



**COMMUNITY RELATIONS & PUBLIC AFFAIRS COMMITTEE**  
**MONDAY, OCTOBER 7, 2019**  
**11:00 A.M.**  
**COUNCIL CHAMBERS**

---

**LACEY SPRING FUN FAIR**

*JEN BURBIDGE, DIRECTOR OF PARKS & RECREATION*  
*(STAFF REPORT)*

**LAND CLEARING PERMIT PROCESS**

*RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR*  
*(STAFF REPORT)*

**APPEAL PROCESS**

*RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR*  
*(BRIEFING)*

**MODERN WARRIOR LIVE**

*JACOB EWING, ASSISTANT TO THE CITY MANAGER*  
*(PRESENTATION)*

**VETERANS RECOGNITION PROGRAM**

*JACOB EWING, ASSISTANT TO THE CITY MANAGER*  
*(BRIEFING)*



**COMMUNITY RELATIONS COMMITTEE**  
**October 7, 2019**

**SUBJECT:** Lacey Spring Fun Fair transfer from Lacey Community Events to City of Lacey

---

**RECOMMENDATION:** No action required—information only. Update Community Relations Committee regarding the intended transfer of management of the annual Lacey Spring Fun Fair event from the current non-profit organization to become a City of Lacey event.

---

**STAFF CONTACT:** Scott Spence, City Manager *SS*  
Jen Burbidge, Parks and Recreation Director *JB*  
Jeannette Sieler, Special Events Recreation Supervisor *JS*

**ORIGINATED BY:** Parks and Recreation Department

**ATTACHMENTS:** 1. [Event Budget](#)

**PRIOR REVIEW:** N/A

---

**BACKGROUND**

Since 1988, the Lacey Spring Fun Fair has been an annual community event in Lacey. Originally produced by the Lacey Thurston County Chamber of Commerce, Saint Martin’s University donated the space, the City contributed financially and with volunteers, and the Lacey Fire Department also provided volunteers. After the 1999 Fun Fair, Lacey Community Events, a non-profit group, was formed to carry on the tradition started by the Chamber with the support of the City of Lacey.

This event is a community effort that relies on donations, sponsorships and volunteer time from businesses, organizations, North Thurston Public Schools and residents. The event attracts approximately 16,000 people over the course of the two days that it runs. The Fun Fair committee is made up of the president of Lacey Community Events, City of Lacey staff, North Thurston Public Schools staff and volunteers. Each member of the committee takes the lead of some aspect of the fair.

Starting in 2016, Lacey Parks and Recreation took on a much more involved role in Lacey Spring Fun Fair after a paid event coordinator stepped down. Increased duties included

handling vendor tracking, social media, information phone monitoring, and promotion, in addition to already managing all of Kids World.

The following City departments support and contribute to Fun Fair: Parks & Recreation, Lacey Police: Explorers, Sr. Patrol, Reserves, Parks Maintenance, Public Works, Water Resources, Animal Services, City Manager's Office and Public Affairs.

## **PRESENT**

As of 2019, Saint Martin's University increased the liability insurance level required by Fun Fair, which added an additional \$3,000 in insurance cost for the two-day event (for a total of \$7,110). The insurance increase accounts for a substantial amount of the entire event budget so Lacey Community Events felt it was time to look at a better way to produce the popular community event. Since the City already has adequate coverage, it was determined that the best course of action was for the City to take over responsibility of producing the event, while still utilizing the volunteer committee in their current roles.

Attached is the current Lacey Spring Fun Fair budget as it would apply to the City. The Lacey Community Events president has indicated if they discontinue their organization, they would use their current funds of approximately \$12,000 to purchase items to be used for Fun Fair (which could also be used for other City events, for example more A boards, tents, equipment, etc.)

## **FUTURE**

Although additional duties will be added to the Parks & Recreation Special Events staff including sponsor solicitation, vendor recruiting and management; oversight of professional services contracts including sound support, décor, rentals, special attractions, and entertainment, budget management, event promotion, etc., city staff is able to accommodate this increase to maintain the success of the Fun Fair community event.

## Fun Fair for city proposal 2020

<b>Income</b>	
Arts & Craft vendors	\$ 5,000.00
Commercial vendors	\$ 10,500.00
Food vendors with %	\$ 7,200.00
Car show registration	\$ 1,200.00
<b>Total revenue</b>	<b>\$ 23,900.00</b>
Sponsorship	\$ 12,500.00
Lodging Tax	\$ 9,500.00
<b>Total Income</b>	<b>\$ 45,900.00</b>
<b>T-Shirts</b>	
Sales	\$ 1,000.00
Purchase	\$ 1,000.00
<b>Expenses</b>	
Supplies	\$ 2,200.00
pro services	\$ 28,800.00
rentals	\$ 13,200.00
promotion	\$ 2,150.00
printing	\$ 600.00
<b>Total expenses</b>	<b>\$ 46,950.00</b>



**COMMUNITY RELATIONS &  
PUBLIC AFFAIRS COMMITTEE**  
October 7, 2019

**SUBJECT:** Land Clearing Permit Process Review

---

**RECOMMENDATION:** No recommendation—information item only. The Committee will be briefed on the Land Clearing permit process.

---

**STAFF CONTACT:** Scott Spence, City Manager *SS*  
Rick Walk, AICP, Director of Community & Economic Dev. *RW*  
Sarah Schelling, AICP, Senior Planner *SS*

**ATTACHMENTS:** 1. [Land Clearing Application Packet, Permit #18-346](#)

**FISCAL IMPACT:** None.

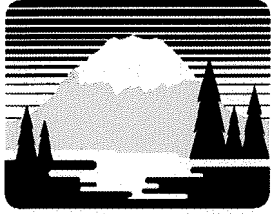
**PRIOR REVIEW:** None.

---

**BACKGROUND:**

Land clearing permit #18-346, a proposed thinning of an open space tract within the Plat of Hawks Prairie Unit 17, Eagles Bluff, was issued on August 22, 2019. Application review process and permit issuance sparked a lot of neighborhood questions, comments, and concerns. Now that the permit is issued and appeal deadlines have passed, Community and Economic Development staff has scheduled a briefing for the Committee to review the permitting process background. The briefing will discuss the application submitted, the focus of the tree report and review, a summary of public comments received, a summary of the City's regulations and the conditions placed on the permit to meet City regulations and applicable comments received.

The Committee will have the opportunity to ask questions and discuss the review process with Department staff.



