



Community and Economic Development

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**NOTICE OF SITE PLAN REVIEW AND PRELIMINARY SHORT SUBDIVISION DECISION**

**Case Number:** 24-0040 Hogum Bay Hotels & Commercial

**Applicant:** Golden Nugget Investment Group LLC

**Contact:** Antony Chung – 9632 6<sup>th</sup> Way, Lacey, WA 98513

**Description of Proposal:** Construction of two hotels (128 rooms and 98 rooms) with associated infrastructure, parking and open space. The proposal also includes a short subdivision to create a lot for future commercial development.

**Location of Proposal:** 2315 Hogum Bay Rd NE, Assessor's parcel 11811120800, located in a portion of Section 11, Township 18N, Range 1W, W.M. Lacey, Thurston County, Washington

**Date of Decision:** November 18, 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:** May 18, 2026. 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 2, 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.**

Attached conditions & findings of fact for SPR approval of application #24-0040

The complete case file, including findings, conclusions, and conditions of approval, is available for review on the [project's webpage](#). [\[link\]](#)

Conditions of project approval:

**Planning and Zoning:**

1. The project shall develop in substantial conformance with the plans submitted to the Community & Economic Development Department, except as modified by the conditions below.
2. The developer shall meet and satisfy all conditions of the Mitigated Determination of Nonsignificance issued for the project on October 10, 2024.
3. Prior to issuance of grading or building permits, the developer shall receive final commercial design review approval. The design review submittal shall be revised to address the following items:
  - An additional east-west pedestrian connection through the parking area, meeting the criteria in [LMC 14.23.084\(E\)\(5\)](#). Pedestrian connections shall connect both buildings and provide a protected route of travel through the parking lot;
  - An open space plan addressing the applicable requirements of [LMC 14.23.088](#).
    - The open space plan shall identify the required tree tract(s) [LMC 14.32.064](#);
    - The open space plan shall demonstrate how the courtyard on the north side of the proposed Homewood Suites building could conceptually be designed to integrate the future commercial pad on proposed Lot 2;
4. Prior to the issuance of a grading permit the developer shall obtain a Class IV Forest Practices/Land Clearing permit from the Community and Economic Development Department.
5. The Oregon white oak tree, identified as tree number two (2) by Sound Urban Forestry in the comments dated October 23, 2024, shall be protected during all phases of site work and construction and incorporated into the required perimeter landscaping. This tree shall be shown and identified on the final landscape plans. Prior to grading permit issuance, the applicant shall survey the location of trees number one (1) and two (2) and shall provide plans showing the surveyed location of the trees. The

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applicant shall work with Sound Urban Forestry to determine if retention of tree number one (1) can be safely accommodated with the approved site plan and location of required utility improvements.

6. The tree tract replanting plan shall be revised to increase the diversity of tree species. The replanting plan shall address the comments and recommendations of Sound Urban Forestry and the Washington State Department of Fish and Wildlife, as identified in Findings of Fact 9, 10, 11, and 12.
7. The following note shall be placed on the face of the final short subdivision map:  
*Future development on Lot 2 shall be designed to integrate with the courtyard located on Lot 1.*
8. The following note shall be included on the building, grading, and land clearing permits:  
*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).*
9. All applicable requirements of the City Zoning Code shall be satisfied.

**Building and Fire:**

10. The applicant shall address the specific comments related to plans submitted with the land use application, which are attached to this decision as Attachment B.
11. The building permit shall be subject to the ICC codes adopted by the City of Lacey at the time of building permit submittal.

**Public Works:**

12. Prior to final short subdivision approval, water and sewer services shall be provided to each lot.
13. A 12-inch water main shall be extended throughout the site, unless water modeling shows a smaller main is adequate. The main shall be extended from the existing 12-

inch water main located at the southwest corner of the adjacent parcel to the north to the existing 16-inch main located in Hogum Bay Road.

