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7 **BEFORE THE BOARD OF COUNTY COMMISSIONERS**
8 **THURSTON COUNTY, WASHINGTON**

9
10 In the matter of the Appeal of the City of Lacey
11 of the Special Use Permit for

12 WT Holdings III, LLC
13 d/b/a/ Washington Tractor
14
15

PROJECT No. 2016106262

JOINT STIPULATED ORDER
DISMISSING APPEAL

16 The Applicant, WT Holdings III, LLC and the Appellant, the City of Lacey, by and through
17 undersigned counsel, and consistent with the terms and conditions of settlement of the City of
18 Lacey's pending appeal before the Board of County Commissioners, do hereby stipulate and agree
19 to entry of the below order revising the site plan and conditions of approval of the above-referenced
20 Special Use Permit and dismissing the City of Lacey's appeal of the project.

21 **IT IS HEREBY ORDERED AS FOLLOWS:**

22 Based upon the above stipulation and agreement of the parties, the Board adopts the Hearing
23 Examiner's findings of facts, conclusions of law and decision except as revised below, and further
24 approves the revised site plan for the project attached hereto as **Exhibit A** consistent with the same.
25 The appeal of the City of Lacey is dismissed.
26

1 **Revised Findings, Conclusions, and Conditions of Approval**
2 **Washington Tractor SUP, Proj. No. 2016106262**

3 REVISED FINDINGS

4 Revised Finding 7. In order to promote pedestrian emphasis as required by TCC 21.23.060, as
5 well as to comply with the criteria for building/impervious surface coverage bonuses and
6 applicable design criteria, the Applicant proposes to provide a pedestrian plaza at the Southwest
7 corner of the property near the intersection of Ranger Drive SE and 3rd Street SE, as well as a
8 pedestrian path from the building out to the Ranger Drive SE frontage via stamped or painted
concrete. The plaza amenities would include a bench, a bike rack, sidewalk pavers, trash
receptacle, decorative trees, and a short wall. The primary entrance would face Ranger Drive
SE, and the building would have an awning. *See attached Revised Site Plan dated January 15,*
2018.

9 Revised Finding 14. The Applicant will be required to construct street frontage improvements in
10 accordance with City of Lacey standards, which are more restrictive than Thurston County's
11 standards. Arthur Saint Testimony. Ranger Drive is 60 feet wide and is designated a Collector
12 Road south of Martin Way and along the subject property frontage (a distance of one block), but
13 south of the subject property it is 30 feet wide and is designated a Local Road, serving a
14 residential subdivision. The Applicant proposes to construct sidewalk and landscaping
15 improvements along Ranger Drive within the existing public right-of-way. At the subject
16 property, the Ranger Drive right-of-way is wide enough (100 feet) that placement of the
17 improvements within the right-of-way would not prevent improvement of the road to Major
18 Collector standards. This would also be consistent with usage of the right-of-way by other
19 properties in the vicinity. Moreover, County Planning Staff considers development of the road
into a five-lane collector to be improbable because it only serves four businesses and is only one
block in length. The Thurston County Public Works Department recommends that the proposed
frontage improvements be approved. *Exhibits 6 and 7; Jim Cook Testimony.*

17 Revised Finding 15. Street frontage improvements would also be provided along 3rd Street SE,
18 which is classified as a Major Local Residential Roadway. The existing driveway off of 3rd
19 Street SE will be moved approximately 130 feet east of the centerline of Ranger Drive SE to
provide additional separation between the driveway and Ranger Drive SE. *See attached Revised*
Site Plan dated January 15, 2018.

19 REVISED CONCLUSIONS

20 Revised Conclusion 2. The use, as conditioned, meets or exceeds applicable Thurston County
21 regulations, including zoning requirements and design standards. When such conditions exceed
22 Thurston County code requirements, it is the result of furthering the interests and agreement of
23 the Applicant and the City of Lacey, and as offered to the Thurston County Board of County
24 Commissioners for purposes of settling the appeal of this permit only. As conditioned, the use
25 would comply with the general purposes and intent of the MHDC zone, and with applicable open
26 space, lot, setback, and bulk standards. The use is compatible with the designation of the
property as a transition between the east and west MHDC zones. The project would provide
streetscape amenities that would facilitate pedestrian traffic. The increased setback from Ranger
Drive is appropriate for the proposed use, and the proposed pedestrian plaza and other frontage
improvements would appropriately promote pedestrian emphasis. A condition of approval has
been included requiring the western site access to be located 130 feet east of the centerline of

1 Ranger Drive SE to provide additional separation between the driveway and Ranger Drive SE.
2 With respect to the impervious surface coverage, the project qualifies for impervious surface
3 bonus that allows up to 90% impervious surface coverage. The project is subject to design
4 review, and building details would be further reviewed by that time. With respect to the
prohibition of outdoor storage in the MHDC zone, the Hearing Examiner concurs with Staff's
interpretation that the proposed display of vehicles and temporary parking of vehicles awaiting
repair does not constitute outdoor storage.

