



Community and Economic Development

LACEY CITY COUNCIL

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**NOTICE OF PARKING LOT PERMIT DECISION**

**Case Number:** 24-0068 Chick-Fil-A Parking Lot Permit

**Applicant:** Chick Fil A Inc.

**Contact:** Glenna Mahar, Barghausen Consulting Engineers  
18215 72<sup>nd</sup> Ave South  
Kent, WA 98032

**Description of Proposal:** Additional drive-thru lane adjacent to existing pick-up window

**Location of Proposal:** 8302 Quinault Dr NE, Assessor's parcel 52950000101

**Date of Decision:** May 13, 2024

**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: November 13, 2024.** 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: May 27, 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:**

Planning Department:	Samra Seymour	(360) 491-5642
Public Works Department:	Tom Stiles	(360) 491-5600
Building and Fire Codes:	Terry McDaniel	(360) 491-5642

**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 at <https://cityoflacey.org/development-projects/>.

Conditions of Approval That Must Be Met Prior to Issuance of Building Permit:

**Community and Economic Department:**

Planning

1. The project shall develop in substantial conformance with the plans on file with the Community and Economic Development Department, except as modified by the conditions below.
2. Any disturbed landscaping shall be restored per the approved landscape plans on file for City of Lacey project 2018-289.
3. The pedestrian crossing walkway located at the exit to the drive-thru lane, shall be constructed with colored, stamped concrete, different textured surfacing or other design features to provide clear, convenient, and safe pedestrian movement across the vehicle travel path. LMC 14.23.084.E(5)
4. All applicable requirements of the City Zoning Code shall be satisfied.
5. The applicant/developer shall be responsible for obtaining all applicable permits required for the project. For example, these may include a General Construction Stormwater Permit (Ecology), and/or any others. These permits may require additional review time from the appropriate agencies.

**Department of Public Works:**

Stormwater

6. Treatment and infiltration/flow control facilities shall be constructed for stormwater associated with the proposed site improvements.
7. Enhanced treatment for stormwater is required, as the subject property is located within a Category I Critical Aquifer Recharge Area.
8. 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).
9. Prior to civil drawing approval, verification that the existing oil control system has capacity for the new drive-thru area shall be provided. If capacity does not exist, either the existing

system shall be enlarged to accommodate the additional area or a new system providing additional treatment shall be installed.

10. 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.
11. 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.
12. 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

13. 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)
14. 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

15. 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 )
16. 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)

17. 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)
18. Prior to submitting civil drawings for review, Land Use Approval must be obtained.
19. 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)
20. 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)
21. 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 the additional stormwater treatment facilities (LMC 14.20.025).
22. 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)

**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 8302 Quinault Dr NE, Lacey, Washington, Assessor’s parcel 52950000101.
2. The subject proposal is the construction of an additional drive-thru lane adjacent to the existing pick-up window at an existing fast-food restaurant.
3. The subject property is zoned General Commercial. The proposal is an allowed use in the General Commercial zone. Title 16 (the City’s Zoning Ordinance) of the Lacey Municipal Code specifies requirements applicable to the development of the subject property.

4. 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.
5. There are no water or sewer improvements required as part of this proposal.
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 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.
8. All public agency and citizen comments received have been considered and addressed through conditions of approval, where appropriate.
9. 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,



Samra Seymour, AICP  
Senior Planner

- c: Terry McDaniel, Plans Examiner  
Tom Stiles, Development Review Manager  
Doug Christenson, Senior Utility Engineer - Stormwater  
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