Shaping  
our community  
together

CITY  
OF **LACEY**

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
420 College Street SE, Lacey, WA 98503 (360) 491-5642

RECEIVED

JUN 25 2019

BY 18-346

OFFICIAL USE ONLY

Date: 6-25-19

Case #: 18-346

Received By: CC

Planner: SARAH

Related Cases: \_\_\_\_\_

## GENERAL LAND USE APPLICATION

### Please Identify Supplemental Forms Accompanying This Application:

- |  |  |
|--|--|
| <input type="checkbox"/> Binding Site Plan (Preliminary)   | <input type="checkbox"/> Planned Residential Development (Preliminary) |
| <input type="checkbox"/> Binding Site Plan (Final)   | <input type="checkbox"/> Planned Residential Development (Final)       |
| <input type="checkbox"/> Boundary Line Adjustment  | <input type="checkbox"/> Short Subdivision (Preliminary)               |
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Short Subdivision (Final)                     |
| <input type="checkbox"/> <b>Environmental Checklist (SEPA) (must include 2 CD's containing .pdf copies of all submittal materials, including applications)</b> | <input type="checkbox"/> Site Plan Review                              |
| <input type="checkbox"/> Joint Aquatic Resources Permit Application (JARPA)  | <input type="checkbox"/> Street Merchant Supplemental                  |
| <input checked="" type="checkbox"/> Landclearing Permit/Class IV Forest Practices  | <input type="checkbox"/> Subdivision (Preliminary)                     |
|  | <input type="checkbox"/> Subdivision (Final)                           |
|  | <input type="checkbox"/> Townhouse Development Permit                  |
|  | <input type="checkbox"/> Wetland Development Permit                    |
|  | <input type="checkbox"/> Woodland District Supplemental                |

### \*Applicant/Property Owner Information

Owner: Century Communities LLC, dba BMCH WA LLC

Mailing Address: 16108 Ash Way, Suite 201, Lynwood, WA 98087

Phone Number(s): 425.614.8896

E-mail Address: craigsteepy@centurycommunities.com

Signature: \_\_\_\_\_

*\* For projects with multiple owners, attach a separate sheet with above owner information and signatures.*

Applicant: Same as above

Mailing Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

E-mail Address: \_\_\_\_\_

\*Authorized Representative: Craig Steepy

Mailing Address: 16108 Ash Way, Suite 201, Lynwood, WA 98087

Phone Number(s): 425.614.8896

E-mail Address: craig.steepy@centurycommunities.com

*\*The authorized representative will be the primary staff contact for all project related questions and correspondence.*

**Project Information**

Project Name: Hawks Prairie Unit 17 (Eagles Bluff)

Project Description: Selective thinning of non-merchantable trees within an open space tract of the plat.

**Property Description**

Site Address: 5422 Waldron Drive NE

Full Legal Description of Subject Property (attached ):  
Tract A of Hawks Prairie Unit 17 (Eagles Bluff)

Section: 24/25 Township: 19 N Range: 1 W

Assessor Tax Parcel Number(s): 11924000000

Zoning District: LDR 0-4

Shoreline Designation (if applicable): Not Applicable

Area of Project Site (in square feet if less than 1 acre; in acres if greater ): Approx. 4.2 Acres

Critical Areas on or near Site (show areas on site plan):

- None
- Creek or stream (name): \_\_\_\_\_
- Lake or pond (name): \_\_\_\_\_
- Endangered or threatened species (identify): \_\_\_\_\_
- Encumbrances, such as wells with radius, and easements: \_\_\_\_\_

- Wetland
- Steep slopes/draw/gully/ravine
- Historic site or structure
- Flood hazard area, provide FEMA flood zone and map number: \_\_\_\_\_

**Utilities (Existing and Proposed)**

Water: Existing City of Lacey Proposed \_\_\_\_\_

Sewer: Existing City of Lacey Proposed \_\_\_\_\_

Access (name of street(s) from which access will be gained): Waldron Drive NE

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

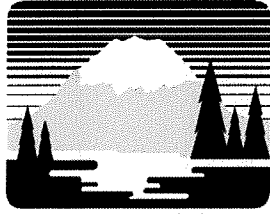
Craig Steepy

  
Signature

6/22/19  
Date

Print Name

Please attach all applicable supplemental forms



Shaping  
our community  
together

CITY OF **LACEY**

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
420 College Street S.E. Lacey, WA 98503 (360) 491-5642

**RECEIVED**

JUN 25 2019

BY 18-346

OFFICIAL USE ONLY

Date: 6-25-19

Case #: 180346

Received By: CC

Planner: SARAH

Related Cases: \_\_\_\_\_

**LAND CLEARING / ~~CLASS IV FOREST PRACTICES APPLICATION~~**

**LANDOWNER, TIMBER OWNER AND OPERATOR INFORMATION**

Name of Landowner: Century Communities LLC, dba BMCH WA LLC  
Mailing Address: 16108 Ash Way, Suite 201, Lynwood, WA 98087  
Phone Number(s): 425.614.8896  
E-mail Address: craig.steepy@centurycommunities.com

Name of Timber Owner: Same as above  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

Name of Operator: TBD  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

Contact Person: Craig Steepy  
Phone Number(s): 425.614.8896  
E-mail Address: craig.steepy@centurycommunities.com

**If you are harvesting timber, enter the Forest Tax Reporting Account Number of the Timber Owner:**  
Not Harvesting Timber \_\_\_\_\_ To receive a tax number, call the Department of Revenue at (800) 548-8829.



**PROPERTY INFORMATION (PLEASE ATTACH A MAP ASSOCIATED WITH THE HARVEST AREA.)**

Legal Description of Property: Tract A of the plat of Hawks Prairie Unit 17 (Eagles Bluff)

Parcel Number: 1192400000

Number of Acres Being Harvested: Approximately 4.2 acres

**ANSWER EACH QUESTION AS IT APPLIES TO YOUR PROPOSED FOREST PRACTICE:**

No  Yes Is the activity within 500 feet of a public park? Park name: N/A

No  Yes Is the activity located on lands platted after January 1, 1960?

No  Yes Is the activity within 200 feet of saltwater Y lake N river/creek/stream N pond N wetland Y seasonal runoff N slopes which exceed 15 % Y

What is the expected duration of FPA? This is NOT an FPA.

Proposed start date: June 1, 2019

Proposed end date: August 1, 2019

August

October

Are you cutting or removing timber?

