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WOODLAND DISTRICT SITE PLAN REVIEW DECISION

Case Number: 23-0281

Applicant and Contact: Christian LaRocco for MJR Development; DM Ventures Woodland

Description of Proposal: Conversion of an existing, vacant, office building into a 50-unit apartment building. The unit mix contains studios, and one- and two-bedroom units. The project includes pavement repairs, and sidewalk, landscaping and utility upgrades. The site is 1.08 acres and located in the Woodland Zoning district.

Location of Proposal: The site address is 629 Woodland Square Loop SE. The parcel number is 84990001400.

Date of Decision: November 21, 2023

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

Expiration Date of Approval: May 21, 2025. Approval of the site plan shall be effective for 18 months from the date of approval. A request for one six-month extension may be granted if requested in writing 30 days prior to the original expiration date.

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

Project Review Team:

Planning Department:	Sarah Schelling	(360) 491-5642
Public Works Department:	Tom Stiles	(360) 491-5600
Building Department:	Terry McDaniel	(360) 456-7783

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

The complete case file, including findings, conclusions, and conditions of approval, is available for review online at <https://cityoflacey.org/projects/629-woodland-apartments-site-plan-review-23-0281/>. Please contact Sarah Schelling, AICP, Senior Project Planner, at the above-listed telephone number with project related questions.

Conditions of Approval That Must Be Met:

Community and Economic Development

Specific Planning Requirements

1. The project shall proceed in substantial conformance with the plans on file with the Community and Economic Development Department dated October 2, 2023 except as may be modified by the conditions herein.
2. 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.
3. The building elevations submitted with the Woodland District Application dated October 2nd, 2023 are approved for design review. Major modifications to the building elevations shall be reviewed by the Planning Department prior to submittal of the building permit. Minor alterations to the plans may be reviewed through the building permit process.
4. The project shall meet the requirements of LMC 14.32 'Tree and Vegetation Protection and Preservation' for minimum number of trees per lot. A minimum of four trees per 5,000 square feet of site area shall remain, or be planted if not retained, on site. The project landscape plans shall show how this requirement is being met; species shall be as recommended by the City of Lacey Forester. Tree removal shall take place with an approved grading permit and shall be per the recommendations of the City of Lacey Forester.
5. A final 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)

General Planning Requirements

6. If Certificate of Occupancy/Final Inspection is requested prior to the installation of the approved landscaping and irrigation, a detailed estimate from a landscape installer must be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor. A financial security must be provided to the Planning Department in the amount of 150 percent of the above-mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department and a financial security is in order to ensure that all plant materials are properly maintained. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a minimum period of two years. (LMC 16.80)
7. 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)
8. A sign permit shall be issued by the City of Lacey prior to the installation of any signs on the subject site. (LMC 16.75)
9. All applicable requirements of the City Zoning Code shall be satisfied.
10. The applicant/developer shall be responsible for obtaining all applicable permits required for the project. For example, these may include a National Pollutant Discharge Elimination System Permit (NPDES) and/or any others. These permits may require additional review time from the appropriate agencies.

Building and Fire Code Review

11. The 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. Please note we are under the International Fire Code 2018 Edition and all NFPA code requirements of the most recent year published (2021 Codes go into effect March 1, 2024.). The permits will be reviewed in accordance with codes in effect at the time of complete building permit submittal.
12. A Foundation Only permit can be issued to help the applicant continue to work while plans are in review.

