

STAFF REPORT

Date: 3/5/2024
To: City of Lacey Hearings Examiner
From: City of Lacey Community & Economic Development Department
Subject: Project #23-0218; City of Lacey Lift Station #6 Rehabilitation; Conditional Use Permit Request, Wetland Permit.

I. GENERAL INFORMATION

- A. Applicant/Property Owner:
City of Lacey
420 College Street SE
Lacey, Washington 98503
- B. Authorized Representative:
Gagan Brar, EIT, Public Works Department
360.412.2895

II. DESCRIPTION OF PROPOSAL

The proposed project includes the rehabilitation of the 0.12-acre lift station site, involving the removal, replacement, or relocation of both above and below-grade infrastructure. With this project, the City of Lacey aims to enhance the reliability of Lift Station 6 in response to projected wastewater pumping needs, aligning with the city's broader initiative to upgrade existing lift stations.

The project includes the removal of the current sewer lift station, valve vault, and associated structures, along with the replacement of the water meter, wash hydrant, and water service. Additional upgrades include the replacement of the electrical panel, mechanical and electrical equipment, sewer manhole, and the diesel-powered emergency standby generator. The project also includes the conversion of the existing offline storage structure into the new wet well, featuring a duplex submersible station equipped with constant speed motor controls.

Additional site work includes onsite roadway grading and resurfacing, and the installation of a 4-foot chain-link fence and security gate. A new force main, the replacement of the waterline in 32nd Court SE, integration of two catch basins into the

existing stormwater system, a new power feed, and the restoration of 32nd Court SE roadway are also included as project elements.

In terms of spatial impact, the rehabilitation work primarily targets previously disturbed areas, with an exception of 680 square feet of newly disturbed space. Excavation activities, estimated at approximately 125 cubic yards, will facilitate the installation of new sewer manholes, valve vaults, on-site piping, and minor grading. The removal and disposal of excavated material not suitable for backfill will be managed responsibly, while approved pits near the proposed lift station will supply suitable imported backfill, meeting specified requirements.

A conditional use permit (CUP) is required because a lift station is classified as an essential public facility and, as a result, must go through the quasi-judicial permitting process. In addition to the CUP, a Wetland Development application is required for this project as it takes place within the buffer of an associated category two wetland adjacent to Hicks Lake. Therefore, a WDP is required to assess impacts and assign mitigation

III. LEGAL DESCRIPTION OF SUBJECT PARCEL

Lift Station 6 is located at 5611 32nd Court SE, Lacey WA, 98503 on City of Lacey property. The site spans two parcels numbered 83450100000 & 11828110801. Section 28, Township 18N, and Range 1W. The water main, sanitary sewer force main, and stormwater replacement runs from the Lift Station 6 site along 32nd Court SE and terminates at the intersection of 32nd and Ruddell Rd SE.

IV. SITE PLAN INFORMATION

Project Size: ~2,500 square feet

Number of Lots: 2

Average Lot Size: 2,613sf

Smallest Lot Size: 435sf

Water: City of Lacey

Sewer: City of Lacey

Power/Natural Gas: Puget Sound Energy

Site Characteristics: The site is located on two parcels (83450100000, 11828110801) totaling 0.12 acres or approximately 5,227sf. The site slopes down at a light to medium grade from north to south and at the southern end of the parcel begins to slope sharply

down at a 55% grade into a wetland. The existing Lift Station 6 site includes approximately 42% (1,450 square feet) of impervious surfaces, including HMA driveway, concrete pad, vaults and lift station support equipment. After construction the impervious surface will increase to 57.8% (1,996 square feet) to accommodate additional equipment and HMA driveway expansion.

Surrounding Land Uses:

The project is located in a primarily residential area that abuts a wetland that is part of a greater wetland area connecting to Hicks Lake to the northeast. The zoning to the north of the project is Low Density Residential (LD). To the east of the project is a single-family home that is split zoned as LD and Natural. To the south of the project is a Natural and Open-Space Institutional (OS-I) zoning. To the east is another single-family home that is zoned as LD. Lastly there is both OS-I and Natural zoning to the east of the project parcel and south of the aforementioned single-family home.

