

# STAFF REPORT

Date: December 6, 2023 (Hearing December 14, 2023)  
To: City of Lacey Hearings Examiner  
From: City of Lacey Community Development Department  
Subject: Morel Meadows PRD

## I. GENERAL INFORMATION

- A. Applicant/Property Owner:  
SSHI, LLC dba D.R. Horton  
11241 Slater Avenue NE, Suite 200  
Kirkland, WA 98033  
(425) 410-0960
- B. Authorized Representative:  
Haton Godat Pantier  
3910 Martin Way E, Ste B,  
Olympia, WA 98506

## II. DESCRIPTION OF PROPOSAL

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.

## III. LEGAL DESCRIPTION OF SUBJECT PARCEL

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.

## IV. SITE PLAN INFORMATION

Project Size: 32.08 acres  
Number of Lots: 179  
Proposed Density: 5.55 units per acre

Average Lot Size: 3,400 sf  
Smallest Lot Size: 2,700 sf  
Largest Lot Size: 4,500 sf

Water: City of Lacey  
Sewer: City of Lacey  
Power/Natural Gas: Puget Sound Energy  
Fire Protection: Lacey Fire District 3

#### Site Characteristics:

The project area is situated in Northeastern Thurston County, encompassed within the City of Lacey. The topography of the site is generally level, with no identified wetlands present. The terrain features gentle to moderate downward slopes, with the steepest inclines measuring approximately 17%. A thorough survey confirmed the absence of pocket gophers on the site. Previously, the location served as the Ostroms Mushroom facility, which has since been decommissioned and abandoned. Remnants of the former production facility, stormwater retention facilities, and various elements of its prior use are currently present on the site. The northern section of the site is densely wooded, housing oak species documented in the forester report exhibit.

#### Surrounding Land Uses:

The proposed project takes place at the old Ostrom Mushroom Facility. The site is bordered by Hawks Ridge Subdivision to the north. The Lacey Fire District 3, Station 34 and the Regional Athletic Complex are located to the south. To the east of the project site is the Rainier Vista mobile home park and to the west is Nisqually Middle School.

#### Access:

Two access points are proposed for the project site. The first access will be through the existing road access the south of the site from Steilacoom Rd SE. A secondary access is proposed on the west side of the project site off of Marvin Rd SE

#### Zoning:

The site is currently zoned Low Density Residential. The Low Density Residential (LD) zone is specifically structured to facilitate a variety of housing types, allowing for a density range of 0-6 units per acre. The proposed project endeavors to develop at an approximate density of 5.6 units per acre, aligning with the stipulated density limits.

Within the LD zone, there are prescribed minimum lot sizes, which vary between 4,500 square feet to 5,000 square feet, contingent on the alley load status of the respective lots. Additionally, Planned Residential Developments (PRDs) are sanctioned as a permissible land uses within the LD zone.

### Compatibility and Impact of Proposal on Surrounding Area:

The proposed 179-unit subdivision at the former Ostrom Mushroom Facility is designed to coexist with its surroundings, demonstrating compatibility with neighboring elements. To the north, the project aligns with the Hawks Ridge Subdivision, contributing to the overall residential character of the area. Notably, a minimum 20-foot natural space buffer surrounds the site, ensuring a harmonious interface with adjacent properties. Moreover, a substantial portion of the 10-acre open space effectively buffers the subdivision to the north. To the south, adjacency to Lacey Fire District 3, Station 34, and the Regional Athletic Complex enhances public safety measures and community well-being. The eastern border, adjoining the Rainier Vista mobile home park, acknowledges and respects diverse housing structures. On the western front, proximity to Nisqually Middle School underscores a commitment to education and provides a convenient and safe environment for students. This proposed subdivision aims to integrate effectively into the existing community infrastructure and amenities

## **V. ENVIRONMENTAL EVALUATION**

The Mitigated Determination of Nonsignificance (MDNS) was issued on October 18, 2023. The MDNS had a 14-day comment period that ran concurrently with the Notice of Application using the Optional DNS Process. The MDNS appeal period lasted 14 days and ended on November 1, 2023. The City received agency and citizen comments regarding this proposal.

The Washington State Department of Ecology submitted comments with concerns about the The Washington State Department of Ecology strongly advises lead agencies to include soil sampling and analysis for arsenic and lead as a mandatory condition for project approval, especially in areas involving soil movement. Adhering to the 2019 Tacoma Smelter Plume Guidance, the recommended approach involves conducting thorough soil sampling before any site-disturbing work, followed by detailed analysis to assess the presence and concentration of arsenic and lead. These results are then submitted to the Department of Ecology for review. This comprehensive process ensures a proactive and collaborative effort to identify and mitigate potential environmental impacts, aligning with the Department of Ecology's commitment to ecological standards and sustainable practices:

Prior to site disturbing work the soils on site shall be sampled and analyzed for arsenic and lead. The soil sampling results shall be sent to the Department of Ecology (ECY) for review.

If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (WAC 173-340) the owners, potential buyers, construction workers and others shall be notified of their occurrence. The applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office at (360)407-6300. The MTCA cleanup level for arsenic is 20 ppm and lead is 250 ppm.

If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, prior to grading permit issuance the applicant shall:

- a) Enter into the Voluntary Cleanup Program with Ecology prior to issuance of any site development or disturbance permits;
- b) Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under MTCA;
- c) Provide the City with written verification from Ecology that development permits are consistent with the cleanup action plan developed under the requirements of the Voluntary Cleanup Program.

If soils are found to be contaminated with arsenic, lead or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play area.

Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (WAC 173-350). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

All mitigation measures volunteered by the developer and described within each element of the submitted environmental checklist shall be implemented into the design and/or development of the proposed development.

This mitigation has been made a condition of the Mitigated Determination of Nonsignificance, and is attached with the MDNS as an exhibit. Additional comments on the SEPA checklist and the project application materials are attached as exhibits. The MDNS is attached and made a part of this report.

## **VI. APPLICABLE COMPREHENSIVE GOALS AND POLICIES**

The Lacey Comprehensive Plan serves as the City of Lacey's enduring roadmap for overseeing both the constructed and natural landscapes. Envisioned for a two-decade horizon, the plan is designed to articulate a coherent vision for the city's future. Its framework encompasses various facets, including community expansion, housing initiatives, the creation and upkeep of parks and open spaces, fostering economic development, preserving environmentally sensitive zones, safeguarding historic landmarks, optimizing public services, managing annexation processes, and addressing other pertinent issues. These outlined policies form the bedrock for shaping and revising Lacey's Capital Facilities Plan, Transportation Plan, and the enactment of implementation ordinances. Crucially, the City's Comprehensive Plan was crafted in accordance with the mandates of the State of Washington's Growth Management Act (Chapter 365-196,

WAC). 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. Housing Goals and Policies

Goal 1. Have a sufficient number of single-family dwelling units, multifamily units, and group and special need housing to provide a selection of rental and home ownership affordable housing opportunities for all persons.

Policy A: Provide opportunities for development of all housing types to accommodate future needs for each type of housing.

Policy B: Monitor the market and available land in the urban growth boundary to provide sufficient area zoned to meet the demand for various types of housing.

Policy C: Encourage a wide variety of housing from low to high income in range to allow placement and mobility within the housing market.

Policy D: Promote preservation and improvement of existing single-family and multifamily units.

Policy E: Support neighborhood revitalization through available grants from the State, Federal and local levels to maintain and improve infrastructure.”

Policy F: Support policies and programs to address the unique housing needs of the military population, including active duty, reserves, dependents and contractors.

Goal 2: Achieve a balanced community with each planning area accommodating a fair share of housing needs for all persons.

Policy A: Consider requirements and incentives designed to result in a balanced, increased supply of affordable housing in all parts of the City for very low, low- and moderate-income households.

Policy B: Consider programs that include mandatory requirements for new developments targeting individual planning areas until housing goals for target groups are achieved.

Goal 3: Work with regional agencies and bodies to implement affordable housing techniques consistently and on a regional scale.

Policy A: A myriad of affordable housing strategies should be implemented by all surrounding jurisdictions in Thurston County to meet housing needs on a regional scale for very low, low and moderate income households.

Policy B: Public and nonprofit agencies, such as the Housing Authority with expertise in housing practices and special needs, should be a major partner in inclusionary programs.

Policy C: The Housing Authority, or other agencies, should take a lead role where its expertise and function lend itself to best accomplish program objectives. Lead responsibility might include such tasks as qualifying households by income bracket, monitoring target objectives, administration of an affordable housing trust, taking ownership of dedicated lots and units, contracting for the development of units, monitoring the sale and resale controls of designated public units, and other related tasks.

Goal 4: Achieve housing that is compatible and harmonious with existing neighborhood character while allowing infill and providing for environmental sensitivity.

Policy A: When designating areas for infill and zoning classifications, consider and place emphasis on the composition of the neighborhood, housing need, available infrastructure, principals of walkability and healthy communities.

Policy B: When implementing infill projects in designated areas, require design of infill projects that:

- 1) Meet the housing needs of the planning area considering variety and choice.
- 2) Integrate successfully into the existing residential environment considering form based concepts and healthy community objectives.
- 3) Provide a form, look and feel and social functionality that will add to the character, desirability and value of the surrounding neighborhood.

Policy C: Continue to utilize design review guidelines for all residential developments

Goal 5: Provide a variety of housing opportunities for those with special needs.

Policy A: Provide opportunities for development of various types of group housing.

Policy B: Ensure a full range of housing and facilities for the accommodation of persons with special needs exist within each planning area, with consideration

for promotion of housing in those planning areas providing the most services for such individuals.

Policy C: Design group homes and facilities for special populations so that they are integrated, compatible, and harmonious with surrounding land uses.

Policy D: Enforce all requirements of the International Building Code that addresses the Americans with Disabilities Act and the Fair Housing amendments.

B. Environmental Goals and Policies

Resource Lands and Critical Areas

Goal 1: Development shall protect, conserve and complement natural resources and environmentally sensitive areas and promote sustainability.

Policy A: Development shall be consistent with the Environmental Element, the provisions contained in the Lacey

Forest Lands

Goal 1: Recognize and protect suitably located non-commercial urban forest resources within the urban growth boundary and support the protection of commercial forestry activities of long-term commercial significance outside the urban growth boundary.

Policy A: Implement and refine, when needed, the provisions contained in the Urban Forest Management Plan and Chapter 14.32 LMC, Tree and Vegetation Protection and Preservation.

Goal 2: Achieve and maintain a vibrant, healthy, and diverse urban forest in Lacey and Lacey's urban growth area consisting of both native and non-native landscape components to improve canopy cover and the aesthetic and physical benefits of trees while protecting infrastructure from tree damage.

Policy A: Base decisions on the preservation of trees and revegetation upon the requirements for individual development sites. Ensure that zoning classification considers criteria necessary for maintaining healthy, safe tree stands.