No  Yes – Complete the table below and identify all timber harvest and salvage activity boundaries on the activity map.

Unit #	Harvest Type	Yarding Method	Acres (net)	Volume to be Harvested (mbf)	Steepest Slope in Harvest Unit (%)

Are you constructing or abandoning roads:

No  Yes – Complete the table below. Show locations and identify all road activities on the activity map.

Type of Activity	Total Length (feet)	Steepest Side Slope (%)	Abandonment date (Mo/Yr)
Road Construction			Does Not Apply
Temp Road Construction			
Road Abandonment			

Work in or over typed water may require a Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife (WDFW) and a review and approval under the City's sensitive area restrictions. If you have questions concerning the HPA, visit the WDFW website at [www.wdfw.wa.gov/habitat.htm](http://www.wdfw.wa.gov/habitat.htm).

Are you installing or replacing water-crossings?

No  Yes – Complete the table below. Show locations and identify all proposed water-crossings on the activity map.

Crossing Identifier	Crossing Type	Dimensions (width x length)	Crossing Identifier	Crossing Type	Dimensions (width x length)

Mark the following activities that are proposed in or over typed water:

Activity in or over:	Type I Stream	Type II Stream	Type III Stream	Type IV Stream	Type V Stream
Removing culverts or bridges					
Equipment crossing					
Ground skidding					
Suspending cables					
Cable yarding					
Falling and bucking					
Other _____					

What is proposed to mitigate impacts to these areas and habitats? N/A

Does the site have a wetland or wetland buffer? Tree removal is prohibited in wetlands and wetland buffers. Show locations and identify all wetlands and buffers on the activity map.

Wetland Identifier	Wetland Type (I, II, III, IV, Other)	Activity Type in Wetland	Activity Type in Buffer	Total Wetland Area (acres)	Total Area Drained (acres)	Total Area Filled (acres)
A	IV < 4,000 s.f.	None	None	0.06	None	None
B	IV < 1,000 s.f.	None	None	0.01	None	None
Avoiding all impacts to Wetlands & Buffers.						

Describe how the following are identified on the ground.


Harvest boundaries/unit corners: Survey Flagging

Right-of-way limits and centerlines for road work, culverts, and bridges: N/A

Critical areas and critical area buffer boundaries: Survey Flagging

Have you reviewed this forest practices activity area to determine whether it may involve historic sites and/or Native American cultural resources?  No  Yes Part of earlier env. Review

We affirm that the information contained herein is true, and understand that this proposed forest practice is subject to the Forest Practices Act and Rules and City of Lacey Urban Forest Management Plan and Tree Protection Ordinance as well as all other federal, state or local regulations. Compliance with the Forest Practices Act and Rules and the City of Lacey Urban Forest Management Plan and Tree Protection Ordinance does not ensure compliance with the Endangered Species Act or other federal, state or local laws.

Signature of LANDOWNER 	Signature of TIMBER OWNER (if different than landowner) <u>same</u>	Signature of OPERATOR (if different than landowner) <u>T, B, D.</u>
Print Name: <u>Craig Steepy</u> Date: <u>6/22/19</u>	Print Name: Date:	Print Name: Date:

Per City of Lacey Ordinance 14.32.045, the application must meet requirements of Lacey Urban Forest Management Plan of tree protection requirements. To evaluate this application, a site map is required pursuant to LMC 14.32.060B1. Please include a site map with the following information:

- Harvest boundaries and retention areas.
- The approximate location of any structures.
- The location of all existing and proposed streets, right-of-ways, easements, skid roads, haul roads, and landings within the proposal.
- Site topography at contour intervals not greater than ten feet.
- Critical areas and critical area buffers regulated pursuant to the City of Lacey's Critical Areas Ordinance.
- Drainage ways and culverts.
- Site area targeted for further harvest including proposed timing.
- North arrow and scale shall be shown on all site plans. The scale shall be appropriate to show required information.
- Location of fixed markers for staff: Staff asks that, at a minimum, the corners of the harvest unit(s) be flagged for clear identification.

**NOTE:** Copies of all FPA Applications will be forwarded to Lacey Public Works for stormwater and erosion control review. Projects which disturb more than one acre (regardless of total lot size) will require an engineered stormwater plan consistent with the Lacey Phase 2 NPDES Municipal Stormwater Discharge and Elimination Permit requirements. Applicants will be charged for Public Works staff time to review these plans and applications.

Property owners should also be aware that the Washington State Department of Ecology (WSDOE) might ask for a NPDES (National Pollution Discharge Elimination System) Permit. The threshold for such a permit is equivalent to Lacey's threshold. WSDOE will notify applicants through SEPA review if a NPDES is required. An NPDES is not a prerequisite for FPA approval. It is the responsibility of the applicant to obtain this permit when required.

<b>Departmental Review (For Office Use Only)</b>
Site visit: _____ _____ _____ _____
Date approved: _____ _____
City of Lacey Community Development

**WASHINGTON FORESTRY CONSULTANTS, INC.**  
FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



**W F C I**

360/943-1723  
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C  
Olympia, WA 98501

February 14, 2019

Sarah Schelling  
City of Lacey Community and Economic Development  
420 College Street SE  
Lacey WA 98503

**RECEIVED**

JUN 25 2019

**BY** 18-346

RE: Hawks Prairie Unit 17 - Open Space View Creation

Dear Ms. Schelling:

We have evaluated the trees in a 4.65-acre portion of a common area near Unit 17 of the Hawks Prairie residential subdivision at 8600 Waldron Dr. NE in Lacey. The purpose was to determine the condition of the trees and make recommendations for proposed stand treatments that would create Puget Sound and Mount Rainier views for Unit 17 residents. A field assessment of the stand was conducted on January 24, 2019.

Findings

There is a wetland area in the central portion of the area proposed for thinning. A marine bluff geologic hazard area also abuts the proposed clearing area to the east. These critical areas were not delineated at the time of our field assessment and would need to be reestablished before any treatments can take place. A recreational path that leads to the shore of Nisqually Reach runs through the middle of the area proposed for treatment. The locations of these features are illustrated in the site plans in Attachment 2.