Access:

Access to the lift station will utilize the current sites existing access off of 32nd Ct SE.

Zoning:

The primary zoning of the site is Low Density Residential; however, the site is split-zoned with the southern portion of the western parcel zoned Shoreline Natural. The Shoreline Natural zoning designation represents a known wetland found at the toe of the slope as delineated on the site plan (Exhibit 8). Permitted uses within the Low Density Residential zoning are those which provide a broad range of residential housing and encourage a plan for the availability to public services and utilities. Conditional uses are permitted as provided in Chapter 16.66, "Conditional Uses and Permits," of the Lacey Municipal Code, and subject to review and approval through the quasi-judicial application procedures outlined in the Development Guidelines and Public Works Standards.

V. ENVIRONMENTAL EVALUATION

A Determination of Nonsignificance (DNS) was issued on October 20, 2023. The DNS had a comment period which was combined with the Notice of Application comment period that ended on September 22, 2023. The City received standard comments from the Department of Ecology on the project. These comments were in regards to toxics cleanup and notification requirements should contamination be found on-site as well as

solid waste management. These comments are attached to this report as exhibit number 15. The DNS is attached and made a part of this report as exhibit number 16.

VI. APPLICABLE COMPREHENSIVE GOALS AND POLICIES

The Lacey Comprehensive Plan (2016) 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 VII. The following sections of the Comprehensive Plan apply to this proposal:

A. 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

Wetlands

Goal 1: Work to achieve no net loss of wetland resources and increase the quality and quantity of these resources.

Policy A: Utilize and amend, when necessary, Lacey's wetland protection measures to ensure protection of Lacey's wetland resources.

Critical Aquifer Recharge Areas

Goal 1: Protect the quality and manage the quantity of groundwater resources.

Policy A: Seek to prevent groundwater contamination by protecting groundwater resources through various implementation measures.

Policy B: Strive to assure that proactive measures are taken to protect water quality from degradation and promote corrective actions in areas where degradation has occurred so that the net effect is an improvement of ground and surface water quality.

Policy C: Continue to implement adopted standards to regulate land uses within sensitive aquifer areas and well head protection areas.

B. 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 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.

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 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 Municipal Code Sections	Project Complies	Project Will Comply With Staff Conditions
<i>Applicable Municipal Code Sections</i>		
Chapter 14.28 Wetland Protections		
14.28.110 - Regulated Activities	X	
14.28.190 - Application Information Requirements	X	
14.28.270 - Standards for wetland decisions generally	X	
14.28.280 - Wetland buffers – standard buffer widths	X	
14.28.350 - Avoiding wetland impacts	X	
14.28.360 - Minimizing wetland impacts	X	
14.28.390 - Acting on the application – Financial security	X	
14.28.430 - Application approval – Compensating for wetlands	X	
14.28.440 - Application approval – Compensatory mitigation – applicant requirements		X
14.28.445 - Performance standards – mitigation requirements		X
14.28.447 - Type and location of mitigation		X
14.28.510 - Application approval – Mitigation plans		X

14.32 Tree and Vegetation Protection & Preservation		X
14.32.020 - Purpose and Permit Criteria		
14.32.040 - Permits	X	
14.32.063 - Conformance to Standards	X	
14.32.069 - Revegetation Option	X	
14.32.070 - Financial Security	X	
14.32.095 - Requirements for foresters and contractors doing land clearing work in Lacey	X	
<i>Chapter 16.66 Conditional Uses and Permits</i>		X
16.66.010 – Intent		
16.66.020 – Permitted Uses	X	
16.66.030 – Control of Uses	X	
16.66.040 – Environmental Performance Standards	X	
16.66.050 – Design Standards	X	
16.66.060 – Essential Public Facilities		X
Chapter 16.80 Landscaping Requirements	X	
16.80.010 – Statement of Intent		
16.80.020 – General Requirements	X	
16.80.030 – Special Requirements	X	
16.80.040 – Preservation of Significant Trees		X
16.80.050 – Types of Landscaping	X	
16.80.060 – Alternative landscaping options		X
16.80.070 – Species Choice		X
16.80.080 – Maintenance of Plant Material		X
16.80.090 – Performance Assurance		X

VIII. NOTIFICATION

The application for conditional use permit and wetland development permit was received on August 3, 2023, and was deemed complete pursuant to RCW 36.70B.070 on September 6, 2023. The comment period for the Notice of Complete Application had a 14-day comment period that ended on September 22, 2023. A notice was published in The Olympian and the site was posted with the notice of complete application on the subject parcel. These notices are attached to this report as exhibits #16.

