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MITIGATED DETERMINATION OF NONSIGNIFICANCE
SEPA/Case Number: 20-307

Description of Proposal: Subdivision of 15.66 acres into 82 lots for single-family development. The project includes open space, roadway, and stormwater improvements on approximately 10 acres, with 5.16 acres set aside for future development. A Class IV Forest practices permit has been submitted for timber removal associated with project construction. The property is zoned Mixed Use Moderate Density Corridor. Residential development is permitted at a density between 8 and 12 units per acre.

Proponent: Tyrell Bradley SCJ Alliance for DR Horton

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

Lead Agency: City of Lacey Community Development Department

Threshold Determination: As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that, with the mitigation described in the conditions below, the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under Chapter 36.70A RCW and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a significant adverse impact upon the environment, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C), and the City of Lacey will not require additional mitigation measures under SEPA, other than those



described below. This decision was made after review of an Environmental Checklist and other information on file with the City. This information is available to the public upon request.

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by

The comment period, pursuant to WAC 197-11-355, was combined with the Notice of Application comment period, using the Optional DNS Process. The initial comment period closed on December 15, 2020.

Environmental Conditions:

1. Traffic impact fees mitigating impacts to Thurston County roads in the amount of \$18,884 (as determined by Thurston County) shall be paid prior to building permit issuance to the City of Lacey. The City of Lacey will then forward to Thurston County the collected impact fees.
2. Traffic impact fees mitigating impacts to City of Olympia roads in the amount of \$5,532 (as determined by the City of Olympia) shall be paid prior to building permit issuance to the City of Lacey. The City of Lacey will then forward the collected impact fees to the City of Olympia.

Findings:

1. Thurston County Public Works Department provided comments dated September 16, 2020 identifying three (3) County road projects that will be impacted by traffic generated by this proposal. Five (5) p.m. peak hour trips will impact County Road Project No. 61335A 15th Ave (Olympia City limits to Draham) with a proportionate per trip cost of \$2,000, four (4) p.m. peak hour trips will impact County Road Project No. 61335B (15th to Carpenter) with a proportionate per trip cost of \$750, and two (2) p.m. peak hour trip will impact County Road Project No. 61477 Pacific Avenue Capacity Project (union Mills – Marvin Road) with a proportionate per trip cost of \$2,942.
2. The City of Olympia Transportation Department submitted comments on December 10, 2020 identifying one (1) City of Olympia road projects that will be directly impacted by this development. Two trips will impact project number 130-0000-345-86-58 Fones Road Widening, and are assigned a per trip cost of \$2,766 for a total of \$5,532. Based on the review of the application materials and comments received from the City of Olympia, it is determined that the identified probably significant adverse impacts to the City of Olympia will be mitigated with the payment of traffic impact fees to the City of Olympia prior to building permit issuance for each building.

3. No other probably significant adverse impacts were identified through the review of the environmental checklist and application materials that would not be addressed and/or governed by the provisions of the Lacey Municipal Code.

Assigned Staff Person: Sarah Schelling, AICP, Senior Planner

Responsible Official: Rick Walk, AICP, Director of Community & Economic Development

Address: 420 College Street SE, Lacey, WA 98503

Phone: (360) 491-5642 **Fax:** (360) 438-2669

Date: June 3, 2021 **Signature:**  _____

Appeal Deadline: 5:00 p.m. on June 17, 2021

NOTE: Pursuant to RCW 43.21.C.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 fourteen (14) 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).

cc: Department of Ecology
Reviewing agencies

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Lacey Hearings Examiner will conduct a public hearing on July 7, 2021, at 10:00am via zoom video conference at the following address: https://us02web.zoom.us/webinar/register/WN_lcrFKUTYRcaXr-QmG5cWTg for consideration of the following item:

Application #20-307: SSHI, LLC. dba DR Horton, requests preliminary approval to subdivide 15.66 acres into 82 lots single-family development. The project includes open space, roadway, and stormwater improvements on approximately 10 acres, with 5.16 acres set aside for future development. A Class IV Forest practices application has been submitted for timber removal associated with project construction. The property is zoned Mixed Use Moderate Density Corridor. Residential development is permitted at a density between 8 and 12 units per acre. The property is unaddressed; located between 6th Avenue Northeast and 15th Avenue Northeast, approximately 460 feet east of Sleater Kinney Road Northeast, in section 8, township 18N, range 1W, Lacey, Thurston County, Washington. The parcel number is 11808430201

If you want to state your opinion of this project, please attend the public hearing. Be prepared to speak briefly to the Hearings Examiner. What you say will then become part of the public record. If you cannot come to the public hearing but wish to comment, please write a letter to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. Your letter will become part of the public record if we receive it **before the hearing**.

Information on this project, including a study of possible environmental impacts, is available at City Hall. Or, you may phone the Community Development Department at (360) 491-5642 or email sschelli@ci.lacey.wa.us.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the business day before the hearing.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT

Sarah Schelling, Senior Planner

sschelli@ci.lacey.wa.us

420 College St. SE

Lacey, WA 98503

**DID YOUR NEIGHBORS RECEIVE THIS NOTICE?
PLEASE SHARE IT WITH THEM!**



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The purpose of the public hearing is to give citizens an opportunity to testify to the Hearings Examiner regarding the above proposal. Any interested citizen may testify. Anyone who cannot attend the meeting may give testimony in a letter addressed to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. If your letter is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal, including an environmental impact analysis, may be obtained from the Lacey Community Development Department at City Hall; or you may phone (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT
Sarah Schelling, Senior Planner
sschelli@ci.lacey.wa.us

Do not publish below this line

Please Publish: June 25, 2021

Send bill to City of Lacey, 420 College St. SE, Lacey, WA 98503.



CERTIFICATION OF PUBLIC NOTICE

I, Sarah Schelling, Senior Planner, for the City of Lacey hereby certify that public notice for the project #20-307, Bradley Park, was given as follows:

APPLICATION

Notice of Application Published: December 2, 2020
Notice of Application Posted: December 1, 2020
Posting Locations: 15th Avenue Northeast at the property frontage, and 6th Avenue Northeast at the property frontage
Environmental Determination Published: June 4, 2021

HEARING

Notice of Public Hearing Published: June 25, 2021
Notice of Public Hearing Posted: June 28, 2021
Posting Locations: 15th Avenue Northeast at the property frontage, and 6th Avenue Northeast at the property frontage
Notice of Public Hearing Mailed to Mailing List: June 24, 2021

The above is an accurate accounting of the public notice provided for the project.

Sarah Schelling
Sarah Schelling, Senior Planner

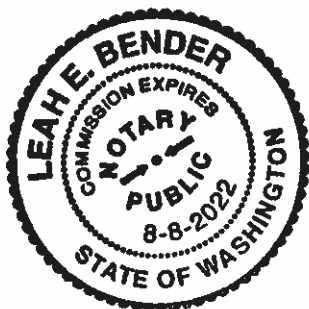
June 29, 21
Date: June 29, 2021

STATE OF WASHINGTON)

) ss.
County of Thurston)

This is to certify that on June 29, 2021 before the undersigned Notary Public, personally appeared Sarah Schelling Planner for the City of Lacey.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Leah E Bender
Notary Public in and for the State of Washington, residing at: Lacey WA

My Commission Expires: 08-08-2022