Policy B: Create and maintain a street tree program that takes advantage of indigenous trees, provides a coordinated and deliberative approach on preferred deciduous street tree species, and provides diversity of species, interest, and

aesthetic quality. Promote the use of indigenous and drought-tolerant species, where appropriate.

C. Utilities Goals and Policies

Goal 1: Ensure that existing residents and future residents are adequately served by water, sewer, and stormwater utility services through planning that considers growth demand, the environment, and asset management.

Policy A: All proposed development should be analyzed for anticipated impact on utilities and services.

Policy B: Complete interlocal agreements for the successful completion of water right transfers.

Policy C: Encourage the use and distribution of Class A reclaimed water throughout the City and Urban Growth Area as an alternative use of potable water to recharge aquifers and enhance stream flows.

Policy D: Reduce and maintain water system distribution leakage.

Policy E: Ensure services are provided to all existing populations, regardless of demographics.

Goal 2: Protect ground and surface water resources to maintain adequate supplies of clean drinking water.

Policy A: Protect the City's wellhead protection areas from contamination so that additional treatment is not required

Policy B: Protect City water supplies, lakes, and the Puget Sound, and encourage existing septic systems to connect to sewer, should the service be available.

Policy C: Develop and implement strategies for the extension of the wastewater collection system into areas not currently served in the City and UGA.

Policy D: Protect groundwater and ensure that projects meet or exceed the most current stormwater requirements.

Policy E: Control runoff from new development, redevelopment, and construction sites by improved plan review and enforcement coordination, documentation, and tracking.



Goal 3: Coordinate utility and land use plans so that utility services can be provided and maintained for anticipated future land uses.

Policy A: Consider resources necessary to serve urban development needs at the earliest possible stages of planning for development.

Policy B: Cooperate in the planning of multi-jurisdictional agreements and improvements.

Policy C: Continue to encourage coordination and cooperation between the City and the various private utilities.

Policy D: The City and the utilities should share information regarding development plans, population growth projections, and other information relative to growth and the accompanying demand for services for the development and implementation of capital improvement programs and area plans.

Policy E: The City should consistently work to process permits in a timely manner.

Policy F: The City should incorporate input from utilities in developing ordinances or resolutions that may impact utility services.

Goal 4: Designate utility corridors.

Policy A: The City and the utilities shall work together to designate utility corridors.

Policy B: Whenever feasible, utility corridors shall be included in public rights-of-way.

Goal 5: Mandate joint trenching of utility corridors and facilities consistent with prudent utility practice.

Policy A: The City shall provide the utilities with timely and pertinent information necessary to plan for joint trenching, including plats, LID's, and road construction projects.

Policy B: Utility purveyors shall coordinate joint trenching.

Goal 6: Require compatibility of utility development with existing and planned land uses.

Policy A: Require screening with indigenous and/or drought-tolerant vegetation and/or architecturally compatible integration of all new above-ground utility facilities.

Policy B: Review and update siting and design standards for wireless communication facilities that aim to integrate such facilities into the surrounding environment and limit negative aesthetic impacts.

Goal 7: Encourage public participation during planning for siting of utilities.

Policy A: Provide for community input on the siting of proposed utility facilities.

Goal 8: Regulate vegetation management by utilities.

Policy A: Except in an emergency situation, approval shall be obtained from the City prior to spraying, trimming, or removing vegetation within the public right-of-way. Also, approval shall be obtained from the City prior to vegetation removal on private property. After approval and prior to the work being done, affected property owners shall be notified.

Policy B: Trimming and removing vegetation shall be performed in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.

Policy C: Trees planted under power lines shall be species that will not grow to interfere with the lines, or become potential hazard trees to the lines because of size.

Goal 9: Encourage conservation of energy resources.

Policy A: Encourage development of cost-effective and environmentally sensitive alternative technologies and energy sources, including solar and wind energy.

Policy B: Encourage conservation of energy in City facilities.

Goal 10: Encourage provisions for land resources for utilities.

Policy A: Where possible accommodate land resources for utility substations and improvements within the developments that necessitate the utility improvements.

Policy B: Utility substations and utility improvements necessary to serve urban growth should be located within the urban growth management boundaries.

**VII. APPLICABLE MUNICIPAL CODE STANDARDS**

The following table depicts the applicable sections of the Lacey Municipal Code and if the project complies with the standards or if the project complies with the standards once staff conditions are imposed.

Applicable Zoning Code Sections	Project Complies	Project Will Comply With Staff Conditions
<b>Chapter 16.60 - Planned Residential Development</b>		
16.60.010 - Intent	✓	
16.60.020 - Definitions	✓	
16.60.030 - Where Permitted	✓	
16.60.040 - Types of Uses Permitted	✓	
16.60.050 - Relationship to Other Ordinance Provisions	✓	
16.60.060 - Development Standards, Generally	✓	
16.60.070 - Relationship of PRD Site to Adjacent Areas	✓	
16.60.080 - Site Acreage	✓	
16.60.090 - Access to Public Right of Way	✓	
16.60.100 - Lot Size	✓	
16.60.110 - Setback and Side Yard Requirements	✓	
16.60.120 - Off Street Parking	✓	
16.60.130 - Secondary Use Limitations	✓	
16.60.140 - Design Standards	✓	
16.60.145 - Environmental and Recreational Amenities	✓	
16.60.150 - Eligibility and Procedure	✓	
16.60.160 - Required Documentation	✓	✓
16.60.170 - Filing Time Limitation for Applications Not Involving Plats		✓
16.60.180 - Partial PRD Area	✓	
16.60.190 - Required Documentation		✓
16.60.200 - Permit Issuance		✓
16.60.210 - Adjustments		✓
16.60.230 - Duration of Control	✓	
16.60.240 - Parties Bound		✓
16.60.250 - Commencement of Construction		✓
<b>16.13 Low Density Residential</b>		
Intent	✓	
Permitted Uses	✓	
Prohibited Uses	✓	