The trees in the 4.65-acre portion of Unit 17 are naturally regenerated, multi-stem bigleaf maple (*Acer macrophyllum*) of stump sprout origin that range from 6-10 inches DBH. Scattered individual red alder (*Alnus rubra*), Scouler's willow (*Salix scouleriana*), Douglas-fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), black cottonwood (*Populus trichocarpa*), and grand fir (*Abies grandis*) also grow in this area. Stand density is high with over 400 stems per acre. The appearance of the stand is 'brushy', rather than that of a healthy forest.

The understory vegetation includes a mix of native species including salmonberry (*Rubus spectabilis*) and Indian-plum (*Oemleria cerasiformis*), and non-native species including English ivy (*Hedera helix*), blackberry (*Rubus armeniacus*), and evergreen blackberry (*Rubus laciniatus*). Photo 1 below provides a representative view of the subject stand.



Photo 1. View of trees in proposed clearing area near Unit 17 of Hawks Prairie development.

### Recommendations

The project proponent is interested in either clearing or thinning the stand of trees to open views of Puget Sound and/or Mount Rainier for residents of the subdivision. Based on our assessment, there are 2 viable options that could be permitted within Lacey Municipal Code - Chapter 14.32 Tree and Vegetation Protection and Preservation.

1. Selective removal of 35% of the trees within portions of the stand that are outside of the critical areas and their buffers. Trees to be saved would be marked, and unmarked trees would be cut. Trees to be saved could be crown raised (no more than 25% foliage removal on any 1 tree), and multiple stemmed trees could be reduced to 1-2 dominant stems. Work would be completed using traditional logging methodology. Up to 80% of the slash would need to be removed or mulched on site. No tree replanting would be required. In our opinion, views would be limited.
2. Creation of gaps through the stand. The gaps would clear no more than 35% of the acreage and would need to be replanted with lower growing tree species such as shore pine. Trees on the edges of the gaps could be crown raised and slash treated as described above. Weed control would need to be done to maintain planted trees for 3 years.

The above 2 alternatives, in my opinion could be supported within the tree ordinance. A third alternative should be considered, but not sure if it can be supported within the tree ordinance.

3. Selective removal of all of the trees except for the conifers and select single-stem form bigleaf maples, followed by replanting with shore pine with intermixed deciduous tree species including: red-osier dogwood (*Cornus stolonifera*) and serviceberry

*(Amelanchier alnifolia)* on 10 ft. centers. This work would be done using traditional logging methodology. The slash removal and pruning recommendations provided above would apply.

In all cases, deciduous trees that are cut ‘in their entirety’ must be treated using a 10% solution of Habitat, applied to the fresh cut cambium of the deciduous stumps. Invasive blackberry would also need to be spot treated using Vastlan according to label rates, as a low-volume foliar application.

### Summary

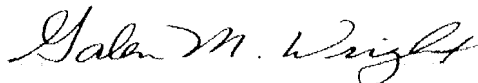
In our opinion, only alternative 3 will create significant views that will be sustainable for more than a few years. The plant community that would result will be attractive, with significant wildlife habitat values for many years to come. The created view will ‘last’ for 15-20 years before additional work would need to be done to reopen views.

Depending on which alternative is permitted, critical area buffers will need to be marked and WFCI will need to prepare a more detailed vegetation management plan for the site, and mark the trees to be saved/removed.

Please give us a call if you have questions.

Respectfully submitted,

Washington Forestry Consultants, Inc.

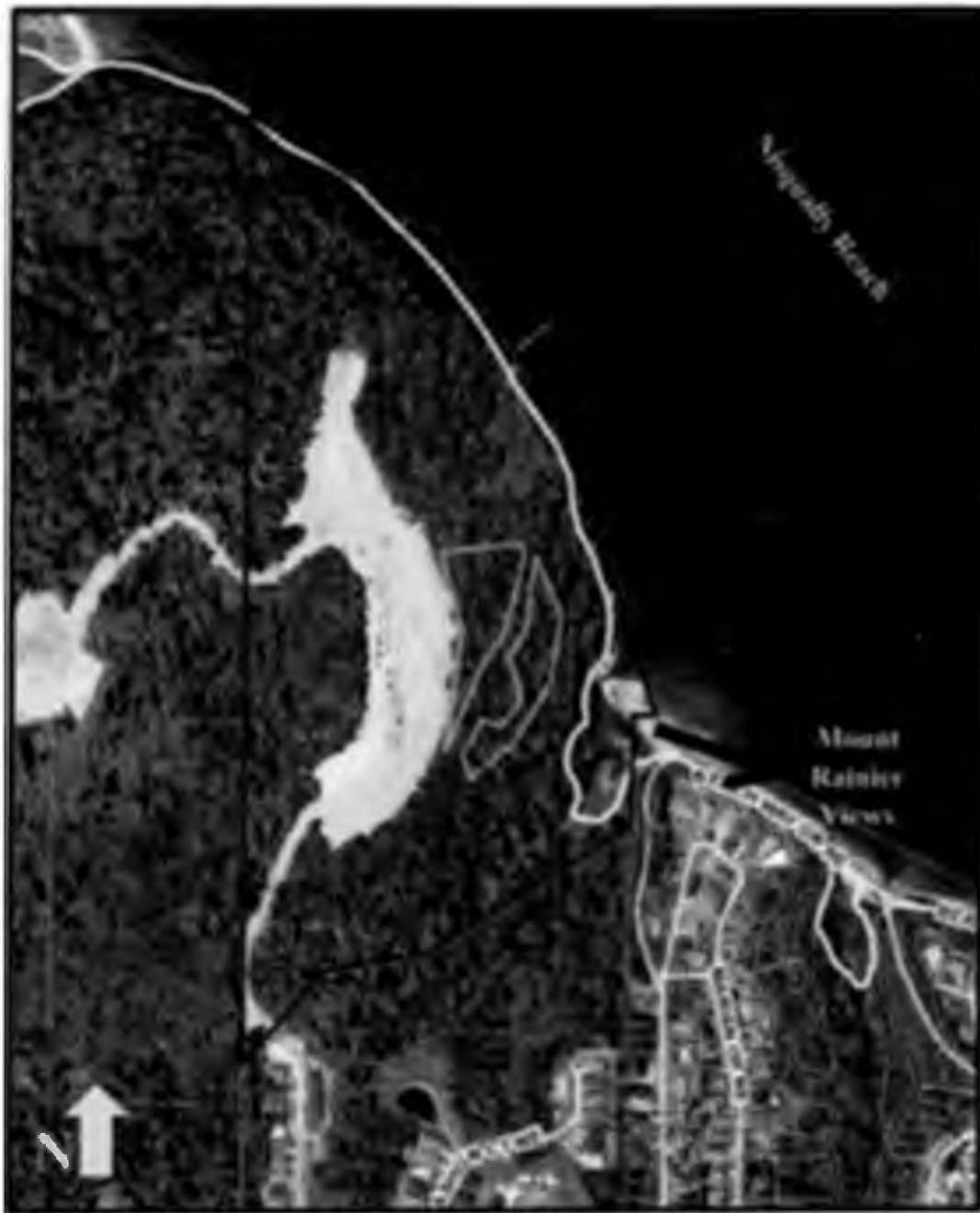


Galen M. Wright, ACF, ASCA  
ISA Bd. Certified Master Arborist PN-129B  
Certified Forester No. 44  
ISA Tree Risk Assessor Qualified



