

PUBLIC NOTICE

Pursuant to RCW 43.21.C and WAC 197-11, NOTICE IS HEREBY GIVEN that on 10/18/2023, City of Lacey Department of Community Development issued a mitigated determination of nonsignificance relative to the environmental impact of the following described proposal:

Application **#23-0180**: The Morel Meadows plat represents a planned subdivision of 32 acres into 179 single family lots. The subdivision is designed as a Planned Residential Development, which provides for flexibility in zoning requirements, specifically related to the minimum lot sizes. The site is located within the Low-Density Residential Zoning District, which requires a density range of 3 to 6 dwelling units per acre. The base density range for the project is 96 to 193 units. A density bonus is not being proposed with the Planned Residential Development. The project is located at 8322 Steilacoom Road SE, Lacey, WA 98513. Thurston County tax parcel numbers 11814140500 and 11813220300. The site is in a portion of the SE 1/4 of the NE 1/4, Section 14 and the SW 1/4 of the NW 1/4, Section 13, all in Township 18 North, Range 2 West.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT
420 College Street SE
Lacey, WA 98503
360.491.5642

Do not publish below this line

Please Publish: 10/18/23

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

NOTICE OF APPLICATION WITH THE OPTIONAL DNS PROCESS

The City of Lacey Department of Community Development has received the following application for **Preliminary PRD Subdivision**.

Date Application Received: 6/21/2023

Project Name: #23-0180 Morel Meadows PRD Subdivision

Project Description: The Morel Meadows plat represents a planned subdivision of 32 acres into 179 single family lots. The subdivision is designed as a Planned Residential Development, which provides for flexibility in zoning requirements, specifically related to the minimum lot sizes. The site is located within the Low Density 3-6 Zoning District, which requires a density range of 3 to 6 dwelling units per acre. The base density range for the project is 96 to 193 units. A density bonus is not being proposed with the Planned Residential Development.

Project Location: The project site is located at 8322 Steilacoom Road SE, Lacey, WA 98513. Thurston County tax parcel numbers 11814140500 and 11813220300. The site is in a portion of the SE 1/4 of the NE 1/4, Section 14 and the SW 1/4 of the NW 1/4, Section 13, all in Township 18 North, Range 2 West.

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

SEPA, Preliminary Plat Approval, Planned Residential Development Approval, Critical Area Review (Mazama Pocket Gopher, Oak Habitat and Wetland), storm water review, NPDES Construction Storm Water General Permit, Landclearing/Class IV Forest Practices.

This Application will undergo the following approval process:

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

Other Permits/Approvals Required: Preliminary Plat Approval, Preliminary Planned Residential Development Approval, Landclearing/Class IV Forest Practices.

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

Title 14 “Building and Construction”, Title 15 “Land Division”, Title 16 “Zoning”, International Building and Fire Codes, City of Lacey Stormwater Design Manual, as well as the Development Guidelines and Public Works Standards.

On 7/19/2023 this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. This determination does not preclude the City of Lacey or other reviewing agencies from requesting additional information or studies either at the time of this notice or subsequently, if new information is required or if substantial changes in the proposal occur.

Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The Optional Process enables the comment periods for the environmental review and notice of application to be integrated. The City of Lacey expects to issue a Determination of Non-Significance for this project. This commenting period may be your only opportunity to comment on the environmental impacts of the proposal. Copies of the environmental checklist and supporting materials may be reviewed at Lacey City Hall.

Anyone may review any document submitted as part of this project application and may comment on this proposal. No action will be taken on this application for 14 days from the date of this notice or before **8/2/2023**.

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

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

Lacey Community Development Department
420 College St. SE
Lacey, WA 98503
(360) 491-5642

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Lacey Hearings Examiner will conduct a public hearing on December 14, 2023 at 10:00am via Zoom video conference a link to the meeting can be found at the following address: <https://cityoflacey.org/projects/morel-meadows-prd-subdivision-23-0180/>. Interested parties may also attend in-person at Lacey City Hall, 420 College Street SE, in the Council Chambers. The Hearings Examiner will be considering the following item(s):

Project# 23-0180: Hatton Godat Pantier has proposed the Morel Meadows plat which represents a planned subdivision of 32 acres into 179 single family lots. The subdivision is designed as a Planned Residential Development, which provides for flexibility in zoning requirements, specifically related to the minimum lot sizes. The site is located within the Low-Density Residential Zoning District, which requires a density range of 3 to 6 dwelling units per acre. The base density range for the project is 96 to 193 units. A density bonus is not being proposed with the Planned Residential Development.

The project is located at 8322 Steilacoom Road SE, Lacey, WA 98513. Thurston County tax parcel numbers 11814140500 and 11813220300. The site is in a portion of the SE 1/4 of the NE 1/4, Section 14 and the SW 1/4 of the NW 1/4, Section 13, all in Township 18 North, Range 2 West.

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 or send an email to rfant@ci.lacey.wa.us 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
Reace Fant, Associate Planner

Do not publish below this line

Please Publish: December 4, 2023

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Lacey Hearings Examiner will conduct a public hearing on December 14, 2023 at 10:00am via Zoom video conference at the following address: <https://us02web.zoom.us/j/89517837622>. Interested parties may also attend in-person at Lacey City Hall, 420 College Street SE, in the Council Chambers. The Hearings Examiner will be considering the following item(s):

Project# 23-0180: Hatton Godat Pantier has proposed the Morel Meadows plat which represents a planned subdivision of 32 acres into 179 single family lots. The subdivision is designed as a Planned Residential Development, which provides for flexibility in zoning requirements, specifically related to the minimum lot sizes. The site is located within the Low-Density Residential Zoning District, which requires a density range of 3 to 6 dwelling units per acre. The base density range for the project is 96 to 193 units. A density bonus is not being proposed with the Planned Residential Development.

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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.

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

Reace Fant, Associate Planner
420 College St. SE
Lacey, WA 98503

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