Written notice of the public hearing was sent to all property owners within 300 feet of the site on March 4, 2024, and notice was published in The Olympian on March 4, 2024, at least 10 days prior to the public hearing. Notice was posted on-site on March 4, 2024. No public comment was received.

IX. COMMUNITY & ECONOMIC 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 conditional use and wetland protection ordinances of the Lacey Municipal Code (LMC). Staff has reviewed the materials in light of the comp plan and city codes and offers the following items for analysis/discussion.

Zoning Standards and Conditional Uses:

Pursuant to Lacey Municipal Code 16.66 Conditional Uses and Permits, sanitary sewer lift stations are considered a public utility allowed to be sited in any zoning district through the conditional use permit review process. The intent of allowing uses by a conditional use permit is to provide an opportunity to locate certain types of uses, services and facilities that, because of their unique characteristics, cannot (or should not) be limited to specific land use classification districts.

The conditional use permit process allows modifications to certain zoning standards when warranted (LMC 16.66.050). LMC 16.66.050 establishes that the design standards established for the overlying zoning district shall be the initial base of reference in determining the design standards for conditional uses in the same district. The enforcing officer is authorized to vary the design of the district for a conditional use when such alteration or variation is found to be reasonable. Some of the design standards that may be altered include:

1. Size and shape of lots (minimum area, width, depth, setbacks, and building heights);
2. Maximum building coverage
3. Maximum development coverage
4. Off-street parking and loading
5. Landscaping, buffering and screening

In the case of lift station #6, the City is requesting an alteration of required landscape standards. Typically, a 15-foot type one landscape buffer is required for a screening buffer between incompatible land uses. However, the size of the subject lot and the required size of the lift station footprint along with the steep slopes make accommodating a 15-foot buffer on all sides of the lift station a challenge. Wetland restoration and replanting will be placed as a form of buffer to the eastern residential property and to the south of the western property in conjunction with fencing.

Compatibility and Impact of Proposal on Surrounding Area:

The sanitary sewer lift station is expected to have minimal impact on the surrounding area. Noise levels on-site will be limited to maintenance visits, routine servicing, and

occasional generator testing or operation during power outages. To ensure compliance with noise standards outlined in LMC 16.57 "Environmental Performance Standards," the City is committed to regulating facility-generated noise, as stipulated in the conditions included within this proposal.

Regarding odor control, when the lift station functions as designed and waste moves through the facility, odors are typically not a concern. The current lift station has a track record of no odor-related issues. All lift stations within the City of Lacey must adhere to design standards outlined in the City's Development Guidelines, Public Works Standards, and the Washington Department of Ecology's "Criteria for Sewage Works and Design." These standards incorporate measures to prevent odor-related problems.

Approval of the facility will enable the City to upgrade the existing infrastructure serving this specific area. Anticipated impacts to the surrounding environment will mainly stem from routine maintenance, occurring monthly or as needed, and occasional generator operation during emergencies or maintenance. Due to the pre-existing nature of the site, the renovation of the lift station is not expected to cause significant impacts, and conditions have been strategically incorporated to mitigate any potential issues that may arise.

Wetland Identification/Protection/Mitigation

The necessity for the applicant to submit a wetland development permit application arises from the anticipated impact on the buffer of a category two wetland. Specifically, new impervious surface is projected to affect an estimated 680 square feet of the buffer zone. In the ensuing analysis, we will delve into the implications of this development, exploring its potential ecological consequences and regulatory considerations.