Riley Stark, Professional Forester  
ISA Bd. Certified Master Arborist  
Municipal Specialist, PN-7780BM  
ISA Tree Risk Assessor Qualified

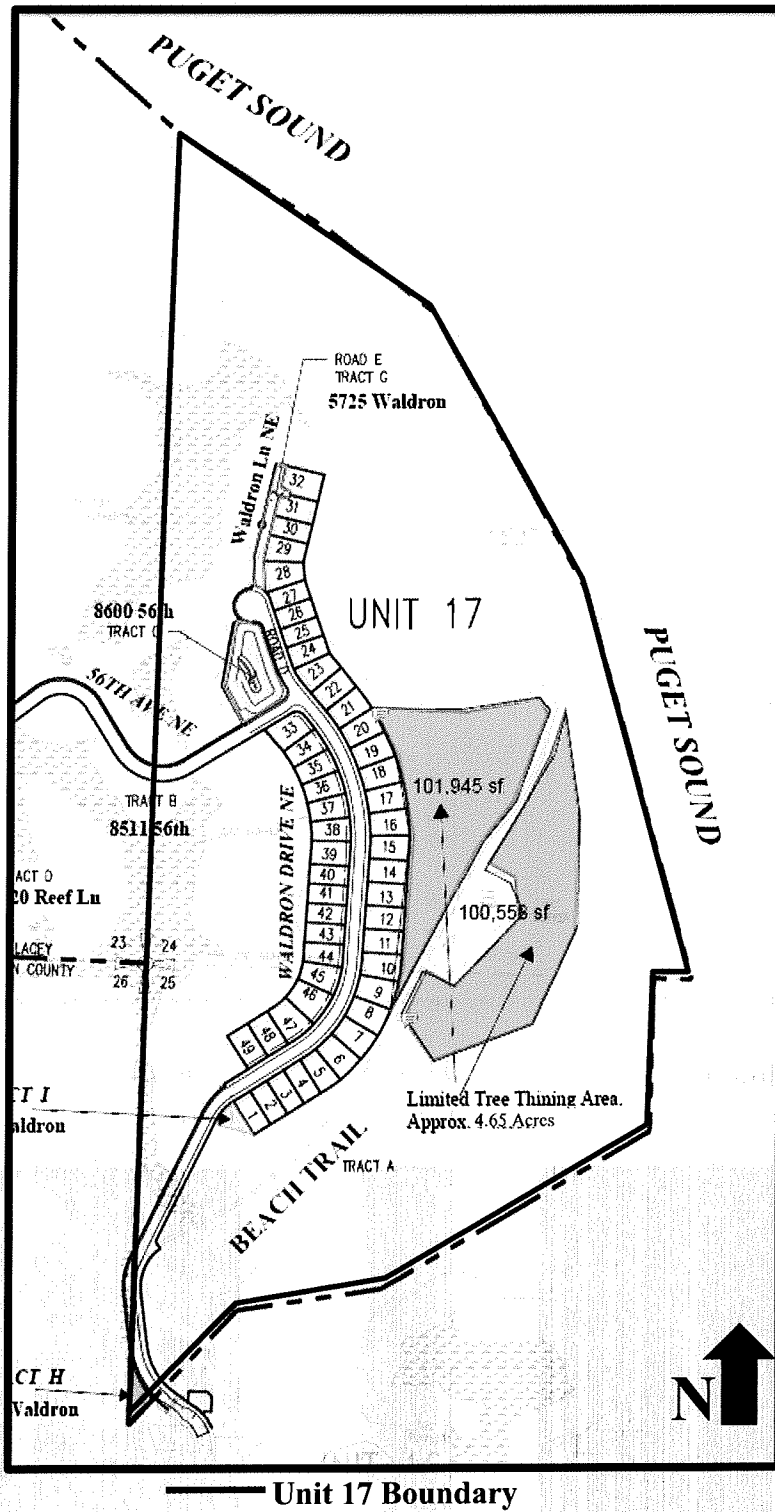
**Attachment 1. Aerial Photo of Unit 17 of Hawks Prairie Residential Subdivision  
(2018 Thurston County GeoData)**



—— Unit 17 Boundary

—— Proposed Treatment Area (4.65 Acres)