5 REVISED CONDITIONS

6 Revised Condition 14. All development on the site shall be in substantial compliance with the
7 approved revised site plan. Any expansion or alteration of this use beyond that approved herein
will require approval of a new or amended special use permit.

9
10 DATE:

11 FEBRUARY 27, 2018

13
14 ATTEST:

15
16 LaBonde J. Boomer
Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

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Bud Blaba
Chair

Joe H. H.
Vice Chair

Ray Edwards
Commissioner

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5 PHILLIPS BURGESS PLLC
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8 By: _____

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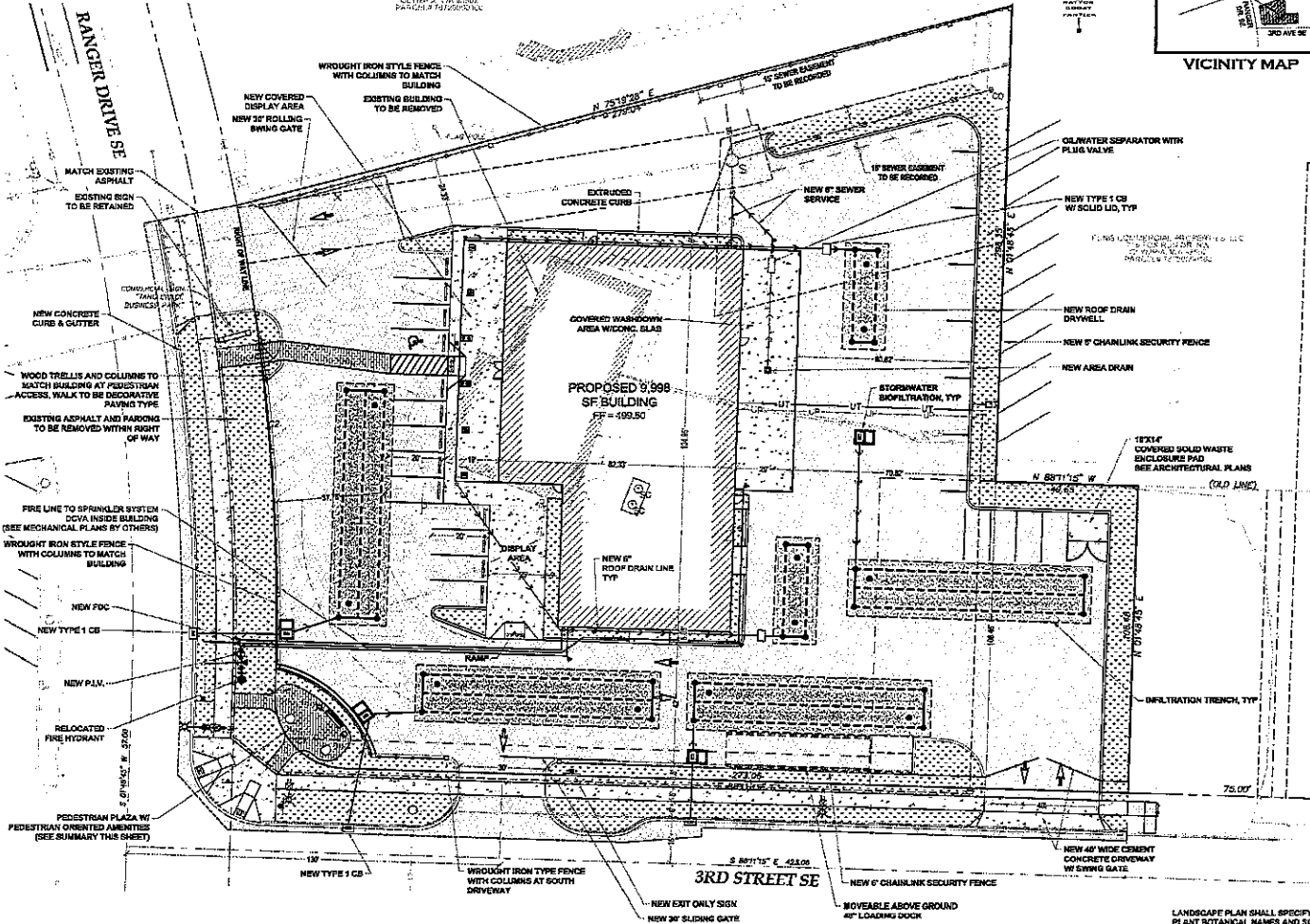
21 Email: mike@kenyondisend.com
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EXHIBIT A
REVISED SITE PLAN

WASHINGTON TRACTOR

204 RANGER DR. SE, OLYMPIA, WA 98506

NEW LAYOUT, LLC
1444 4TH AVENUE, SE
OLYMPIA, WA 98506
PHONE: 360.943.1099



EXISTING UTILITY NOTE:

EXISTING UTILITY LOCATIONS SHOWN ARE FROM VARIOUS RECORDS. CONTINGUOUS TO FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-424-5555, 48 HOURS IN ADVANCE.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

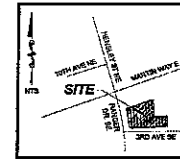
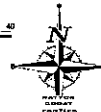
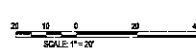
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

