threatened species (identify): _____ | <input type="checkbox"/> Flood hazard area, provide FEMA flood zone and map number: _____ |
| <input type="checkbox"/> Encumbrances, such as wells with radius, and easements: _____ | |

Utilities (Existing and Proposed)

Water: Existing None Proposed New Water Main

Sewer: Existing None Proposed New Sewer Main

Access (name of street(s) from which access will be gained): Water: 15th Ave NE, Sewer: Abernethy

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

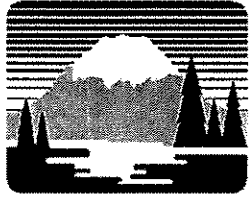
Kevin Capuzzi, Seattle Division President

Print Name


Signature

10-30-2020
Date

Please attach all applicable supplemental forms



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DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street S.E. Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY	
Date:	_____
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Received By:	_____
Planner:	_____
Related Cases:	_____

NOV 03 2020

20-307

PRELIMINARY SUBDIVISION SUPPLEMENTAL

(This form is to be accompanied by the General Land Use Application)

Name of Subdivision: <u>Bradley Park</u>	
Applicant or Authorized Representative: <u>Erin Bang - c/o SSHI LLC, dba DR Horton</u>	
Existing Zoning: <u>Mixed Use Moderate Density Corridor (MMDC)</u>	Average Lot Size: <u>3,708.25 Sq. Ft.</u>
Proposed Density: <u>8-12 Units Per Acre</u>	Smallest Lot Size: <u>3,000 Sq. Ft.</u>
Total Site Acreage: <u>15.66</u>	Largest Lot Size: <u>5,028.75 Sq. Ft.</u>
Number of Proposed Lots:	Acreage in Parks/Common Open Space: <u>0.22 ac,</u>
Single-Family: <u>80</u>	<u>0.41 ac, 0.28 ac, 0.63 ac (1.54 ac Total)</u>
Multi-Family: _____	Area of Tree Tract: <u>.63 acre</u>
Duplex: _____	Critical Area Tracts: <u>N/A</u>

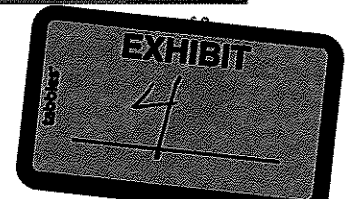
To Apply for a Preliminary Subdivision, the Following shall be Submitted:

- 25 copies of the General Land Use application
- 25 copies of the Preliminary Subdivision Supplemental Application
- 25 copies of the Preliminary Subdivision maps
- One 11" x 17" copy of the Preliminary Subdivision maps
- Environmental Checklist, with original signature and 25 copies (must include 2 CD's containing .pdf copies of all submittal materials, including applications)
- Plat certificate dated within 30 days of submittal
- Two (2) copies of all proposed lot owners association agreements and protective covenants
- Any additional information requested at the presubmission conference
- All application fees

The preliminary subdivision shall show specifically and clearly, all of the following features on one or more maps:

1. **General Information:**

- Proposed name of the subdivision (a name reservation request must be made by the applicant to the County Auditor's Office; proof of the name reservation shall be submitted with the final subdivision application)
- Plat scale, datum, north arrow and date
- The boundary lines of the tract to be divided



2. **Scale and Size:**

- The preliminary plat shall be at a scale of not more than fifty (50) feet to the inch nor less than 200 feet to the inch

3. **Existing Conditions:**

- Vicinity sketch showing boundary lines of adjacent parcels, and the relationship of the proposed division to major highways, schools, parks, shopping center.

If the application constitutes a re-plat, the lots, blocks and streets of the original plat shall be shown with dotted lines in their proper positions in relation to the new arrangement of the plat; the new plat being so clearly shown in solid lines so as to avoid ambiguity.

The location and direction of all watercourses, lakes, streams and the location of all areas subject to flooding.

Natural features such as rock outcroppings, marshes, wooded areas.

Existing uses on the property, including the location of all existing structures to remain on the property after platting.

The location and size of all pertinent existing sewers, water mains, culverts and other public or private underground installations within the division and immediately adjacent to, and elevations of sewers at points of probable connections.