Densities and Infill	✓	
Environmental Performance Standards	✓	
Lot Area	✓	
Off-street Parking	✓	
Landscaping	✓	
Stormwater Runoff	✓	
<b>14.32 Tree and Vegetation Protection &amp; Preservation</b>		
14.32.020 Purpose and Permit Criteria	✓	
14.32.040 Permits	✓	
14.32.065 Conformance to Standards		✓
14.32.069 Revegetation Option		✓
14.32.070 Financial Security		✓
14.32.095 Requirements for foresters and contractors doing land clearing work in Lacey		✓
<b>Title 15 – Subdivisions</b>		
15.12.010 General Standards		✓
15.12.020 Streets	✓	
15.12.030 Water Supply		✓
15.12.040 Sewage Disposal		✓
15.12.050 Storm Drainage		✓
15.12.060 Fire Protection		✓
15.12.070 Utility Standards	✓	
15.12.080 Lots	✓	
15.12.085 Community Design	✓	✓
15.12.090 Pedestrian Features	✓	
15.12.100 Blocks	✓	
15.12.110 Open space/park	✓	
15.12.120 Street Lights	✓	
15.10.010 Preliminary Plat Presubmission conference	✓	
15.10.050 Standards	✓	
15.10.060 Preliminary plat distribution	✓	

**VIII. NOTIFICATION**

The application for preliminary plat, PRD, and Class IV Forest Practices was received on June 21, 2023 and was deemed complete pursuant to RCW 36.70B.070 on July 19, 2023. The comment period for the Notice of Complete Application had a 14-day comment period that ended on August 2, 2023. Notices were published in The Olympian and the site was posted with the notices of complete application. These notices are attached to this report as exhibits. The City received a number of comments from agencies and members of the public on the applications. 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 on December 4, 2023, and notice was published in The Olympian on December 4, 2023, at least 10 days prior to the public hearing. Notice was posted on-site on December 4, 2023.

#### **IX. COMMUNITY DEVELOPMENT DEPARTMENT ANALYSIS**

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, the required findings and general provisions of the subdivision and zoning of the Lacey Municipal Code (LMC).

##### Project Background:

The subdivision proposed is within the Meadows planning area on the corner of the Marvin Rd and Steilacoom Dr. The site has historically been used by Ostroms Mushroom farm since 1967 but was closed in 2020-21 and has since fallen into a state of blight. The site is zoned as Low Density Residential. The Low-Density Residential zone is intended for a broad range of housing generally within the 0-6 unit an acre range that supports development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation.

##### PRD:

The applicants have submitted a PRD application as part of the subdivision. The purpose of going through a PRD in this case is not to increase density beyond the normal zoning but rather to utilize alternate lot sizing. The alternate lot sizing will allow for an increase in open/natural space and preservation of local oak species. Alternate lot sizes will be smaller than the traditional lot sizes of the LD zone. The PRD will cover the full 32-acre site and is not intended to be a partial PRD. Development standards that can be modified by the PRD process include lot width, lot size, building coverage, development coverage, building height, setbacks, density distribution, and open space.

##### Preliminary Subdivision Application:

The applicants are proposing to subdivide approximately 32.08 acres into 179 lots within the Meadows planning area. The preliminary plat layout and lot sizes have been designed to the standards of the PRD in anticipation of its approval. Approximately 10.5 acres of the site have been set aside for open space. Tree tracts will be included in the open space and include trail systems. Exact areas will be identified in landscaping plans which will be reviewed by staff and Sound Urban Forestry to ensure that it meets 5% site minimum and all other applicable codes.

##### Low Density Residential Zone:

The Low Density Residential (LD) zone is designed to accommodate a diverse array of housing types, permitting a density range of 0-6 units per acre. The proposed project aims to develop at an approximate density of 5.6 units per acre, well within the prescribed density limits. Within the LD zone, minimum lot sizes are mandated, ranging from 4,500 square feet to 5,000 square feet, contingent on alley load status. The proposed development seeks to establish lots smaller

than the standard minimum, a provision permissible through the employment of a Planned Residential Development (PRD), which is an authorized land use within the LD zone.

#### Trees and Vegetation:

Sound Urban Forestry prepared a report for the subject property dated June 7, 2023. Retention of trees prioritized and incorporated into the site plan to the greatest extent possible. Prior to grading plan approval, Sound Urban Forestry should review the revised site and grading plan in order to make final tree retention recommendations.

Additionally, the site is required to retain or replant a tree tract or tracts equaling at least five percent of the gross site area. This site will require tree tract area equal to at least 1.6 acres or 69,696sf. Tree tract locations and calculations should be clearly identified on the site plan, as well as the landscaping plans. The hearings examiner should consider conditions to ensure prioritization and restoration of existing trees, specifically, the Oregon white oaks.