ESA biologists delineated the wetland using established industry methods, relying on three main criteria: (1) the prevalence of wetland (hydrophytic) plant species, (2) the presence of hydric soils, and (3) indications of wetland hydrology, such as soil saturation within the top 12 inches or evidence of ponded water. The assessment of wetland habitats employed the USFWS habitat classification system. These delineation and classification methods were applied in conjunction with the City of Lacey LMC 14.28.100 system to determine wetland buffer widths based on wetland category, adjacent land use intensity, habitat score, high conservation value, and mitigation measures. According to LMC 14.28.280(C)(2)(a), the City's wetland buffers range from 40 feet to 225 feet. The site was identified as a category II wetland with a medium habitat score of 7, necessitating a standard 150-foot buffer in the absence of mitigation measures and a 110-foot buffer with mitigation. Despite the project scope remaining outside the wetland, it falls entirely within the wetland buffer, making impacts to the buffer unavoidable. The current buffer has been disturbed by residential development, the

existing lift station, and the public roadway, as detailed in other sections of this document and supporting materials.

The project proposal would fall under regulated activities based on Lacey Municipal Code 14.28.110 which describes regulated activities in the in a wetland buffer zone as the following:

- a. The removal, excavation, grading, or dredging of soil, sand, gravel, minerals, organic matter, or material of any kind;
- b. The dumping, discharging, or filling with any material;
- c. The draining, flooding, or disturbing of the water level or water table;
- d. The driving of pilings;
- e. The placing of obstructions;
- f. The construction, reconstruction, demolition, or expansion of any structure;
- g. The destruction or alteration of wetlands vegetation through clearing, harvesting, shading, intentional burning, or planting of vegetation that would alter the character of a regulated wetland;
- h. Activities that result in a significant change of water temperature, a significant change of physical or chemical characteristics of wetlands water sources, including quantity, or the introduction of pollutants.

LMC 14.28.350 further states that regulated activities and special uses shall not be authorized in a regulated wetland except where it can be demonstrated that the impact is both unavoidable and necessary or that all reasonable economic uses are denied.

LMC 14.28.350.C further clarifies that in respect to Category II wetlands, where nonwater-dependent activities are proposed, it shall be presumed that adverse impacts are avoidable. The presumption may be rebutted upon the demonstration that:

- a. The basic project purposed cannot reasonably be accomplished utilizing one or more other sites in the general region that would avoid, or result in less, adverse impact on a regulated wetland; and
- b. A reduction in the size, scope, configuration, or density of the project as proposed and all alternative designs of the project as proposed that would avoid, or result in less, adverse impact on a regulated wetland or its buffer will not accomplish the basic purpose of the project; and
- c. In cases where the applicant has rejected alternatives to the project as proposed due to constraints such as zoning, deficiencies of infrastructure, or parcel size,

the applicant has made reasonable attempt to remove or accommodate such constraints.

The applicant acknowledges that while there are no plans to fill or remove anything in the regulated category II wetland, the project cannot avoid affecting the wetland buffer, which covers the entire existing lift station parcel. Exploring alternative sites outside the buffer is deemed impractical because lift station #6 is integral to a larger wastewater system, and there are no city-owned parcels nearby suitable for utility purposes. In the staff's assessment, this proposal aligns with the aforementioned provisions, given the wetland's immediate adjacency to the site and the entire site falling within the wetland buffer. Efforts will be made to minimize and address impacts to the wetland during construction. Efforts include protective measures such as siltation curtains, scheduling the regulated activity to avoid interference with wildlife and fisheries rearing, resting, nesting or spawning activities

To mitigate the impacts on the wetland buffer, the project will decommission and consolidate lift station appurtenances, thereby minimizing long-term effects on the buffer. Additionally, the initiative includes restoring a section of the current buffer currently covered in pavement, amounting to approximately 265 square feet. The calculation of the mitigation area involves subtracting the permanent wetland buffer credit (265 SF) from the permanent wetland buffer impact (680 SF) and applying a 1.2:1 mitigation ratio to the sum. This results in 498 square feet of mitigation planting. The minimum required planting area encompasses the mitigation of 415 square feet of impervious impacts at a 1.2:1 ratio and the restoration of 265 square feet of impervious credit at a 1:1 ratio. The total minimum planting area required is calculated as $(415 \text{ SF} \times 1.2) + (265 \text{ SF} \times 1) = 763$ square feet. According to Figure 5. of exhibit #8 the applicant proposes to mitigate and restore 823sf of the wetland buffer.

