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NOTICE OF SITE PLAN REVIEW DECISION

Case Number: 23-0133 Evelyne Ln Light Industrial

Applicant: Betschart Investments 7520 LLC
PO Box 5738
Lacey, WA 98509

Contact: Chris Cramer, Patrick Harron and Associates LLC

Description of Proposal: Two phase light industrial commercial project to include construction of 38,000 square foot building and associated site improvements, as well as a 31,000 s.f. future building site

Location of Proposal: 7520 Evelyne Ln SE, 11802320300, Section 02, Township 18N, Range 1W, W.M.

Date of Decision: October 17, 2023

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

Expiration Date of Approval: June 17, 2025. Approval of the site plan shall be effective for 18 months from the date of approval. A request for one six-month extension may be granted if requested in writing 30 days prior to the original expiration date.

Appeal Deadline: October 31, 2023 The decision of the Committee is final unless a written notice of appeal is filed with the Planning Department at Lacey City Hall prior to 5:00 p.m. on the above date. The applicant, public agencies and/or departments or persons of record who believe they have been negatively impacted may make an appeal. The timely filing of an appeal shall stay the effective date of the Committee's decision until the appeal is adjudicated by the Hearings Examiner.

Project Review Team:

Planning Department:	Samra Seymour	(360) 491-5642
Public Works Department:	Tom Stiles	(360) 491-5600
Building and Fire Codes:	Terry McDaniel	(360) 491-5642

Each submittal shall be made directly to the appropriate department. The applicant or applicant's representative is responsible for tracking the project through the permitting process.

The complete case file, including findings, conclusions, and conditions of approval, is available for review at Lacey City Hall in the Community Development Department, between 8:00 am and 5:00 pm, Monday through Friday. Please contact Samra Seymour, Senior Planner at the above-listed telephone number to arrange for a review of these items.

Conditions of Approval That Must Be Met Prior to Issuance of Building Permit:

Planning Department:

1. The project shall develop in substantial conformance with the plans submitted on May 9 and September 8, 2023, except as modified by the conditions below.
2. Prior to the issuance of any building permits, the developer shall submit revised design review materials that address the follow items:
 - a) Three-dimensional, color perspectives of the proposed building from Evelyne Lane;
 - b) Additional elements to the building design to add modulation and articulation;
 - c) Weather protection elements (i.e., canopies, awnings, marquees, etc.) with emphasis over the ingress/egress points;

The developer may also opt to submit revised design review materials that conform to the standards in LMC 14.23.083.

3. Prior to building permit of each phase, 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)
4. If Certificate of Occupancy/Final Inspection is requested prior to the installation of the approved landscaping and irrigation, a detailed estimate from a landscape installer must be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor. (LMC 16.80)

5. If condition #4 is required, a financial security 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 minimum period of two years. (LMC 16.80)
6. 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)
7. 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)
8. All applicable requirements of the City Zoning Code shall be satisfied.
9. The applicant/developer shall be responsible for obtaining all applicable permits required for the project. For example, these may include a General Construction Stormwater Permit (Ecology), and/or any others. These permits may require additional review time from the appropriate agencies.

Fire Code Review:

Fire Hydrants

10. One fire hydrant shall be installed, tested and approved prior to building permit issuance. Fire hydrants shall be provided every 330 feet unless the fire flow is greater than 1,500 gpm then it shall be every 300 feet in accordance with IFC table C102.1 and LMC 14.07 for the building. Fire hydrants shall be placed no closer than 40 feet from the building or structure protected unless approved by the Fire Code Official.

Fire Flow Requirements

11. The required fire-flow for the building shall be not less than 2,625 gpm for two hours in accordance with IFC Appendix B. Said fire-flow is based on square footage/ building construction type, including a 50% credit for the installation of automatic fire sprinkler systems. (IFC section 507.1 LMC 14.07.015). The initial calculation is based on type 5b wood framed construction as a worst-case scenario for fire flow. **Note:** The Fire Code Specialist

and City of Lacey Water System Engineer will determine fire flow based on construction type.

Sprinkler System Requirements

12. The proposed building shall be equipped with an approved automatic sprinkler system and shall be installed in accordance with NFPA 13 (2016 Edition) standards. In addition, a fire department connection shall be installed in accordance with LMC 14.07. A fire department connection shall be located within 40 feet of a fire hydrant. Any building greater than 7,500 Sq. Ft. requires a sprinkler system in accordance with LMC 14.07. The building shall have its own FDC line with KNOX locking caps or plugs. Note: Sprinkler drawings and permitting at the City of Lacey are deferred submittals and are not required at time of architectural drawings.

