



Community and Economic Development

LACEY CITY COUNCIL

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**NOTICE OF LAND CLEARING/CLASS IV FOREST PRACTICES APPLICATION**

**Case Number:** 24-0017 City of Lacey 32<sup>nd</sup> Lane Utility Project Class IV Forest Practices Application

**Applicant:** City of Lacey Public Works

**Contact:** Nick Ensley, PE 360.584.6184

**Description of Proposal:** Tree removal associated with a sewer line replacement and new water main installation

**Location of Proposal:** 4501 32nd Ln SE, Assessor’s parcel 11829410000, Section 29, Township 18N, Range 1W, W.M. Lacey, Washington

**Date of Decision:** May 1, 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 1, 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:** **May 15, 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 Lacey City Hall in the Community Development Department, between 8:00 am and 5:00 pm, Monday through Friday. Please contact Samra Seymour, Senior Planner at the above-listed telephone number to arrange for a review of these items.

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

**Planning Department:**

1. The project shall develop in substantial conformance with the plans submitted on March 6, 2024 except as modified by the conditions below.
2. Prior to any site disturbing activities, a preconstruction meeting shall be held with Sound Urban Forestry to review the location of the tree protection fencing.
3. Tree protection on site shall follow the recommendations outlined in the Sound Urban Forestry report dated February 6, 2024, as well as the addendum information provided via email by Kevin McFarland of Sound Urban forestry dated April 24, 2024.
4. Tree protection measures shall be inspected and approved by Sound Urban Forestry prior to tree removal.
5. Tree removal is limited to trees identified for removal in the report prepared by Sound Urban Forestry, dated February 6, 2024. Any additional tree removal must first be approved by the City of Lacey contract forester and Community and Economic Development Department.
6. Prior to tree removal the applicant shall install all approved erosion and sediment control BMPs.
7. The following note shall be on the face of the construction plans:  
*When an unanticipated discovery of protected cultural materials (e.g. bones, shell stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains are discovered, the property owner or contractor will immediately stop all work, completely secure the location, and contact the Washington State Department of Archeology and Historic Preservation and other contacts as identified in the City of Lacey Standard Inadvertent Archeological and Historic Resources Discovery Plan (LMC 16.53.080).*
8. 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.

**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 4501 32<sup>nd</sup> Lane SE, Lacey, Washington.
2. The subject proposal is for removal of trees that will be impacted by City of Lacey utility line installation and replacement.
3. The subject property is zoned Moderate Density Residential. The proposal is an allowed activity in the Moderate Density Residential zone.
4. An environmental review of the project was held on April 15, 2024. No significant adverse impacts to the environment were identified. Therefore, a Determination of Nonsignificance was issued in accordance with RCW 43.21C.
5. A Temporary Erosion and Sediment Control plan was submitted as part of the land clearing/forest practices application. 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.
6. The Sound Urban Forestry report dated February 6, 2024 identified ten (10) trees for removal and three (3) trees for retention. The report estimates approximately 11,120 board feet of merchantable timber. The report also provides recommendations for removal techniques as well as tree protection measures. Sound Urban Forestry also submitted an addendum to the report on April 24, 2024. The addendum recommends that final tree protection measures for Trees #9, 12, and 13 be determined at the time of the preconstruction meeting identified in Condition #2 above.
7. The City of Lacey has provisions in Title 14 of the Lacey Municipal code for the protection and preservation of trees and vegetation.
8. As conditioned, this proposal is in accordance with the Tree and Vegetation Protection and Preservation ordinance.
9. All public agency and citizen comments received have been considered and addressed through conditions of approval, where appropriate.
10. As conditioned, this proposal will not be detrimental to the public's health safety and general welfare.

Attached conditions & findings of fact for application #24-0017

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Samra Seymour".

Samra Seymour, AICP  
Senior Planner

c: Rick Walk, City Manager  
Vanessa Dolbee, Community & Economic Development Director  
Scott Egger, Director of Public Works  
Kevin McFarland, Sound Urban Forestry  
Department of Revenue ([dordlftpermits@dor.wa.gov](mailto:dordlftpermits@dor.wa.gov))  
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