Once the subdivision receives final approval, the ordinance requires trees to be planted on each individual lot as they are developed based on a tree to lot size ratio specified in LMC Table 14T-18. As an example, lots 3,500 square feet or smaller are to have a minimum of two trees. Trees are to be conifers a minimum of 7 to 8 feet in height or 2" caliper deciduous trees. Replanting plan typical for individual lots shall be submitted prior to final plat approval identifying the type and location of trees on a typical lot to ensure that appropriate tree species and planting locations are selected for the best possible long-term growing conditions. This shall be submitted with the overall landscaping plans and shall be subject to the review and approval of the City of Lacey contract forester. Trees are to be planted prior to the building department issuance of a certificate of occupancy for the individual parcels. A condition of approval should be attached to the plat reflecting this requirement. The minimum tree per lot thresholds are triggered by any land disturbance on a lot including building construction. Typically, this requirement is triggered by an application for building permit, and is a requirement for all lots within the City.

#### Traffic and Streets:

No traffic mitigation fees are recommended for collection at this site, as indicated by the City of Lacey's Traffic Division, which has acknowledged the presence of credits stemming from the site's previous use. The preceding utilization recorded 152 AM peak trips and 165 PM peak trips. In contrast, the proposed use anticipates 125 AM peak trips and 168 PM peak trips. Consequently, there is a reduction of 27 AM trips and an increase of 3 PM trips, resulting in a net reduction of 24 trips.

#### Other Agency Comments:

Olympic Regional Clean Air Agency submitted comments notifying the applicant of the requirement for an asbestos survey for all demolition projects and the proper procedural requirements for notifying the agency of asbestos removal and structure demolition.

The Nisqually Tribe, did not express any concerns on site.

The Washington Department of Ecology noted existing regulations would need to be met by the proposal, including those for grading and filling, and the need to obtain a construction stormwater permit from Ecology.

#### Open Space Provisions:

The PRD ordinance mandates a 30% allocation for open space. The subject property proposes the establishment of 10.57 acres of open space, constituting approximately 35% of the total area. The proposed open space design encompasses the preservation of trees, including several oak groves, and vegetative buffers along the site's perimeter. Active recreation elements comprise a community playground serving dual roles as both a recreational space and a community courtyard. Additionally, a network of walking paths and trails, complemented by extensive landscaping, will interconnect various open space and community areas.

Incorporating stormwater drainage into open space areas with vegetated features is part of the plan, and the storm drainage site will be strategically positioned in the lower portions of the site to preserve the land's natural characteristics.

It's worth noting that the site's location is conducive to utilizing the Regional Athletic Complex, which houses multiple ball fields for recreational purposes. Although not included in the overall acreage for site open space calculation, this facility should be taken into consideration.

#### **X. HEARING EXAMINER AUTHORITY**

The Hearings Examiner has the responsibility and authority to recommend action to the City Council on preliminary plat application, prd, class IV forest practices 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 plat application, prd, and class IV forest practices are consistent with the City Comprehensive Plan, the City Zoning Code, and other applicable codes and regulations provided that the conditions recommended below are implemented.

#### **XII. STAFF RECOMMENDATIONS CONCERNING ACTION ON THE PROPOSED preliminary plat application, prd, and class IV forest practices permits**

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

### **XIII. CONDITIONS OF PROJECT APPROVAL:**

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 requirements; if there is a conflict between the summary and the ordinance the language of the ordinance controls.

#### **Community Development Department:**

1. This proposal shall be developed in substantial conformance with the plans submitted on June 21, 2023, except as modified by the conditions below.
2. All requirements of the MDNS issued on October 18, 2023 shall be satisfied.
3. Prior to building permit issuance, the developer shall receive Residential design review and landscaping review.
4. Tree tract locations and calculations shall be clearly identified on a revised site plan, as well as landscaping plans. Plans shall be reviewed and approved by Planning staff and Sound Urban Forestry before submittal of building and grading permits.
5. No trees shall be removed until a grading permit has been issued. Grading plans shall be designed to consider tree retention on the site. Prior to any site clearing and/or construction activities occurring all tree protection fencing shall be placed around the perimeter or the tree protection and tree tract areas, and around any individual trees selected to be retained. Tree protection fencing shall be shown on the grading plans for the proposed project. A protection plan shall be submitted for review by Sound Urban Forestry.
6. 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.**



7. 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)
8. 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)
9. 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)
10. 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)
11. 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.
12. 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.

13. All applicable requirements of the City Zoning Code shall be satisfied (LMC Title 16).
14. The applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, and any others. These permits will require additional review time from the appropriate agencies.
15. A Homeowners' Association shall be established to insure proper maintenance of common facilities. 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.

#### Building & Fire:

16. One fire hydrant shall be installed, tested and approved prior to building permit issuance. (LMC 14.07.501.4.) Fire hydrants shall be provided every 660 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.
17. The required fire-flow for the building's shall be not less than 750 gpm for 2 hours in accordance with IFC Appendix B. This is based on building square footage not being provided for the largest building on the site. 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 always 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. As stated above we start with a "worst case

scenario” fire flow and a larger water main size and can come down from that based on construction type and building size.

18. 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 buildings. (IFC Section 503.1). Provide a model of Lacey Fire District #3 Truck 31 specifications turning movements on civil plans for fire code review. The fire access road shall be able to handle imposed loads of 75,000 lbs. 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)
19. Approved 4” 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)
20. 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
21. Please note we are under the International Fire Code 2018 Edition and all NFPA code requirements of the most recent year published.
22. The City of Lacey fire code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department, at (360) 491-5642, to schedule the required inspection or to request witness of required tests. At least 24 hours shall be allowed for scheduling. (IFC Section 106.2)
23. 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.
24. A demo permit is required from Olympic Regional Clean Air Authority prior to demo permit submittal to the City of Lacey Community and Economic Development Department for building permits.
25. A grading permit is required for the proposed scope of work.