Fire Sprinkler Underground Piping Requirements

13. A separate building permit shall be required for the installation of fire sprinkler system underground piping. The design shall be in accordance with NFPA 24 Standards (2010 Edition) and City of Lacey Public Works Design Standards. Underground sprinkler piping shall be designed only by a Washington State Level III Certified contractor. Plans and specifications shall be submitted to the City of Lacey Building Department for review and approval prior to installation. Fire sprinkler system underground lead-in piping shall be installed only by a Washington State Level "U" Certified contractor. The submitted plans shall be accompanied by the level "U" certification of the installing contractor installing the underground piping. LMC 14.07.015; WAC 212-80-030 **Please note: Fire sprinkler underground drawings are required to be submitted prior to above ground sprinkler drawings. This is a separate permit submittal than the Civil set submitted to the City of Lacey Public Works Department. Two sets of overall water plans only for submittal documents.**

Fire Alarm System Requirements

14. An approved addressable fire alarm system with supervised monitoring shall be provided throughout the building in accordance with the City of Lacey Municipal Code (LMC 17.07) and NFPA 72 Standards (2016 Edition). **Note: Fire alarm drawings and permitting at the City of Lacey are deferred submittals and not required at architectural submittal.**

Fire Apparatus Access Road

15. An approved 20-foot-wide all-weather surface fire apparatus access roads shall be provided to within 150-feet of all exterior portions of the buildings at ground level to meet hose lay. Said fire apparatus access road shall be located not less than 10-feet from the building. (IFC Section 503.1). The fire access road shall be able to handle imposed loads of 75,000 lbs. A 26-foot-wide fire access road shall be provided on one entire side of the building if the building is greater than 30 feet at the eave. (IFC Appendix D) The aerial access road does not include a

public right of way. Note: A temporary fire access road shall be provided at time of vertical permit issuance. The fire access road shall be approved by an engineer to handle the loads of fire apparatus. (LMC 14.07)

16. An approved fire department turnaround may be required if the fire department access road has a dead end in excess of 150 feet. (IFC 503.2.5)

General Requirements

17. Approved 12" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. (IFC Section 505.1; LMC 14.07.015)
18. An approved fire department and Police Department key-box shall be provided on the building in accordance with (IFC Section 506) and (LMC 14.07). Said fire department key-box shall be installed in a location approved by the City of Lacey Fire Code Official. Said key-box shall contain keys necessary for fire department and police department access to the interior of the building and any other location necessary for fire department or police department operations. Go to knoxbox.com for City of Lacey key boxes for Lacey Fire District #3 and Lacey Police Department. Upon completion of the key-box installation, the City of Lacey Fire Code Specialist shall install the necessary keys and cover. (IFC Section 506).
19. Approved fire lane marking shall be provided where necessary to discourage obstructions by the parking of private vehicles. Upon completion of final road surfaces and curbing construction, the City of Lacey Fire Code Official shall perform a site inspection to determine locations where fire lane marking will be necessary to discourage the parking of private vehicles. Said fire lane marking, where applicable, shall be provided and approved prior to final occupancy approval. IFC Section D-103.6; LMC 14.07.015
20. Fire extinguishers shall be provided every 75 feet or on each landing in accordance with (LMC 14.07) fire extinguishers shall be the 2a10bc type.
21. Access gates shall be in accordance with section 103.5 of the IFC all access gates shall require a KNOX box backup key switch in addition to a strobe activated gate.
22. Emergency responder radio coverage is required for any metal building greater than 20,000 sq. ft. and any wood framed building greater than 50,000 sq. ft.
23. Please note we are under the International Fire Code 2018 Edition and all NFPA code requirements of the most recent year published (2021 Codes in effect July 1st 2023)

Building Code Review:

24. The proposed project shall comply with the applicable requirements of the 2018 International Building Code, 2018 International Fire Code, the 2018 Washington State Energy Code and all other codes adopted by the City of Lacey.
25. A Foundation Only permit can be issued to help the applicant continue to work while plans are in review.
26. The proposed project shall comply with the accessibility requirements of the 2009 ICC A117.1-2009. There shall be an accessible route of travel to the public right of way. The entire site shall have ADA connectivity.
27. A grading permit is required for the proposed scope of work.
28. Energy calculations shall be submitted with the architectural plans. The energy calculation form can be found on The City of Lacey website under Community and Economic Development Building Code Division forms.
29. Washington State weatherization requirements shall be met by retaining ownership for 60 or providing weatherization reports if not retaining ownership for less than 60 months.
30. A third-party special inspection testing agreement form is required for permit issuance. The form can be found on the city website under Community and Economic Development Building Code Division forms.
31. Prior to grading permit issuance, a preconstruction meeting shall be scheduled with the Stormwater & Erosion Control Inspector in the Community and Economic Development Department.
32. Prior to the buildings going vertical a building preconstruction meeting shall be scheduled with the Community and Economic Development Department's Plans Examiner.
33. A Washington State Licensed Architect and Engineer will be required for the project.