14. The existing 16-inch reclaimed water main located in or along Main Street NE shall be extended to-and-through the south property line of the subject parcel. The reclaimed water main shall be extended along or near the back of the existing sidewalk on the northeasterly side of Marvin Road NE or in a location as approved by the City of Lacey. The City of Lacey shall reimburse the developer a negotiated cost for construction of the reclaimed water main extension.
15. An 8-inch gravity sewer main shall be extended on site to serve each building with sewer.
16. Confirmation of subsurface soil conditions and wet season infiltration rates at the actual infiltration facility locations shall be required prior to construction drawing approval.
17. The plans, details, and Maintenance and Source Control Manual for this project shall all clearly state that the pavement may have to be removed and/or other site improvements impacted due to maintenance, repair, or replacement of the stormwater treatment and/or infiltration systems.
18. To comply with Core Requirement #5, the project design must demonstrate compliance with the Low Impact Development Performance Standard. Infiltration trenches/galleries as proposed are not an option under the "list approach" cited in the drainage report.
19. The proposed infiltration systems may be considered "UIC wells" per the Washington State Department of Ecology's Underground Injection Control (UIC) program. The UIC program requirements include submittal of a registration form 60 days prior to construction.
20. Unless infeasible due to soil conditions, stormwater improvements for each lot shall be constructed when each lot develops. If conditions are not conducive to provide treatment and infiltration on each lot, a recorded agreement permitting stormwater from both lots be treated and infiltrated in a joint facility shall be identified with the plat. Maintenance responsibilities for the joint stormwater facilities shall also be recorded on the face of the final plat map.

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21. Stormwater responsibilities for the private road serving both parcels shall be identified on the plat document.
22. Prior to final short subdivision approval, all private roadway improvements benefitting both parcels shall be constructed by the applicant and approved by the City of Lacey.
23. From the private road serving both proposed lots, access for Lot 2 shall be identified on the plat document. The access shall be located in a location as approved by the City of Lacey and located as far to the south as possible.
24. The access roadway serving the site shall be constructed at a minimum to the Private Commercial Roadway standards. (See DG&PWS detail 4-5.0 dated 12/15/24) The Private Commercial Roadway requires 22 feet of roadway surface, 0.5 feet of curb and gutter (each side of the roadway) and 5 feet of sidewalk (each side of the roadway).
25. The traffic mitigation identified as of May 16, 2024 is \$89,837.31 and will mitigate off site traffic impacts for this project. The actual fee will be determined at the date of payment for issuance of building permits, water meters, or other approval process. The fees increase annually in an amount equal to the increase in the Engineering News Record Construction Cost Index over a date one year earlier. (LMC 14.21)
26. The project shall be designed in conformance with the City of Lacey 2017 Development Guidelines & Public Works Standards, as well as the City of Lacey 2022 Stormwater Design Manual.

**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 2315 Hogum Bay Rd NE, Lacey, Washington. The Assessor's parcel number is 11811120800.
2. The subject proposal is to develop a 128-room hotel and a 98-room hotel with associated infrastructure, parking, and open space as shown on the submitted site plan. The proposal also includes a short subdivision to create a lot for future commercial development.
3. The subject property is zoned Hawks Prairie Business District Commercial. Hotels are an allowed use in the Hawks Prairie Business District Commercial zone. Title 16 (the

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City's Zoning Ordinance) of the Lacey Municipal Code specifies requirements applicable to the development of the subject property.

4. This proposal has been reviewed in accordance with the provisions of RCW 43.21C, State Environmental Policy Act. A mitigated determination of nonsignificance was issued for this project on October 10, 2024.
5. The notice of application and project materials were routed for review to internal and external agencies for comment and posted on the City of Lacey website. The notice of application was published in The Olympian on March 8, 2024.
6. Three comment letters were received from members of the public during the comment period. The comments received expressed concerns relating to increased vehicular traffic, impacts on utility infrastructure, and the potential for increase in crime.
7. Comments were received from the Nisqually Indian Tribe, Tribal Historic Preservation Office with "no specific comments or concerns". However, they requested to be notified of any inadvertent discoveries or archaeological resources.
8. Comments were received from the Squaxin Island Tribe, Cultural Resource Department, identifying no specific cultural resource concerns for this project. However, they recommend an inadvertent discovery plan be on the project site at all times. The project has been conditioned to address these comments.
9. Sound Urban Forestry prepared a Tree Protection Plan for the subject site, dated September 13, 2023. The report identified four (4) Oregon white oaks within the property boundaries, ranging in size from 6-20" in diameter. The report also noted that the proposed tree tract area located in the southeast portion of the site will retain a total of nine (9) trees, and that replanting in this area will be necessary to reach the canopy cover as required by LMC 14.32.065.
10. Sound Urban Forestry provided comments on the submitted landscape plan, dated August 16, 2024. The comments noted that the proposed parking lot trees are not appropriate due to the potential for damage to irrigation and paving. The comments also noted that the proposed tree tract replanting plan should increase the diversity of tree species used in this area.