26. 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.
27. 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.
28. Prior to grading permit issuance, a preconstruction meeting shall be scheduled with Dylan Call @ 360-491-5642 or [Dcall@ci.lacey.wa.us](mailto:Dcall@ci.lacey.wa.us)
29. Prior to the buildings going vertical a building preconstruction meeting shall be scheduled with Carlos Aviles Ortiz @ 360-491-5642.
30. A Washington State Licensed Architect and Engineer will be required for the project.
31. Addressing will be assigned by the City of Lacey please contact [Building@ci.lacey.wa.us](mailto:Building@ci.lacey.wa.us) for assistance.

**Public Works Department:**

**Specific Water Improvements:**

32. A 12-inch water main shall be extended internally within the plat from the main in Steilacoom Road near the SE corner of the project to the main in Marvin Road at the entrance to the plat, other appropriately sized shall be installed throughout the plat to provide individual water service to each lot/unit, meet water quality and Lacey Fire requirements.
33. To provide area for both water and sewer mains, proper separation between them and to allow them to be replaced in the future, Tract 'H' and the alley between lots 140-150 and lots 151-158 shall have a total width shall of 25-feet.
34. Existing City of Lacey water mains shall either be incorporated into the design or decommissioned as required by the City of Lacey. Structures shall not be located over active or inactive water mains.
35. 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. If the well is to be retained, show the location of the well with its protective radius. If the well is to be decommissioned and the owner has retained the water rights, the City of Lacey may be interested in acquiring these rights.

City of Lacey 2017 Development Guidelines and Public Works Standards Manual  
(DG&PWS, Water, 6.120 E.)

36. SR 510 is a state-owned right-of-way. Prior to work being performed within their right-of-way, either a WSDOT approved right-of-way access permit or written confirmation from WSDOT that a permit is not required shall be provided.

General Water Improvements:

37. For Irrigation lines located in the public right-of-way, in private roadways or alleys, the following note shall be included on the plat and is a condition of approval: "The Homeowner's Association or in the absence of a Homeowner's Association the property owner adjacent to the public right-of-way, private roadway or alleys will be responsible for maintaining and locating all irrigation lines located in these areas". (DG&PWS, Water, Irrigation 6.210)
38. 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)
39. Show all internal wells to remain and adjacent wells within 100-feet of the proposed plat 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.
40. Water main extensions shall be on the north/east side of the road or drive area 6 feet from the center line. Water mains shall provide domestic water service to each parcel, meet water quality and Lacey Fire requirements. (DG&PWS) 6.010, 6.020.
41. Unless approved by the City of Lacey, "Dead End" water mains cannot be created with this project (DG&PWS, Water 6.020)
42. Domestic water service boxes shall be provided to each lot/new building (if duplexes are utilized each side of the duplex must be metered). (DG&PWS 6.120 F)

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 “disrupted”, 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)
46. Prior to subdivision of land, water and sewer services shall be provided for each lot created (Lacey Municipal Code sections 15.12.030 and 15.12.040).

Specific Sewer Improvements:

47. From the existing main in Steilacoom Road (near the SE corner of the project on Steilacoom Road), 8-inch gravity sewer mains shall be extended on site to service the plat with sewer. Due to the proposed small lot sizes, there is not adequate room for grinder systems for lots that cannot be serviced with gravity sewer. If gravity sewer cannot be utilized for the entire project, lots with grinder system shall be enlarged to a size that accommodates grinder system restrictions, parcel access needs and landscaping requirements. To allow for maintenance of grinder systems, tanks shall be located in the front yards of units. Landscaping shall be limited to prevent roots from entering the grinder units. Grinder system shall not be located within driveway areas or other areas that will be driven upon. (DG&PWS Chapter 7, Sewer)

General Sewer Improvements:

48. All existing on-site septic tanks and drainfields shall be removed per Department of Ecology and Thurston County Department of Health.
49. All proposed structures connected to water 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. Sewer laterals shall be provided to each lot/new building connecting to the public sewer main.
51. Sewer main extensions shall be located 6-feet off the centerline of the street/drive area on the South or West side. (DG&PWS, Sewer 7A.010)
52. 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)

53. If gravity sewer cannot be utilized for all lots and grinder systems are proposed for portions of this plat, please include the following Grinder easement language on the plat document:

#### GRINDER SYSTEM PLAT EASEMENT PROVISIONS

A PERPETUAL EASEMENT HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LACEY, ITS SUCCESSORS AND ASSIGNS, FOR OPERATION, MAINTENANCE, AND REPAIR OF ANY OR ALL PORTIONS OF THE GRINDER SYSTEM INCLUDING BUT NOT RESTRICTED TO: TANKS, PUMP CHAMBERS, PRESSURE/GRAVITY SEWER CONNECTION LINES AND PUMP STATUS PANEL, OVER, UNDER AND THROUGH THE LAND HEREBY PLATTED. THE PURPOSE OF THE EASEMENT AS TO PROVIDE ACCESS FOR CITY OFFICERS AND EMPLOYEES TO THE CITY OWNED PORTION OF THE GRINDER SANITARY SEWER SYSTEMS. THE WIDTH OF THE EASEMENT HEREIN RESERVED SHALL BE FIVE FEET EACH SIDE OF PIPE AND ELECTRICAL LINES AS CONSTRUCTED. THE WIDTH OF THE TANK EASEMENT SHALL EXTEND FIVE FEET BEYOND THE EDGES OF THE TANK. THE OWNER SHALL MAINTAIN AND IS RESPONSIBLE FOR THE BUILDING LATERAL CONNECTING THE TANK TO THE BUILDING PLUMBING AND INLET TO THE TANK CHAMBER. THE CITY OF LACEY SHALL HAVE THE RIGHT TO TEMPORARILY UTILIZE SUCH AREA BEYOND THE EASEMENT AREA DESCRIBED ABOVE THAT IS NECESSARY FOR THE OPERATION, MAINTENANCE AND REPAIR ACTIVITIES ON THE GRINDER SYSTEM.

