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NOTICE OF WOODLAND DISTRICT FORM BASED CODE DECISION

Case Number: 23-0305 (Amendment to **22-0022**)

Applicant: Transform Lacey WA LLC
alfredo.izquierdo@transformco.com

Contact: Dan Penrose, SCJ Alliance
dan.penrose@scjalliance.com (360)352-1465

Description of Proposal: Request for approval to amend the approved connectivity plan related to City of Lacey project #22-0022 Sears/At Home building addition approved on July 28, 2022. The applicant proposes to amend the plan to allow for phasing of parking lot and connectivity improvements to coincide with future development.

Location of Proposal: The project is addressed as 651 Sleater Kinney Road SE, Suite 1300, Lacey, Washington 98503. The parcel number is 65100900100.

Date of Decision: December 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: June 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: January 4th, 2024. 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:

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|---------------|-----------------|----------------|
| Planning: | Sarah Schelling | (360) 491-5642 |
| Public Works: | Tom Stiles | (360) 491-5600 |
| Building: | 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 is available for review on the City of Lacey website at <https://cityoflacey.org/projects/651-sleater-kinney-amendment-23-0305/> Please contact Sarah Schelling, Senior Planner at the above-listed telephone number, or by email at sschelli@ci.lacey.wa.us, to with any questions.

Conditions of Approval:

Community and Economic Development Department:
Planning Conditions

1. The request to phase site connectivity improvements as described in the materials submitted on October 24, 2023 is approved. Connectivity improvements for phase 1 shall be installed, inspected and approved prior to issuance of the certificate of occupancy of the phase 1 building.
2. Phase 2 improvements shall be completed either, prior to the certificate of occupancy for the building located on Phase 2, OR within three years from the date of this approval (December 21, 2026) - whichever is earlier.
3. A bond or other financial guarantee, in the amount of 150 percent of the cost of the Phase 2 improvements shall be submitted prior to issuance of the certificate of occupancy for the building in Phase 1. The amount of the financial guarantee shall be determined by a contractor's estimate that is reviewed and approved by the City.
4. An application for land use approval shall be submitted to the City of Lacey for review and approval prior to construction of all future phases.
5. All other applicable requirements identified in the land use approval for project number 22-0022 issued July 28, 2022 remain in effect.

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 subject parcel is located at 651 Sleater Kinney Road Southeast, Suite 1300, Lacey, Washington. The parcel number is 65100900100.
2. The subject proposal is to amend the approval for project number 22-0022 and allow phased construction of connectivity improvements to coincide with future development.
3. The subject property is zoned Woodland District and is specifically located in the Urban Neighborhood 3 – Master Plan Areas. Development within the Master Plan Areas that exceed certain dollar thresholds are required to submit connectivity and detailed master plans with the application materials. The proposal is an allowed use in the Woodland District zone – Urban Neighborhood 3; a conceptual connectivity and detailed master plan were submitted per the

requirements of LMC 16.24.040B. The connectivity plan and the detailed master plan can set a propose a timeline for completion of improvements. As conditioned, adequate measures have been made to meet the requirements of LMC 16.24.

4. All public agency and citizen comments received have been considered and addressed through conditions of approval, where appropriate.
5. 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 Project Planner

cc: Rick Walk, City Manager
Grant Beck, Director of Community & Economic Development
Scott Egger, Director of Public Works
Tom Stiles, Development Review Engineer
Terry McDaniel, Building Plans Examiner
Permit Technicians
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