

**CITY OF LACEY  
DEVELOPMENT REVIEW  
PUBLIC WORKS DIVISION  
WETLAND DEVELOPMENT PERMIT  
CONDITIONS**

*Shaping  
Our Community  
Together*



---

**CASE NUMBER:** #25-0103

**COMMENTS DATE:** 7/22/2025

**OWNER:** Kevin Wiseman & Brenda Hartshorn

**APPLICANT:** Kevin Wiseman

**PROPOSED USE:** Construct Single-Family Residence

**PLANNER:** Sarah Bartz

**NOTES BY:** Joey Etter

---

**Specific Water Improvements:**

1. The proposed single-family residence shall be connected to the City of Lacey's water system with an adequately sized domestic single water meter service. (DG&PWS, Water 6.010)

**General Water Improvements:**

City of Lacey 2017 Development Guidelines and Public Works Standards Manual

1. Existing wells with associated water rights may remain for irrigation purposes. Wells without water rights shall be decommissioned per Washington State Department of Ecology standards. If a well is to be used for irrigation, a Reduced Pressure Backflow Assembly (RPBA) is required and shall be installed as premise isolation at the public water supply service connection. (DG&PWS, Water, 6.120 E.)
2. In addition to all Federal and State requirements, water system improvements shall meet the requirements of the current City of Lacey City of Lacey Development Guidelines and Public Works Standards Manual, 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 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)
3. Show all adjacent wells (along with their sanitary control areas) that are within 100-feet of the proposed site. Sanitary control areas shall be protected from all potential sources of contamination as required under WAC 246-290-135. If

site improvements or any other potential sources of contamination encroach on an existing sanitary control area, the necessary measures shall be implemented to assure that the sanitary control area is properly protected. (LMC 14.36.030) (DG&PWS, Chapter 3 – General Public Works Considerations, Plan Checklist).

4. 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.
5. The builder/applicant/owner is required to purchase each water meter prior to the issuance of each building permit. (DG&PWS Water 6.121)

**Specific Sewer Improvements:**

6. The proposed single-family residence shall be connected to the City of Lacey’s sanitary sewer system with a single family S.T.E.P. sewer service connection and an adequately sized single family S.T.E.P. system. (DG&PWS, Sanitary Sewer 7A.010, 7E.010, & 7E.040)

**General Sewer Improvements:**

7. All existing on-site septic tanks and drain fields shall be removed per Department of Ecology and Thurston County Department of Health.
8. All existing and proposed structures connected to water shall be connected to sanitary sewer. (DG&PWS, Sanitary Sewer 7A.010)
9. Adequate room for the S.T.E.P. system meeting all City of Lacey S.T.E.P. requirements shall be provided. S.T.E.P. system shall meet required set back requirements. They shall be located in the front yards and shall not be located within driveway areas or other areas that will be driven upon.
10. In addition to all Federal and State requirements, sanitary sewer improvements associated with this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual, City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology. (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)

**Specific Stormwater Improvements:**

11. Based on the proposed hard surface areas (approximately 2,392 square feet) and the proposed overall developed area (approximately 5,192 square feet),

Core Requirements #1 through #5 are applicable to the project. In accordance with the current City of Lacey Stormwater Design Manual, an Abbreviated Drainage Plan shall be submitted that addresses Core Requirements #1 through #5 and fundamentally demonstrates how the project is in compliance with those core requirements. (SDM 3.3.2, Table 3.1, & Figure 2.1)

**General Stormwater Improvements:**

19. In addition to all Federal and State stormwater requirements, this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual and the current City of Lacey Stormwater Design Manual (SDM) (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 Stormwater Design Manual.
20. Setbacks for stormwater infiltration shall be in conformance with Chapter 7 of the SDM.
21. This project shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of 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)
22. 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).
23. 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.
24. 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 Transportation Improvements:**

25. In addition to all Federal and State roadway requirements, this project shall comply with current City of Lacey Development Guidelines and Public Works Standards Manual requirements for roadways.

**General Surveying Requirements:**

26. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.

**Other Requirements:**

27. 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)

28. 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)

29. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).

End of Development Review Conditions of Approval