IT IS POSSIBLE THAT LANDSCAPING WITHIN THE ABOVE EASEMENT RIGHT-OF-WAY MAY BE DAMAGED DURING THE PERFORMANCE OF OPERATION AND MAINTENANCE ACTIVITIES. THE OWNER WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGE TO SAID ITEMS IN THE CASE WHERE WORK BY THE CITY IS DONE IN A REASONABLE MANNER. THE OWNER ALSO WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGES GENERALLY WHICH ARISE FROM "ACTS OF GOD" OR OF THIRD PARTIES NOT INVOLVING FAULT BY THE CITY OF LACEY.

THIS EASEMENT SHALL BE CONSIDERED AN ENCUMBRANCE WHICH TOUCHES AND CONCERNS THE LAND ABOVE DESCRIBED, AND BINDS OWNERS, TRANSFEREES, DONEES, SUCCESSORS AND ASSIGNEES IN INTEREST IN THE SAME MANNER AS IT BINDS OWNERS HEREIN.

NOTE: THE ABOVE EASEMENT PROVISIONS SHALL BE SHOWN ON THE FACE OF THE FINAL PLAT, VERBATIM. LETTERING SHALL NOT BE LESS THAN 0.13 (1/8) INCH IN HEIGHT.

Specific Stormwater Improvements:

54. Treatment and infiltration facilities shall be constructed for stormwater associated with the site, adjacent properties currently discharging to the site, right-of-way areas being dedicated with this plat along with the stormwater associated with the existing frontage along Steilacoom Road.
55. This project is located within a Category I Critical Aquifer Recharge Area, Enhanced treatment for stormwater is required (SDM 8.2 and Appendix 8B).
56. Previously, the Ostrom's site had contamination from the existing on-site agricultural waste water management system. Ostrom's held a state waste discharge permit for this function. Areas currently planned for stormwater management may be restricted. Prior to stormwater being infiltrated in previously contaminated areas, confirmation these areas have been properly remediated shall occur.
57. Individual roof drain infiltration systems shall be installed for each building. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible. Please include the following note on the plat: "Roof downspout infiltration systems shall be placed on each lot being developed and shall be sized to accommodate storm runoff per the current City of Lacey Stormwater Design Manual" (SDM 2.2.5 and 7.4.10)
58. The final stormwater management plan for site development shall be in substantial conformance with the draft Drainage Control Plan submittal dated September 18, 2023.
59. Supplemental soil testing and infiltration analysis shall be conducted during the December 1-April 30 period at all proposed infiltration facility locations, to assess infiltration characteristics and rates under "wet-season" conditions. A supplemental geotechnical report (and design revisions, if necessary) shall be submitted for approval prior to construction.
60. Any permanent stormwater infiltration locations used for temporary stormwater containment during construction shall be constructed, inspected, and tested for infiltration performance verification after final grading, as described in Chapters 5 & 7 of the City of Lacey 2022 Stormwater Design Manual.
61. Stormwater infiltration in fill material on-site is prohibited. All stormwater infiltration facilities shall be set in native soil.
62. 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.



### General Stormwater Improvements:

63. 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). The Stormwater Design Manual requires the use of Low Impact Development (LID) techniques to the maximum extent possible. 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.
64. 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).
65. Projects 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). Some areas of the site may be subject to high groundwater levels, these areas shall be address with the stormwater report.
66. 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).
67. A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City **prior to beginning any site disturbing activities at the project**. Each of the 13 required elements as identified in Chapter 5 must be addressed and included in the construction SWPPP. If site conditions render any element unnecessary, the exemption for that element shall be clearly justified in the narrative for the SWPPP. The SWPPP shall be submitted to and approved by the City prior to Civil Plan Approval.
68. 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 submitted 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.

69. From October 1 through April 30, clearing, grading, and other soil disturbing activities shall be prohibited unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site. (SDM 5.2.3, Element #12)
70. Prior to issuance of building permits for construction of buildings associated with the plat, post utility/roadway construction site stabilization improvements as shown on the erosion control plans within the approved civil drawings shall be completed. Elements of the plan shall include but are not limited to stabilizing soils, protecting slopes, providing concrete wash areas, and other best management practices to ensure erosion of the site does not occur.
71. Residential subdivisions shall provide signage (a detail is available at the City) to enhance the 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.

Specific Transportation Improvements:

72. Steilacoom Road is classified as a Major Collector Type II roadway. See Detail 4-3.1 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires 36-feet of half-street Right-of-Way. Frontage improvements shall be completed by the applicant and approved by the City prior to final plat approval of this project.
73. Marvin Road is classified as an Arterial roadway. See Drawing Detail 4-2.2 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires 49-feet of half-street Right-of-Way. Curb to Curb the Marvin Road improvements are complete. From the back of curb to the property line, outstanding frontage improvements shall be installed. This requires the relocation of the existing sidewalk, installation of a planter strip with landscaping and irrigation and possibly the installation of additional street lighting along Marvin Road. Frontage improvements shall be completed by the applicant and approved by the City prior to final plat approval of this project.
74. Internal roadways are classified as a Major Local Residential roadways. See Detail 4-4.0 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires 54-feet of Right-of-Way. Frontage improvements shall be completed by the applicant and approved by the City prior to Certificate of Occupancy of any building associated with this project.