13. The project shall comply with the accessibility requirements of the 2009 ICC A117.1-2009. There shall be an accessible route of travel to the public right of way. The entire site shall have ADA connectivity.
14. A grading permit is required for the proposed scope of work.
15. 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.
16. Washington State weatherization requirements shall be met by retaining ownership for 60 or providing weatherization reports if not retaining ownership for less than 60 months.
17. 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.
18. Prior to grading permit issuance, a preconstruction meeting shall be scheduled with Dylan Call @ 360-491-5642 or Dcall@ci.lacey.wa.us
19. Prior to the buildings going vertical a building preconstruction meeting shall be scheduled with Terry McDaniel @ 360-491-5642 or Tmcdanie@ci.lacey.wa.us
20. A Washington State Licensed Architect and Engineer will be required for the project.
21. Addressing is assigned by the Community and Economic Development Department, please contact 360-491-5642.
22. One fire hydrant shall be installed, tested and approved prior to the issuance of building permits. A fire hydrant shall be provided every 330 feet for the building, unless the fire flow is greater than 1,500gpm then it shall be every 300 feet, and shall be placed no closer than 40 feet from the building or structure protected (LMC 14.07, IFC Table C102.1, IFC Appendix C105).
23. The required fire flow for the building shall be not less than 2,500 gpm for 4 hours, per IFC Appendix B. Fire-flow is based on square footage/construction type, including a 50% credit for the installation of automatic fire sprinkler systems. The initial calculation is always based on type 5b wood framed construction as a worst-case scenario for fire flow (IFC Section 507.1 LMC 14.07.015).
24. The building shall be equipped with an approved, automatic, fire sprinkler system that shall be installed in accordance with NFPA 13 (2016 Edition) standards. Additionally, a fire department connection shall be installed in accordance with LMC 14.07, and shall be located within 40 feet of a fire hydrant. Buildings greater than 7,500 square feet requires a

sprinkler system in accordance with LMC 14.07. The building shall have its own FDC line with KNOX locking caps or plugs. Sprinkler drawings and permitting are differed submittals and not required at the time of architectural drawings.

25. A separate building permit is required for the installation of fire sprinkler system underground piping. The design shall be in conformance with NFPA 24 Standards (2010 Edition) and the City of Lacey Public Works Design Standards. Underground sprinkler piping shall be designed only by a Washington State Level III Certified contractor. Plans and specifications shall be submitted to the City of Lacey Building Department for review and approval prior to installation. Fire sprinkler system underground lead-in piping shall be installed only by a Washington State Level "U" Certified contractor. The submitted plans shall be accompanied by the level "U" certification of the installing contractor (LMC 14.07.015; WAC 212-80-030). Please note: Fire sprinkler underground drawings are required to be submitted prior to above ground sprinkler drawings. This is a separate permit submittal than the Civil set submitted to the City of Lacey Public Works Department. We ask for 2 sets of overall water plans only for submittal documents.
26. An approved addressable fire alarm system with supervised monitoring shall be provided throughout the buildings in accordance with Lacey Municipal Code 17.07 and NFPA 72 Standards (2016 Edition). Fire alarm drawings and permitting at the City of Lacey are differed submittals and not required at architectural submittal.
27. 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 building at ground level. Fire apparatus access roads shall be located not less-than 10-feet from the building (IFC Section 503.1). The fire access road shall be able to handle imposed loads of 75,000 pounds. A 26-foot-wide fire access road shall be provided on one entire side of the building if the building is greater than 30-feet at the eave (IFC Appendix D). The aerial access road cannot be a public right-of-way. A temporary fire access road shall be provided at the time of vertical permit issuance. The fire access road shall be designed and approved by an engineer as able to handle the loads of fire apparatus (LMC 14.07).
28. An approved fire department turn-around may be required if the fire department access road has a dead end in excess of 150 feet (IFC Section 503.2.5).
29. Approved 12" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color (IFC Section 505.1; LMC 14.07.015).
30. An approved fire department and police department key-box shall be provided on the building per IFC Section 506 and LMC 14.07. The key box shall be installed in a location approved by the City of Lacey Fire Code official. The box shall contain keys necessary for fire department and police department access to the interior of the building and any other location necessary for fire department or police department operations. Go to

KNOXBOX.com for key boxes for Lacey Fire District #3 and Lacey Police Department. The City of Lacey Fire Code Specialist shall install the keys following key-box installation (IFC Section 506).