The location, widths and names of both unopened and open streets, easements and other ways within or adjacent to the proposed binding site plan. The location of other important features such as the general outline of permanent buildings, water sources, power lines, telephone lines, railroads, city boundaries, section lines and section corners.

Contours of sufficient intervals to indicate the topography of the entire tract for a sufficient distance beyond the boundaries of the proposed binding site plan as follows:

- a. Up to 5% slope, two-foot (2 foot) contours;
- b. Five percent (5%) and over slopes, 5-foot contours.

The existing monuments or other such identifying markers as required.

4. **Proposed Plan of Partitioning**

Location, width, name and approximate grade and radii of curves of streets

Approximate centerline grades, elevations, cuts and fills, including individual lot driveways, with extensions of these items for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and the nature and extent of street construction.

A proposal for domestic water supply; stating the source and a preliminary distribution system layout

Proposals for sewage disposal; storm water drainage, and flood control

If lot areas are to be substantially graded, a plan showing the nature of the cuts and fills and information on the character of the soil

Proposals for other improvements such as electric utilities and boat docks, pathways and recreation facilities

The layout of proposed street rights-of-way, alleys, easements, lots and blocks, and the approximate dimensions of each

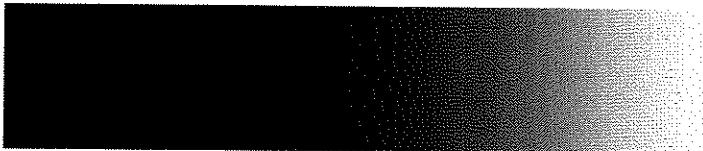
All parcels of land intended to be dedicated or temporarily reserved for public use, or to be reserved in the deeds for common use of the property owners in the subdivision with the purpose, conditions or limitations of such dedications or reservations clearly indicated

Trees and natural features which are to be preserved in the subdivision

A vicinity map accurate enough for the planning staff to locate the proposed subdivision without referring to the legal description, along with common language description.

5. **Adjacent Property Owners Mailing List**

A mailing list, on labels, which includes the mailing addresses of the adjacent property owners within 300 feet of the exterior boundary of the property involved. The mailing list shall be obtained from a title company. Include mailing labels for the owners, applicant, engineer, and representative.



11241 Slater Ave NE Suite #200, Kirkland, WA 98034



Bradley Park
Planned Unit Lot Subdivision
Project Narrative

November 3, 2020

Project Overview

Bradley Park is a new residential community proposed in the city of Lacey, Washington. It will create 80 detached single-family residential lots through the Planned Unit Lot Subdivision application process. The project is approximately 15.66 acre in size (County Tax Parcel No. 11808430201). The northern approximate 10.5 acres will be the Bradley Park Plat with the balance of the approximate 5.16 acres being a Tract for Future Development (Tract E). The subject property and project site access from the south side of 15th Ave NE and the north side of 6th Ave NE, east of Sleater-Kenny Road.

The development of Tract E is proposed to be processed through a separate application (Conditional Use Permit) with the city for a future church site (Tract E). Much of the Bradley Park Plat development will be shared with this future church site. It is anticipated that the Tree/Open Space Tract (Tract D) at the south end of the Plat will be shared by both the Plat and the future church site. In addition, Tract I will be included in the Tree Tract calculations, however, it will contain amenities such as a pathways and benches. Open space and Tree Tract calculations have been provided on the Preliminary Plat Map to assist in showing compliance with the city's requirements. Road A is proposed to be a Major Local Residential road constructed and will run north/south through the Tract E allowing access through the plat from 6th Ave NE to 15th Ave NE. Road A, along with Road B, is proposed to be dedicated to the City of Lacey. There are 2 alley tracts, Tracts H and J and 2 Private Access Tracts, Tracts B and C, these are proposed to be private. All storm drainage from the Plat (including the roads) will be handled by the storm facility located within Storm Tract C. Storm Tract F is being provided in advance for the future church site, Tract E.

It is proposed that during preliminary plat review we will work alongside the Forester and landscape architect to save any viable trees as possible in our specified Tree Tracts on site. We are planning to have the tree tract locations staked so the forester and landscape architect can more accurately assess each location. Landscape plans have been prepared to indicate how the tree canopy requirements will be met, along with the passive and active open space requirements.