As proposed, staff believes the proposal is consistent with the goals and policies of the 2016 Lacey Comprehensive Plan. Care should be taken, however, to ensure that the minimum provisions of the ordinance requirements are satisfied or exceeded.

X. HEARING EXAMINER AUTHORITY

The Hearings Examiner has the responsibility and authority issue final action on Conditional Use Permits and Wetland Development Permits. 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 conditional use permit and wetland development permit are consistent with the City Comprehensive Development Plan, the City Zoning Code, and other applicable codes and regulations provided that the conditions recommended below, under Section XII, are implemented.

XII. STAFF RECOMMENDATIONS CONCERNING ACTION ON THE PROPOSED CONDITIONAL USE PERMIT AND WETLAND DEVELOPMENT PERMIT.

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 then the language of the ordinance controls.

Based upon the above analysis, city staff recommends approval of the conditional use permit and wetland development permit.

Community & Economic Development Department:

1. The project shall proceed in substantial conformance with the plans on file, received August 3, 2023 except as may be modified by the conditions herein.
2. Tree removal on site shall be in performed in accordance with the recommendation of the SUF report dated on 1/21/2023
3. Wetland buffer impacts and subsequent mitigation work shall be done in accordance with the Critical Areas Report prepared by ESA on June, 2023.
4. All staging areas of construction equipment shall be located at the highest elevation point on the property furthest from the protected wetlands and associated buffers. LMC 14.28.360.B.5.)
5. Erosion control measures shall be implemented prior to any activity on the site, in a manner that eliminates potential erosion and/or sediments from disturbed areas from entering the wetland buffer. Erosion control methods may be in the form of straw bales, silt fences or other forms approved by the City of Lacey. Erosion methods shall be

identified on the grading and construction drawings submitted to the City of Lacey for approval. (LMC 14.28.360.B.7.)

6. The approval for the wetland development permit shall be effective upon the conclusion of the appeal period; Any decision of the city of Lacey in the administration of this chapter may be appealed in accordance with Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards. (LMC 14.28.520)
7. The approval for the wetland development permit shall be valid for a period of 18 months from the date of approval. The City may grant one 6-month extension prior to the expiration of the approval, if requested in writing thirty (30) days prior to the expiration of the 18-month period in accordance with the provisions of LMC 14.28.160.
8. All landscaping installed in the buffers shall be irrigated with a temporary or permanent irrigation system. An irrigation plan shall be submitted to the City of Lacey Community Development Department for review and approval.
9. Prior to any site disturbing activities, the construction or clearing limits identified in the approved plans shall be marked in the field with temporary "clearing limits" fencing in such a way as to ensure that no unauthorized intrusion will occur. The fencing shall be inspected by Community and Economic Development staff prior to the commencement of permitted activities. This temporary marking shall be maintained throughout construction and shall not be removed until permanent signs are in place.
10. Any site lighting shall be directed downward so as to ensure that lighting does not cross property lines. This shall require installing a light shield to ensure that lighting is directed downward.
11. 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)
12. 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)

13. 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)
14. 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)
15. All applicable requirements of the City Zoning Code shall be satisfied (LMC Title 16).
16. 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.
17. All requirements of the international building and fire codes adopted by the City of Lacey shall be met.
18. All permit requirements of the Olympic Region Clean Air Authority (ORCAA) shall be satisfied.

General Sewer Improvements:

19. In addition to all Federal and State requirements, any 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)

General Stormwater Improvements:

20. 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).
21. 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.
22. 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)
23. 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).
24. The following note shall be shown on the face of the civil engineering drawings and is a condition for approval: "Roof downspout infiltration systems shall be placed on the lot being developed and shall be sized to accommodate storm runoff per the current City of Lacey Stormwater Design Manual"
25. If site conditions cannot support downspout infiltration or dispersion systems, a note must be included on the civil drawings indicating that roof and foundation drains shall be tied into stormwater system with perforated stub-out connections. (SDM 2.2.5 and 7.4.10)
26. 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.

27. 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.
28. 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.
29. 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)

General Surveying Requirements:

30. 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)
31. 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:

32. 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)
33. 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)