**Attachment 2. Site Plan with Proposed Treatment Area from Applicant.**



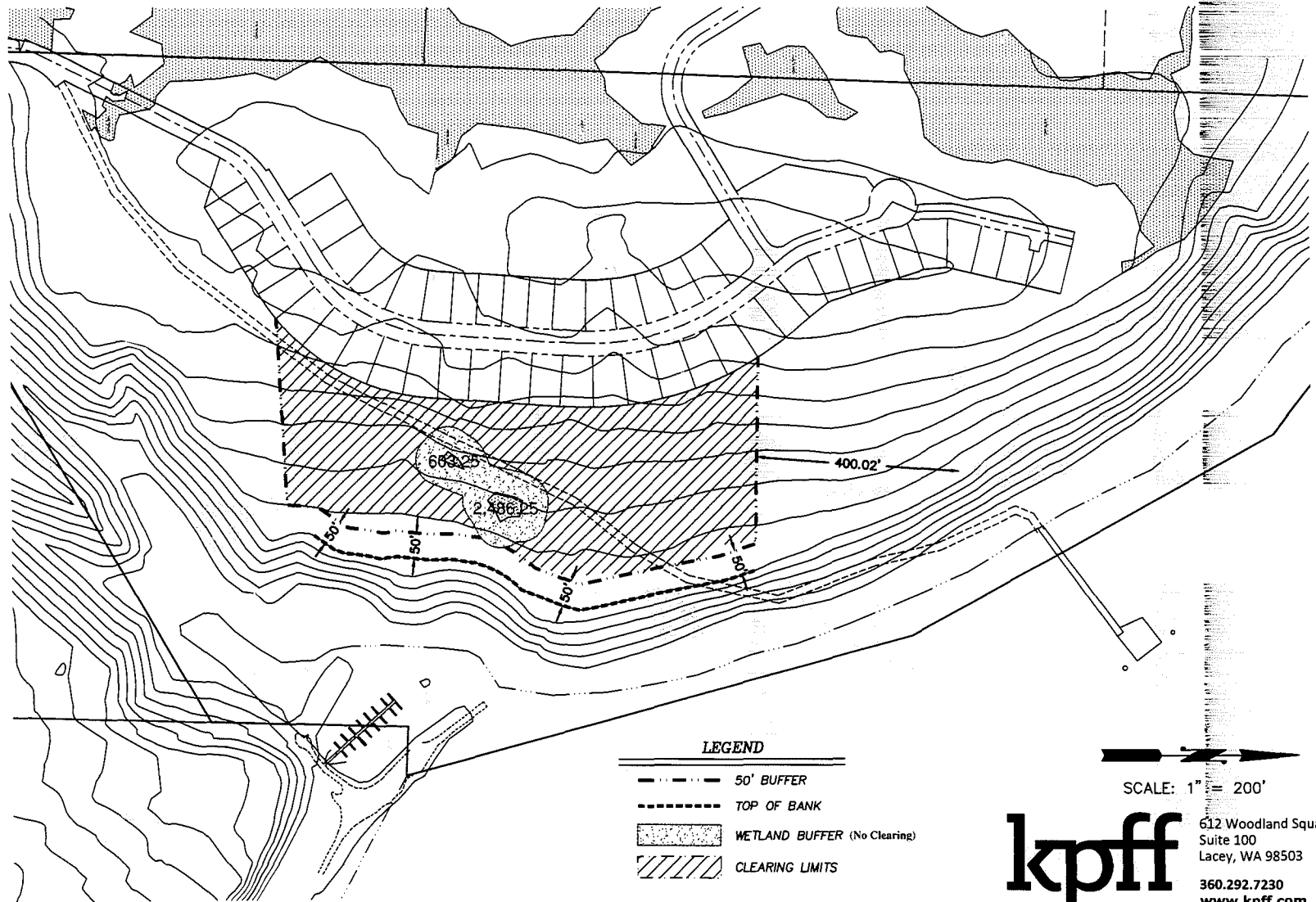


### Attachment 3. Assumptions and Limiting Conditions



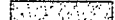
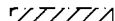
- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.
- 3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.
- 4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5) Loss or alteration of any part of this report invalidated the entire report.
- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
- 8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.
- 9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

*Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.*

HAWKS PRAIRIE UNIT 17



LEGEND

-  50' BUFFER
-  TOP OF BANK
-  WETLAND BUFFER (No Clearing)
-  CLEARING LIMITS



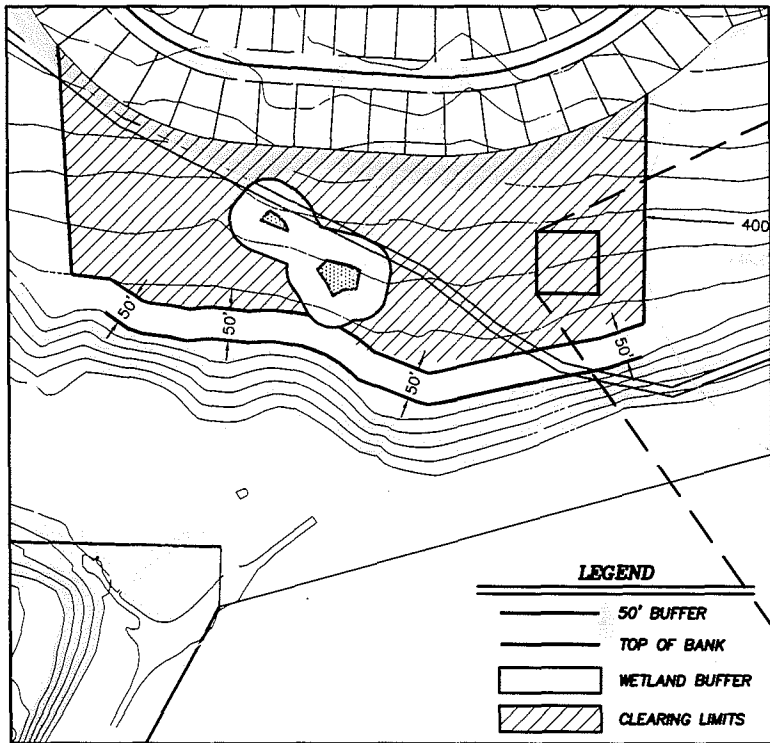
SCALE: 1" = 200'

**kpff**

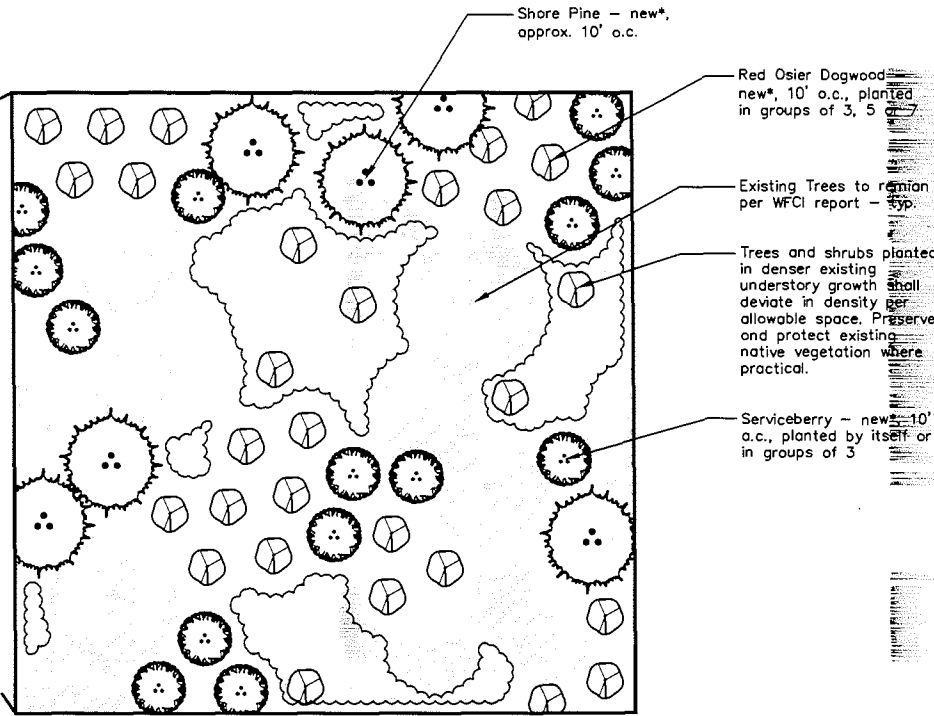
612 Woodland Square Loop SE,  
Suite 100  
Lacey, WA 98503