Department of Public Works:

Specific Water Improvements

34. A 12-inch ductile iron water main shall be extended from Marvin Road "to and through" the west property line of the proposed site on the north side of Evelyn Lane. If required for fire protection, the 12-inch ductile iron shall be extended further to the west and connected to the existing 12-inch ductile iron main located in Callison Lane. In addition, appropriately sized water mains shall be extended throughout the site to provide domestic water service to the building, meet water quality and Lacey Fire requirements. The

existing 6-inch mains located in Evelyn Lane shall be incorporated into the 12-inch main improvements and abandoned as part of these improvements. City of Lacey 2017 Development Guidelines and Public Works Standards manual (DG&PWS) 6.010.

35. In order to provide service to this site, Floating Bear Water System will need to relinquish service to this site. If the well is located on this parcel, an RPBA device will be required to separate the well from the City water system.
36. Existing wells with associated water rights may remain for irrigation purposes. Wells without water rights shall be decommissioned per Washington State Department of Ecology standards. If a well is to be used for irrigation, a Reduced Pressure Backflow Assembly (RPBA) is required and shall be installed as premise isolation at the public water supply service connection. (DG&PWS, Water, 6.120 E.)
37. If the existing well is not retained for irrigation purposes, a City of Lacey irrigation meter shall be installed, it shall be equipped with a Double Check Valve Assembly backflow prevention device (DG&PWS 6.120 F)
38. A Reduced Pressure Backflow Assembly device shall be installed for the domestic water service to the building. (City of Lacey 2017 DG & PWS, Appendix P)

General Water Improvements

39. In addition to all Federal and State requirements, water system improvements shall meet the requirements of the current City of Lacey City of Lacey Development Guidelines and Public Works Standards Manual, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site improvements including the number and location of fire hydrants, will depend on the fire flows required and available to the site. (DG&PWS, Water 6.010)
40. Show all adjacent wells within 100-feet of the proposed project with their protective radii (this will assure the proposed development will not impact any wells) (DG&PWS, Subdivisions and Short Plats, Chapter 2 – plat checklist). If site improvements encroach on existing well radii, provisions shall be made to assure wells are properly protected.
41. Water main extensions shall be on the north/east side of the road or drive area 6 feet from the center line or in an alternate location as approved by the City of Lacey. Water mains shall provide domestic water service to the building, meet water quality and Lacey Fire requirements. (DG&PWS) 6.010, 6.020.

42. Unless approved by the City of Lacey, "Dead End" water mains cannot be created with this project (DG&PWS, Water 6.020)
43. To assure adequate water is present for your project. Modeling of the water system shall occur. Please contact Brandon McAllister (360.413.4386) to coordinate the fire flow modeling.
44. If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be "cut", a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
45. The builder/applicant/owner is required to purchase each water meter prior to the issuance of each building permit. (DG&PWS Water 6.121)

Specific Sewer Improvements

46. The existing 8-inch PVC Sewer main located in Callison Lane shall be extended to the east property line of the parcel being developed. The sewer main may be located as shown on the proposed site plan, however it shall be extended to the east property line to satisfy "to and through" main requirements.
47. This project is within the one-year time of travel of a City production well. Uses and storage materials within the proposed warehouse shall be in accordance with Lacey Municipal Code requirements.
48. A sewer lateral for the proposed building shall be provided. The sewer main extension from Callison Lane shall be located 6-feet off the centerline of the street/drive area on the South side. The sewer lateral 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)

General Sewer Improvements

49. The proposed structure shall be connected to sanitary sewer. (DG&PWS, Sewer 7A.010) Public mains with associated appurtenances shall be installed to serve the proposed project with sewer.
50. In addition to all Federal and State requirements, sanitary sewer improvements associated with this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual, City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology. (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)