31. Approved fire lane markings shall be provided where necessary to discourage obstructions by the parking of private vehicles. The City of Lacey Fire Code Official will perform a site inspection after the installation of the final road surface a curbing, to determine the locations where fire lane markings will be required. Fire lane markings shall be installed and approved prior to final occupancy approval (IFC Section D-103.6; LMC 14.07.015).
32. Fire extinguishers shall be provided every 75 feet in accordance with LMC 14.07, fire extinguishers shall be type 2a10bc.
33. The City of Lacey Fire Code Official shall conduct the necessary inspections or witness required tests to ensure compliance with applicable fire codes. The applicant shall call the City of Lacey Community and Economic Development Department to schedule required inspections; requests for inspection shall be called in at least 24 hours in advance. (IFC Section 106.2)

Department of Public Works:

Specific Water Improvements

34. On the east side of the existing building, an 8-inch water main shall be extended from the existing 8-inch water main located in Woodland Square Loop and the south side of the building and either connected to the eight-inch main on the parcel west of 629 Woodland (the UTC building) or back to the eight-inch water main in Woodland Square Loop. Additional hydrants in locations acceptable to Lacey Fire shall be installed. Unless approved by the city of Lacey Public Works Department, “dead-end” water mains cannot be created with this project (City of Lacey 2017 Development Guidelines and Public Works Standards Manual 6.010 and 6.020)
35. A Reduced Pressure Backflow Assembly device shall be installed for each domestic meter. If the existing domestic meter is not equipped with a Reduced Pressure Backflow Device, one shall be installed with the proposed improvements (DG&PWS Appendix P).

General Water Requirements

36. The following note shall be stated on the irrigation plans:
The property owner adjacent to the public right-of-way shall be responsible for maintaining and locating all irrigation lines located in the public right-of-way (DG&PWS Water, Irrigation 6.210).
37. An irrigation meter with a Double Check Valve Assembly backflow prevention device shall be provided for all landscaped areas (DG&PWS, Water 6.120 F).

38. In addition to all federal and state requirements, water system improvements shall meet the requirements of the City of Lacey, 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 the 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. Water mains shall be extended throughout the site to assure fire, water quality and domestic requirements can be satisfied. Water main extensions shall be located on the north/east side of the road or drive area, six-feet off centerline (DG&PWS 6.010, 6.020).
40. To assure adequate water is present for your project, modeling of the water system shall take place. Please contact Brandon McAllister (360)413.4386 to coordinate fire flow modeling.
41. If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be 'cut', a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
42. The builder/applicant/owner shall purchase the water meter prior to the issuance of each building permit (DG&PWS Water 6.121).

Specific Sewer Improvements

43. The sewer lateral for the building shall be connected to a manhole, sewer laterals shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe. With the redevelopment of the site a manhole shall be set on the existing eight-inch main in Woodland Square Loop and an appropriately sized sewer lateral provided (DG&PWS, Sewer 7A.010)
44. Additional sewer connection fees shall be collected for the increase in use. If a larger water meter is desired for the multi-family use, additional water connection fees shall be collected.

General Sewer Requirements

45. In addition to all federal and state requirements, sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Cleanwater Alliance and the Department of Ecology (DG&PWS, Sewer 7A.010).

Specific Stormwater Improvements

46. Treatment and infiltration facilities shall be provided for stormwater associated with the revised surface areas.

47. The project is located within a Category 1 Critical Aquifer Recharge Area; enhanced treatment for stormwater is required (SDM 8.2 and Appendix 8B).

General Stormwater Requirements

48. In addition to all federal and state stormwater requirements, the project shall comply with the City of Lacey 2016 Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the Manual.
49. A final Stormwater Site Plan, including a drainage design report and drainage plans in conformance with current Stormwater Design Manual standards, shall be provided prior to final Public Works civil drawing approval. Key elements to be included within the report include: the project engineer's certification; descriptions of how each of the Core requirements is addresses; construction SWPPP; basin map and 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 stormwater facilities maintenance and source control manual (SDM 2.2.1).
50. The project shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of the 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).
51. 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).
52. The following note shall be on the face of the civil engineering drawings:

"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."
53. 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 the stormwater system with perforated stub-out connections (SDM 2.2.5 and 7.4.10)
54. 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.