360.292.7230  
[www.kpff.com](http://www.kpff.com)

DATE: 3-11-19



PORTION OF KPFF PLAN (SHOWN @ 1"=200')



\* Note: Plants and spacing per WFCI report recommendations.

**LEGEND**

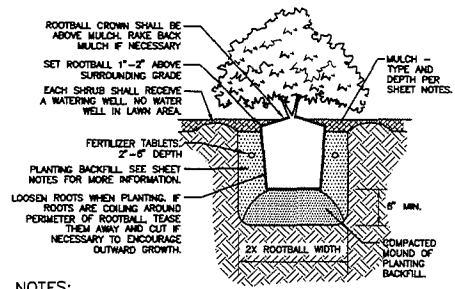
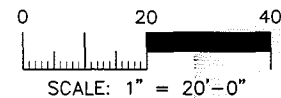
- 50' BUFFER
- TOP OF BANK
- WETLAND BUFFER
- CLEARING LIMITS

**SHEET NOTES**

1. This landscape plan is based on information found in the "Open Space View Area Plan" dated 02/14/2019, prepared by: Washington Forestry Consultants, Inc., 1919 Yelm Hwy. SE, Suite C, Olympia, WA 98501 (360) 943-1723
2. Per WFCI report:
  - 2.1. Selectively remove all trees except for the conifers and select single-stem form bigleaf maples.
  - 2.2. Deciduous trees that are cut "in their entirety" shall be treated using a 10% solution of Habitat, applied to the fresh cut cambium of the deciduous stumps.
  - 2.3. Invasive blackberry shall be spot treated using Vastlon according to label rates, as a low-volume foliar application.
  - 2.4. Replanting shall consist of the following plants @ 10' o.c.:
    - Shore Pine (*Pinus contorta* var. *contorta*) - seedling, qty. approx. 1,000 ea
    - Red-Osier Dogwood (*Cornus stolonifera*) - 1 gal. cont., qty. approx. 1,000 ea
    - Serviceberry (*Amelanchier alnifolia*) - 1 gal. cont., qty. approx. 1,000 ea
3. Protect native understory plantings incl. (but not limited to) Sword Fern, Salal, Indian Plum, Kinnikinnick, Evergreen Huckleberry where practical.
4. Seeding Planting
  - 4.1. Dig hole deeper and wider than root system, insert seedling and fill loosely with soil.
  - 4.2. Gently firm around seedling to eliminate air pockets around roots. Do not stamp!



NORTH



**NOTES:**

- WATERING WELL HEIGHTS:**
- 1 GAL. CONT. - 1' HT.
  - 2 & 3 GAL. CONT. - 2' HT.
  - 5 GAL. CONT. & LARGER - 4' HT.
- REMOVE BURLAP FROM ROOTBALL AS MUCH AS POSSIBLE WITHOUT DAMAGING INTEGRITY OF ROOTBALL.

**SHRUB PLANTING** 1 gal. cont. & larger  
NOT TO SCALE

PUGET SOUND LANDSCAPING, INC.  
3323-B South Bay Road NE, Olympia, WA 98506  
PHONE (360) 943-9201 FAX (360) 943-0748

DATE: 04/10/19  
REVISED: - RK

Hawks Prairie Unit 17  
Lacey, WA

Open Space View Creation - Typical Landscape Plan

1 of 1



**CITY COUNCIL**  
ANDY RYDER  
*Mayor*  
CYNTHIA PRATT  
*Deputy Mayor*

JASON HEARN  
LENNY GREENSTEIN  
MICHAEL STEADMAN  
CAROLYN COX  
LYNDA ZEMAN

**CITY MANAGER**  
SCOTT SPENCE

August 7, 2019

Galen Wright  
Washington Forestry Consultants  
1919 Yelm Highway Southeast, Suite C  
Olympia, Washington 98501

Subject: City of Lacey Project #18-346; Forester Recommendation

Dear Galen:

Century Communities LLC. submitted a Land Clearing Permit application for a selective thin of property located in the Hawks Prairie Planned Community. Included with their application, Century submitted a report prepared by Washington Forestry Consultants titled "Hawks Prairie Unit 17 - Open-space View Creation". The report provides three different options related to the thinning project.

In reviewing the application materials, the City has determined that a view-creation project, as described in option three of the report dated February 14, 2019, would exceed the allowances of LMC 14.32 Tree and Vegetation Protection and Preservation Ordinance for tree removal. In order to better inform the City's decision regarding the remaining two options we are requesting that Washington Forestry Consultants provide a recommendation on the application taking into account overall long-term health of the stand.

When the recommendation has been completed, please forward it to my attention at [sschelli@ci.lacey.wa.us](mailto:sschelli@ci.lacey.wa.us). If you have questions, please contact me at 360.438.2689 or by email at the noted address.

Sincerely,

Sarah Schelling, AICP  
Senior Planner

**WASHINGTON FORESTRY CONSULTANTS, INC.**  
FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



**W F C I**

360/943-1723  
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C  
Olympia, WA 98501

August 14, 2019

Sarah Schelling  
City of Lacey Community and Economic Development  
420 College Street SE  
Lacey WA 98503

RE: Hawks Prairie Unit 17 – Selective Thinning on 4.65 Acre Open Space Area

Dear Ms. Schelling:

We have evaluated the trees in a 4.65-acre portion of a common area near Unit 17 of the Hawks Prairie residential subdivision at 8600 Waldron Dr. NE in Lacey. The purpose was to determine the condition of the trees and make recommendations for a proposed 35% selective thinning as per Chapter 14.32.045 of the Lacey Tree and Vegetation Protection and Preservation Ordinance.