Specific Stormwater Improvements

51. The stormwater management plans for site development shall be in substantial conformance with the Drainage Control Plan report and drawings dated September 2023.
52. Seasonal Work Limitations shall be in effect for this project, as described in Element #12 of the Construction Stormwater Pollution Prevention Plan (SWPPP), due to the infeasibility of on-site infiltration. Clearing, grading, and other soil-disturbing activities shall be prohibited, and the site fully stabilized, during the annual “wet season” from October 1 through April 30.
53. Treatment and infiltration facilities shall be constructed for stormwater associated with the site, adjacent properties currently discharging to the site along with stormwater from Evelyn Lane adjacent to the parcel being developed.
54. An individual roof drain infiltration system shall be installed for the proposed building. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible. If site conditions cannot support individual downspout infiltration or dispersion systems, a note must be included on the civil drawings indicating that roof and foundation drains shall be tied into the site stormwater system with perforated stub-out connections. (SDM 2.2.5 and 7.4.10)
55. The maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation, in order to provide for long-term maintenance access to the facility.
56. This project is located within a Category I Critical Aquifer Recharge Area, Enhanced treatment for stormwater is required.

General Stormwater Improvements

57. All stormwater management BMPs and facility components shall be designed and constructed in conformance with the applicable criteria in the City of Lacey 2022 Stormwater Design Manual.
58. In addition to all Federal and State stormwater requirements, this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual and the current City of Lacey 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 Stormwater Design Manual.

59. A final Stormwater Site Plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards, shall be provided prior to final Public Works civil approval. Some key elements to be included within the report are: the project engineer's certification; descriptions of how each of the Core Requirements is being addressed; construction SWPPP; basin map; plan drawings; hydrologic modeling inputs and results (including the data files produced with the model); summary data of sub-basin areas; design calculations and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a stormwater facilities Maintenance and Source Control Manual (SDM 2.2.1 & 3.3).
60. This project shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate. (SDM 2.2.5 & 7.2)
61. In conformance with the City of Lacey Stormwater Design Manual, post-construction soil quality and depth (BMP T5.13) shall be incorporated into the site design and construction (SDM 2.2.5 & 7.4.1).
62. 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 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.
63. A Stormwater Facility Maintenance and Source Control Manual per chapter 3 of the City of Lacey Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included with the drainage report as part of the stormwater site plan. The maintenance manual shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to civil drawing approval.

Specific Transportation Improvements

64. The private road adjacent to this site shall be upgraded to the commercial private road standards. See detail 4-5.0 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual for required improvements. Frontage improvements must be complete prior to Certificate of Occupancy of the proposed building.

65. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines & Public Works standards. (DG & PWS, Transportation 4B.025)
66. Prior to building permit issuance, the developer shall submit a revised Commercial Traffic Generation Worksheet based on the final user of the building. Traffic mitigations as determined by the Commercial Traffic Generation worksheet may be required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.

General Transportation

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

General Surveying Requirements

70. Utility easements are required for all mains, water and sewer located on private property. Easements shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City. Rather than being designated as water or sewer, all easements shall be identified as "utility" easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings (DG&PWS Chapter 3.110).
71. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.
72. 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)

73. City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum. (DG&PWS 3.025) **Civil engineering drawings submitted the City of Lacey must be on National Geodetic Vertical Datum 1929 (NGVD29). Civil drawings not on this datum will not be accepted and routed for review.**

Other Requirements

74. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (Complete application is determined by the City of Lacey Community Development Department).
75. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect. (DG&PWS 3.035)
76. All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval. (DGPWS 3.040)
77. Prior to submitting civil drawings for review, Land Use Approval must be obtained.
78. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).
79. Prior to civil drawing approval, one paper set of drawings along with a PDF copy of the drainage report and civil drawings shall be submitted for all approved final plans. (DG&PWS Chapter 3.040,B)
80. Prior to final Public Works Construction approval, "as-built" bonded paper drawings along with the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, J)
81. Certificate of Occupancy for the proposed building will not be issued until all paperwork required for the project is submitted and approved and all improvements shown on the approved civil drawings are installed by the applicant and approved by the City. (DG&PWS 4B.080)
82. 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 and private lane frontage improvements (LMC 14.20.025).

83. Along with the civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines, please provide three sets of civil drawings, two drainage reports and one electronic copy of the civil drawings (PDF format). These drawings shall be submitted directly to the City of Lacey Public Works Department. Drawings submitted to other City departments will not satisfy this requirement. (DG&PWS 3.040, B)
84. To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30 day time period, the City will fix the problem and bill the property owner. This language shall be included on the face of any binding site plan or easement documents submitted to the City.
85. A Bill of Sale for water and sewer improvements being installed with this project is a requirement for approval. Prior to Final Public Works approval of the project, Bill of Sale documents shall be submitted to and approved by the City.