11. Sound Urban Forestry provided additional comments dated October 23, 2024. These comments further assessed the condition of the four (4) Oregon white oaks and identified the trees' approximate locations on site.
12. Comments were received from the Washington State Department of Fish and Wildlife (WDFW), dated April 4, 2024. These comments discuss the importance of oak woodlands, stands, and individual trees in providing many ecological functions and valuable opportunities for wildlife. WDFW indicated that their preferred course of action is retention of Oregon white oaks. If retention of all oaks is not feasible, then minimizing the loss of oak habitat by retaining some and providing compensatory mitigation in the form of planting additional Oregon white oak seedlings in the tree tract area, is the next preferred course of action. Conditions have been added that address these comments.
13. As this proposal is commercial in nature and adjacent to a Key Multimodal Corridor, this proposal is required to meet the site and building design provisions contained in LMC 14.23 "Design Review".
14. As this proposal is located within the Hawks Prairie Business District, it is required to meet all applicable criteria contained in Table 16-71 Hawks Prairie Business District Design Review Checklist for the Retail/Commercial Area.
15. The Building Official/Fire Marshal reviewed the application and provided comments (Attachment B). The International Building and Fire Codes adopted by the City of Lacey have specific requirements applicable to development of the subject property.
16. Comments were received from the City of Lacey Public Works Development Review Engineer and contain requirements relating to utility system improvements. The applicable comments have been made conditions of approval. The full comments are attached to this decision document as Attachment C.
17. 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.
18. 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.

19. 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.
20. 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.
21. 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.
22. Chapter 14.21.020 of the City of Lacey Traffic Mitigation and Concurrency Ordinance requires a traffic impact analysis to be prepared by the proponent of any development proposal that will add at least one new PM Peak Hour Trip to the area of an individual identified traffic improvement project. The traffic impact analysis prepared for this project indicated that this proposal will generate 104 new trips during the PM Peak Hour. The TIA included a trip distribution based on the City of Lacey Existing Plus Committed Regional Traffic Model. This distribution was used to calculate traffic mitigation fees required to mitigate offsite traffic impacts according to LMC 14.21 under authority of the Local Transportation Act (RCW 39.92). The mitigation collected will fund designated transportation improvement projects. The mitigation fee will be determined at the date of payment for issuance of the building permit.
23. 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.
24. The Lacey cross connection control program has specific requirements applicable to the development of the subject property.
25. As conditioned, this proposal will meet the intent of the Lacey Cross Connection Control Program.
26. The City of Lacey has provisions in Title 14 of the Lacey Municipal code for the protection and preservation of trees and vegetation.

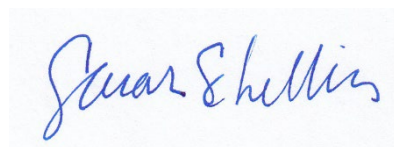


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27. As conditioned, this proposal is in accordance with the Tree and Vegetation Protection and Preservation ordinance.
28. At the time of processing this application, adequate sanitary sewer and domestic water capacity are available. However, utility 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.
29. All public agency and citizen comments received have been considered and addressed through conditions of approval, where appropriate.
30. 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 contact Samra Seymour, Senior Planner, at (360)491-5642 or [samra.seymour@cityoflacey.org](mailto:samra.seymour@cityoflacey.org).

Sincerely,



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Sarah Schelling,  
Current Planning and Economic Development Manager

cc: Rick Walk, City Manager  
Sarah Schelling, Current Planning & Economic Development Manager  
Tom Stiles, Development Review Engineer  
Martin Hoppe, Transportation Engineer  
Terry McDaniel, Building Official  
Dylan Call, Stormwater  
Scott Egger, Director of Public Works  
Vanessa Dolbee, Community & Economic Development Director  
Kevin McFarland, contract forester  
Permit Technicians

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File # 24-0040

Attachments: Attachment A, Comments from Samra Seymour, Senior Planner  
Attachment B, Comments from Terry McDaniel, Building Official and Fire Marshal  
Attachment C, Comments from Tom Stiles, Development Review Engineer  
Attachment D, Comments from Sound Urban Forestry  
Attachment E, Comments from WA Fish & Wildlife