TOPOGRAPHIC NOTE:

THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

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VICINITY MAP

CITY OF LACEY	
VERTICAL DATUM BENCHMARK NO. 530 ON NORTH-EAST BASE OF SIGNAL POLE NORTHEAST OF INTERSECTION MARTIN WAY & HENRY BLVD. ELEVATION: 201.37	MERIDIAN HORIZONTAL DATUM SURVEY RECORDED UNDER AUDITOR'S FILE NO. 211158 BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

PROJECT PROPONENT

WASHINGTON TRACTOR
CONTACT: BRIAN TORNOW
127 N. HAMILTON
CHEHALIS, WA 98532
(360) 748-9944

LEGEND

EX. IRRIGATION VALVE BOX	EX. STREET LIGHT
EX. FIRE HYDRANT	EX. URIN
EX. BUILDING	EX. DECORATIVE TREE
EX. DOWNSPOUT	EX. CURB
EX. WATER METER	EX. SEWER
EX. WATER VALVE	EX. WATER
EX. MONITORING WELL COVER	EX. STORM
EX. SEPTIC TANK	NEW TYPE 1 CB
EX. STORM DRAIN MANHOLE	NEW TYPE 1 CB W/ SOLID LID
EX. SANITARY SEWER MANHOLE	NEW DOWNSPOUT
EX. CATCH BASIN TYPE 1	NEW PROPOSED LINE
EX. CATCH BASIN TYPE 2	NEW PROPOSED LATERAL
EX. CAST IRON COVER	NEW SIGN
EX. BOLLARD	NEW ASPHALT
EX. MAIL BOX	NEW CONCRETE
EX. LAMP NAME	NEW TYPE II LANDSCAPE
EX. PVC PIPES	NEW WOODEN FENCE
EX. TRANSFORMER	NEW CHAINLINK TYPE FENCE
EX. JUNCTION BOX	

PEDESTRIAN AMENITY-KEY

PEDESTRIAN-ORIENTED AMENITIES A, B, D, E, AND F ARE PROVIDED TO MEET THE BUILDING COVERAGE BONUS PER TCC 21.23.060.3F. SEE NOTE.

PEDESTRIAN-ORIENTED AMENITIES A, B, D, E, AND F ARE PROVIDED TO MEET THE DEVELOPMENT COVERAGE BONUS PER TCC 21.23.060.3F. SEE NOTE.

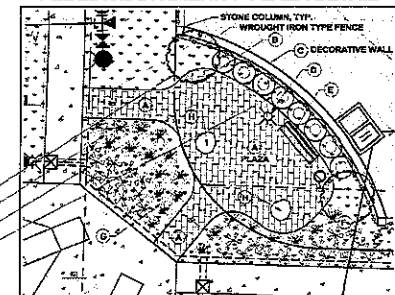
KEY TO AMENITIES IN PLAZA AREA, SOUTHWEST CORNER OF SITE:

- A. DECORATIVE PAVEMENT PLAZA (500 SF), CONNECT TO PUBLIC WALK
- B. SINGLE HOOP BIRD RACK
- C. 24\"/>

THE ABOVE AMENITIES, IN ADDITION TO A PEDESTRIAN ORIENTED ACCESS INCORPORATING DECORATIVE PAVING, WOOD TRELLIS AND COLUMNS REFLECTING THE DESIGN ELEMENTS ON THE BUILDING, ALONG WITH SIMILAR COLUMNS AND WROUGHT IRON STYLE FENCING ON THE WEST AND NORTH PROPERTY LINES ADDRESS DISCRETIONARY INCREASE IN BUILDING SETBACK AS ALLOWED IN TCC 21.23.060.3.

NOTE: TCC 21.23.060.3 REQUIRES A MINIMUM OF 140 SQUARE FEET. THE PLAZA AREA PROPOSED PROVIDES ABOUT 500 SQUARE FEET. ALL PLAZA GRADES SHALL BE DESIGNED TO MEET ADA REQUIREMENTS.

PEDESTRIAN AMENITY-PLAZA DETAIL



DESIGNED BY: JAK	DATE: 11/27/20
DRAWN BY: JAK	CHECKED BY: JAK
DATE: 11/27/20	SCALE: 1\"/>



HATTON
PANTIER
ENGINEERS AND SURVEYORS
3010 HASTING WAY, E. SUITE 15
OLYMPIA, WA 98505
TEL: 360.943.1099 FAX: 360.907.6299
hatterpantier.com

DATE: 11/27/20	STANDARD: 1000
DESIGNED: JAK	FORMAL SITE PLAN

WASHINGTON TRACTOR
204 RANGER DR. SE, OLYMPIA, WA 98503
FORMAL SITE PLAN
SECTION 15, TOWNSHIP 18N, RANGE 1W

AGENCY NO. 2020/10/20	DATE: 11/27/20
PROJECT: 204 RANGER DR. SE	DATE: 11/27/20
WORK: 100000000	DATE: 11/27/20
JOB: 100000000	DATE: 11/27/20

EXHIBIT A