75. At a minimum, alleys shall be constructed to alley standards. the alley between lots 140-150 and lots 151-158 shall have a total width shall of 25-feet. See Detail 4-5.1 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual.
76. Please note where the internal roads connect to Marvin and Steilacoom Road, the initial portion of the roadway at the intersections shall meet Major Collector Type II standards (See Detail 4-3.1 dated 12/15/14 & Detail 4-4.2 dated 12/15/14 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual).
77. In addition to the previously mentioned frontage improvements, all overhead utilities shall be relocated underground by the developer and/or utility owner if the cumulative length of the parcel's frontage is over 500 lineal feet. (DG&PWS, General Public Works Considerations 3.100 D)
78. Existing curb ramps or other improvements that do not meet current Americans with Disability Act standards associated with the site shall be brought into conformance with the site development. (DG&PWS, 4C.030 7.)

General Transportation Improvements:

79. In addition to all Federal and State requirements street lighting requirements, street lighting levels shall comply with current City of Lacey Development Guidelines and Public Works Standards requirements for roadways and intersections. To comply with these standards and assure street lighting is in conformance with these standards, additional street lighting may be required for all streets adjacent to this project. All street lighting designs shall be prepared by an engineering firm capable of performing such work. (DG&PWS, Transportation, Illumination 4E.010)
80. As a condition of final Public Works Approval, 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 must provide a copy of a billing statement to the City. If service has not been established, the applicant/owner must provide the following information to the City to establish service: Project Name (final subdivision name), service meter's number, address of the service meter, owner's contact number and address, and the type of items are 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 above or a copy of a previous billing statement, the service will remain in the applicant/owner's name and they will be responsible for payment of the bills until such time as the information is received by the City.**

81. Fiber optic conduit shall be installed and conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines & Public Works Standards (DG & PWS, Transportation 4E.035).
82. 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). The access to the site shall align with the access to The Lacey Regional Athletic Complex. Also, WSDOT shall approve the proposed access to SR 510.
83. Traffic mitigations as determined by the Residential Traffic Generation worksheet or Traffic Impact Analysis are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.
84. Please show all proposed and existing driveways associated with the plat. (DG&PWS Subdivisions and Short Plat 2-21)
85. Minimum intersection curb radii and centerline radius requirements must be satisfied. Please label all radii on the final plat (DG&PWS 4B.020).
86. Roadway sections (public or private) 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.
87. All residential projects, whether single or multi-family, which abut a boulevard, an arterial, or any class collector street shall be required to establish a buffer from such streets. The buffer must be a separate tract of land, 20-feet in width, within the subdivision and is to be maintained by the Homeowner's Association. (DG&PWS, Transportation 4B.065)
88. All public streets within the City and the City's UGA boundary will be planted with trees to create a distinct and pleasant character for those roadways. The street trees located in the Development Guidelines shall be required in or along the public Right-of-Way, including medians. (DG&PWS, Transportation 4G.100)
89. Please include the following note on the plat: "The Homeowner's Association or in the absence of a Homeowner's Association the property owner adjacent to the public right-of-way, private roadway or alleys shall be responsible for maintaining the planter strip, and all other areas within the right-of-way (weeding, pruning, irrigating, mowing, etcetera of the landscaping and street trees.) in a healthy and growing manner in perpetuity. If these areas are being maintained by another group or organization, a maintenance agreement (or adequate documentation) that verifies these areas are

being (and will continue to be) maintained shall be submitted to the City for review". (Development Guidelines & Public Works Standards, Transportation 4G.100D).

90. Please include the following note on the plat: "The City of Lacey has no responsibility to build, improve, maintain, or otherwise service the private roads and/or alleys within or providing access to the property described in this plat." (Lacey Municipal Code 15.32.190)
91. The following note on the plat: "The Homeowner's Association is responsible for maintaining the private streets and alleys (along with associated parking areas and street lighting) and planter strips (weeding, mowing, irrigation, pruning of landscaping, etc.). in a healthy and growing manner in perpetuity". (DG&PWS, Transportation 4G.100D)
92. 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:

93. 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).
94. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.
95. 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)
96. 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).

**97. 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.**

98. Right-of-Way shall be dedicated with this project. Right-of-Way shall be dedicated in conformance with the City or Regional Transportation plans, by the approved Traffic Impact Analysis, to accommodate modifications to existing curb ramps/driveway cuts upgrading them to current Americans with Disabilities Act requirements or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).

99. Immediately adjacent to the public right-of-way a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities (2017 Development Guidelines and Public Works Standards Roadway details).

Other Public Works Comments:

100. 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). (LMC )

101. 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)

102. 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)

103. Prior to submitting civil drawings for review, Land Use Approval must be obtained.

104. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).

105. 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)

106. 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)

107. Certificate of Occupancy/final inspection for any 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)
108. 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/irrigation, roadway and street lighting improvements (LMC 14.20.025).
109. 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)
110. 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 Homeowner's Association will be notified and the problem shall be corrected within 30 days of notification. If the problem is not corrected within the 30 day time period, the City will correct the problem and bill the Homeowner's Association. This language shall be included on the plat document.
111. A Bill of Sale for water, sewer and street lighting 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.