

Hearings Examiner
420 College Street SE
Lacey WA 98503

12/13/2023
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Re: Project # 23-0180, Morel Meadows

My home in Hawksridge is within 300 feet of the proposed development. My concern is not with the appearance of the development, but rather its long-term effect on Hawksridge.

Drainage of Morel Meadows: Rainwater which falls onto Hawksridge drains into a series of dry wells, and then collects in a natural pond which lies in an undeveloped area within Hawksridge. During last winter's storms, the pond overflowed, spread into yards along Hawksridge Drive SE, and flooded the street itself. The water filled the woods up to my back-yard fence, but luckily did not advance further. This sort of flooding has not occurred since I moved here in 2006.

Any natural drainage from Morel Meadows should never be allowed to impact Hawksridge, and therefore add to our problems. Any retention ponds should be located so that, in case of their failure or overflow, they should drain on to Steilacoom Road or Marvin Road, not onto any Hawksridge property.

Garry Oaks: There are a number of Garry Oaks near the property line between Morel Meadows and Hawksridge. Garry Oaks are the only oak tree native to Washington, and are a protected species within much of the South Sound prairie ecosystem. They provide sustenance for several species of birds and animals. These beautiful trees should be maintained, rather than being removed for the benefit of the developer.

Please let me know if you have any questions. Thank you for the opportunity to comment on the proposed development.

Sincerely,



Nancy Poultney
434 Peregrine Dr SE, Lacey 98513
360-438-1302

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/89517237622>. 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.

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!**