GENERAL FINDINGS:

The Committee's review of the site plan is based upon the following findings of fact:

1. The subject parcel is located at 7520 Evelyne Ln NE, Lacey, Washington. Assessor's parcel 11802320300
2. The subject proposal is to establish a two-building light industrial commercial project to include construction of 38,000 square foot building and associated site improvements, as well as a 31,000 s.f. future building site as shown on the submitted site plan.
3. The subject property is zoned Light Industrial Commercial. The proposal is an allowed use in the Light Industrial Commercial zone. Title 16 (the City's Zoning Ordinance) of the Lacey Municipal Code specifies requirements applicable to the development of the subject property.

4. The proposal has been reviewed in accordance with the provisions of RCW 43.21C, State Environmental Policy Act. A mitigated determination of non-significance (MDNS) was issued for this project on September 29, 2023. Mitigation measures included requirements for the soil sampling for arsenic and lead related to the Tacoma Asarco Smelter.
5. As this proposal is commercial in nature and adjacent to a Key Multimodal Corridor, this proposal is required to meet the site and building design provisions contained in LMC 14.23 "Design Review".
6. The adopted City of Lacey Development Guidelines, as well as Title 12 and Title 13 of the Lacey Municipal Code, set forth specific street and utility improvements applicable to the subject property.
7. As conditioned, adequate measures have been made to provide street and utility improvements in accordance with the City of Lacey Development Guidelines and Public Works Standards and Titles 12 and 13 of the Lacey Municipal Code.
8. As conditioned, adequate measures have been made to provide potable water for consumption and fire control to this development in accordance with the City of Lacey Development Guidelines and Public Works Standards, the City of Lacey Coordinated Water System plan and the International Fire Code.
9. As conditioned, adequate measures have been made to provide sanitary sewer services in accordance with the City of Lacey Development Guidelines and Public Works Standards and the City of Lacey Comprehensive Sewer Plan.
10. As conditioned, adequate measures have been made for storm water control in accordance with the City of Lacey Development Guidelines and Public Works Standards and the City of Lacey Stormwater Design Manual.
11. The existing use on the site is warehousing (ITE Code 150). The proposed use as described on the Commercial Traffic Generation Worksheet is general warehouse (ITE Code 150). On September 27, 2023 Chris Stolberg, City of Lacey Traffic Engineer, provided comments that determined that the proposed warehouse in Phase 1 is "not expected to produce significantly more traffic than the existing use". Therefore, no traffic mitigation fees will be required, unless a more intense final user is identified.
12. As conditioned, this proposal is consistent with LMC 14.21 "Traffic Mitigation and Concurrency" and its impacts to the public road system will be mitigated.

13. The International Building Code adopted by the City of Lacey has specific requirements applicable to development of the subject property.
14. As conditioned, this proposal is in accordance with the International Building Code as adopted by the City of Lacey.
15. The International Fire Code has specific requirements applicable to the development of the subject property.
16. As conditioned, this proposal is in accordance with the International Fire Code.
17. There are health requirements applicable to development of the subject property.
18. The Lacey cross connection control program has specific requirements applicable to the development of the subject property.
19. As conditioned, this proposal will meet the intent of the Lacey Cross Connection Control Program.
20. The City of Lacey has provisions in Title 14 of the Lacey Municipal code for the protection and preservation of trees and vegetation.
21. As conditioned, this proposal is in accordance with the Tree and Vegetation Protection and Preservation ordinance.
22. At the time of processing this application, adequate sanitary sewer and domestic water capacity are available. However, utility capacity is reduced as other parcels of property are connected to the services. Therefore, approval of this application does not guarantee the availability of utility services. Such assurance will not be given until all applicable connection fees are paid and accepted by the City."
23. All public agency and citizen comments received have been considered and addressed through conditions of approval, where appropriate.
24. As conditioned, this proposal will not be detrimental to the public's health safety and general welfare.

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

Sincerely,



Samra Seymour, AICP
Senior Planner

- c: Rick Walk, City Manager
- Grant Beck, Planning & Development Services Manager
- Scott Egger, Director of Public Works
- Tom Stiles, Development Review Engineer
- Martin Hoppe, Transportation Engineer
- Wade Duffy, Building Official
- Terry McDaniel, Plans Reviewer
- Permit Technicians
- file