55. A Stormwater Facility Maintenance Plan per chapter 3 of the City of Lacey 2016 Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the stormwater site plan and as a stand-alone document for the post-development facility owner. The plans shall be submitted for review prior to civil drawing approval.
56. Clearing, grading, and other soil disturbing activity shall be prohibited between October 1 through April 30th 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).

Specific Transportation Requirements

57. The following half-street frontage improvements shall be installed on Woodland Square Loop from the back of curb: six-foot planter strip with landscaping and irrigation, street lighting, and a five-foot sidewalk.
58. Existing curb ramps, driveways, or other improvements that do not meet current Americans with Disability Act standards shall be brought into conformance with site development (DG&PWS, 4C.030 7).

General Transportation Requirements

59. 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)
60. Fiber optic conduit shall be installed and shall conform to the standards and requirements set forth in Chapter 4 (Transportation) from the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4E.035).
61. 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 outline in the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4G.100).
62. All public streets shall be planted with street trees. Street tree themes in the right-of-way are per the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4G.100).

63. The property owner(s) adjacent to the public Right-of-Way shall be responsible for maintaining the planter strip, median and area within the Right-of-Way between the sidewalk and property line (weeding, pruning, irrigating, mowing, etcetera of the landscaping and street trees.) in the public Right-of-Way in a healthy and growing manner in perpetuity. If these areas are being maintained by another group or organization, then 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).
64. 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

65. Utility easements are required for all water and sewer mains located on private property. Easements shall be included for 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. All easements shall be designated as “utility easements” on the civil drawings and in the easement documents. Specific requirements will be determined at the time of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to the release of the approved civil drawings (DG&PWS Chapter 3.110).
66. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.
67. 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 the Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Coordinate System (DG&PWS 3.025).
68. 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 the Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum, civil drawings not on this datum will not be accepted and routed for review (DG&PWS 3.025).
69. Right-of-way shall be dedicated for a project that requires Woodland District Site Plan Review. The requirement to dedicate right-of-way shall be determined by the City or Regional Transportation plans, by a Traffic Impact Analysis, or as determined by the Public Works Department. Dedications shall be prepared by a professional land surveyor and shall be submitted to and approved by the City of Lacey Public Works Department prior to plan approval (DG&PWS, Transportation 4B.060).

Other Public Works Requirements

70. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time of complete application as determined by the City of Lacey.
71. 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).
72. All public works improvements shall be designed by an engineer licensed in the State of Washington and drawings submitted to the City of Lacey Public Works Department for review and approval (DG&PWS 3.040).
73. All structures associated with the site shall be connected to City of Lacey utilities (DG&PWS Chapter 3.040B).
74. Prior to civil drawing approval, one paper set of drawings and a PDF copy of the drainage report and civil drawings shall be submitted for all approved final plans (DG&PWS 3.040B).
75. 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)
76. Separate preconstruction meetings shall be held for the grading permit work with Community and Economic Development and with the Public Works Department for the civil construction improvements.
77. Certificate of Occupancy for the building will not be issued until all improvements shown on the on the approved civil plans have been installed by the applicant and approved by the City (DG&PWS 4B.080)
78. A 20 percent maintenance bond or financial guarantee of the engineers 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).
79. If building permits are desired prior to the installation of civil improvements, a financial guarantee at a rate of 150% of the outstanding Public Works improvements shall be submitted to the City (DG&PWS 3.090A).
80. With the civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines and Public Works Standards, provide three sets

of the civil drawings, two Stormwater 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 departments will not satisfy this requirement (DG&PWS 3.040B)

81. The following language shall be on the face of the any easement documents submitted to the City:

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 occurs causing valve boxes to protrude above, or settle below, the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30-day time period, the City will fix the problem and bill the property owner.

82. A bill of sale for water, sewer, and street lighting improvements being installed with the project shall be submitted prior to final public works approval of the project.

CONDITIONS OF APPROVAL PRIOR TO OCCUPANCY:

Final inspections and approvals from applicable departments, e.g., Building, Fire, and/or Public Works are required before any building may be occupied.

GENERAL FINDINGS:

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

1. The site address 629 Woodland Square Loop SE. The parcel number is 84990001400.
2. The subject proposal is for the development of two 5-story apartment buildings, with 376 units. Conversion of an existing office building into a 50-unit apartment building. The unit mix contains studios, and one- and two-bedroom units. The project includes pavement repairs, sidewalks and landscaping, and utility upgrades
3. The subject property is zoned Woodland District. The proposal is an allowed use in the Woodland District zone. Title 16 (the City's Zoning Ordinance) of the Lacey Municipal Code specifies requirements applicable to the development of the subject property.
4. A total of 78 on-site parking stalls are proposed for the project. Lacey Municipal Code 16.72 identifies parking requirements for uses within the City of Lacey and establishes optional minimum and maximum parking standards Per LMC 16.72, 68 parking stalls are required. The project meets the requirements for onsite parking.

5. The adopted City of Lacey Development Guidelines, as well as Title 12 and Title 13 of the Lacey Municipal Code, set forth specific street and utility improvements applicable to the subject property.
6. As conditioned, adequate measures have been made to provide street and utility improvements in accordance with the City of Lacey Development Guidelines and Public Works Standards and Titles 12 and 13 of the Lacey Municipal Code.
7. As conditioned, adequate measures have been made to provide potable water for consumption and fire control to this development in accordance with the City of Lacey Development Guidelines and Public Works Standards, the City of Lacey Coordinated Water System plan and the International Fire Code.
8. As conditioned, adequate measures have been made to provide sanitary sewer services in accordance with the City of Lacey Development Guidelines and Public Works Standards and the City of Lacey Comprehensive Sewer Plan.
9. As conditioned, adequate measures have been made for storm water control in accordance with the City of Lacey Development Guidelines and Public Works Standards and the City of Lacey Stormwater Design Manual.
10. Chapter 14.21 of the City of Lacey Traffic Mitigation and Concurrency Ordinance requires traffic impacts to be identified and mitigated through the payment of impact fees. As conditioned, this proposal is consistent with LMC 14.21 "Traffic Mitigation and Concurrency" and its impacts to the public road system will be mitigated.
11. The Urban Beautification Plan adopted by the City details specific improvements applicable to the subject property. As conditioned, this proposal meets the intent of the Urban Beautification Plan.
12. The International Building Code adopted by the City of Lacey has specific requirements applicable to development of the subject property. As conditioned, this proposal is in accordance with the International Building Code as adopted by the City of Lacey.
13. The International Fire Code has specific requirements applicable to the development of the subject property. As conditioned, this proposal is in accordance with the International Fire Code.
14. The Lacey cross connection control program has specific requirements applicable to the development of the subject property. As conditioned, this proposal will meet the intent of the Lacey Cross Connection Control Program.

15. The City of Lacey has provisions in Title 14 of the Lacey Municipal code for the protection and preservation of trees and vegetation. As conditioned, this proposal is in accordance with the Tree and Vegetation Protection and Preservation ordinance.
16. At the time of processing this application, adequate sanitary sewer and domestic water capacity are available. However, utility capacity is reduced as other parcels of property are connected to the services. Therefore, approval of this application does not guarantee the availability of utility services. Such assurance will not be given until all applicable connection fees are paid and accepted by the City."
17. All public agency and citizen comments received have been considered and addressed through conditions of approval, where appropriate.
18. As conditioned, this proposal will not be detrimental to the public's health safety and general welfare.

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

Sincerely,



Sarah Schelling, AICP
Senior Planner

cc: Rick Walk, City Manager
Grant Beck, Planning and Development Services Manager
Scott Egger, Director of Public Works
Jennifer Burbidge, Director – Parks Culture and Recreation
Tom Stiles, Development Review Engineer
Martin Hoppe, Transportation Engineer
Wade Duffy, Building Official and Fire Marshall
Terry McDaniel, Building Plans Examiner
Mike Raskin, DM Ventures
Steve Schmitz, KPFF
Amanda Keating, Weber Thompson
file