The unit boundaries and the critical areas and their buffers were marked in the field at a recent site visit.

### Findings

The trees in the 4.65-acre portion of Unit 17 are naturally regenerated, multi-stem bigleaf maple (*Acer macrophyllum*) of stump sprout origin that range from 6-10 inches DBH with scattered individual red alder (*Alnus rubra*), Scouler's willow (*Salix scouleriana*), Douglas-fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), black cottonwood (*Populus trichocarpa*), and grand fir (*Abies grandis*) growing in the northerly portion of the site.

The understory vegetation includes a mix of native species including salmonberry (*Rubus spectabilis*), swordfern (*Polystichum munitum*), and Indian-plum (*Oemleria cerasiformis*), and non-native species including English ivy (*Hedera helix*), blackberry (*Rubus armeniacus*), and evergreen blackberry (*Rubus laciniatus*).

### Recommendations

The following is our recommendations for selective thinning on this subject parcel:

1. The applicant is limited to selective removal of 35% of the trees within portions of the stand that are outside of the critical areas and their buffers. Trees to be saved must be

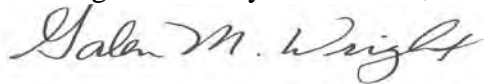
dominant and codominant trees that are healthy. Trees to be saved would be marked by WFCI and unmarked trees would be cut. Following marking, WFCI will need to inventory the stand and provide a tree inventory report back to the City of Lacey illustrating that the 35% limits are being adhered to.

2. Trees to be saved could be crown raised (no more than 25% foliage removal on any 1 tree), and multiple stemmed trees could be reduced to 1-2 dominant stems.
3. Selective thinning work would be completed using traditional logging methodology.
4. Trees should be yarded tree length.
5. Landing piles will need to be removed through grinding on site of hauling from the site to reduce fire risk. Concentrations of slash on the unit should be yarded and put in the landing piles.
6. No tree replanting would be required.
7. Invasive blackberry and English ivy would also need to be spot treated using Vastlan according to label rates, as a low-volume foliar application.

Please give us a call if you have questions.

Respectfully submitted,

Washington Forestry Consultants, Inc.



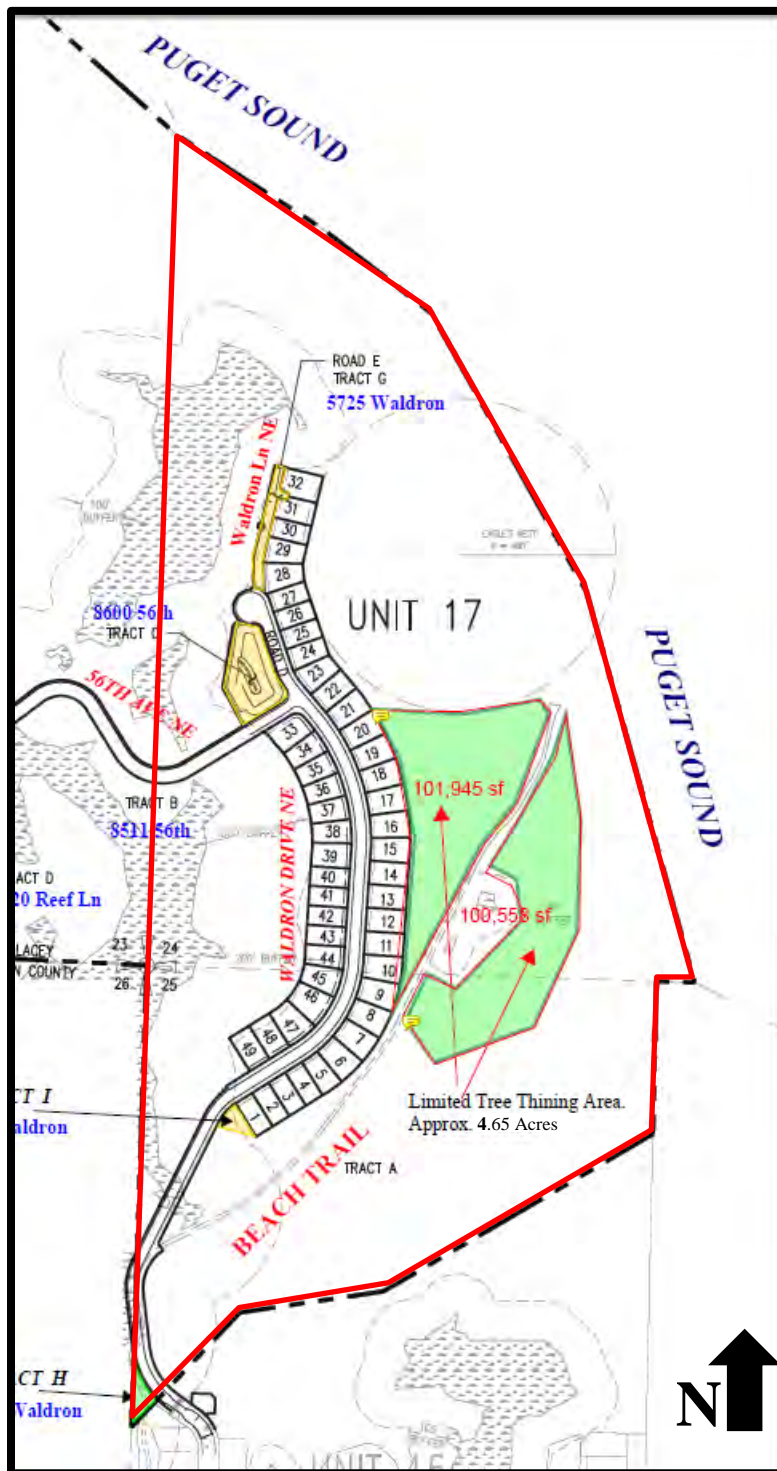
Galen M. Wright, ACF, ASCA  
ISA Bd. Certified Master Arborist PN-129B  
Certified Forester No. 44  
ISA Tree Risk Assessor Qualified

**Attachment 1. Aerial Photo of Unit 17 of Hawks Prairie Residential Subdivision**  
(2018 Thurston County GeoData)



- Unit 17 Boundary
- Proposed Treatment Area (4.65 Acres)

**Attachment 2.** Site Plan with Proposed Treatment Area from Applicant.



— Unit 17 Boundary



### **Attachment 3. Assumptions and Limiting Conditions**

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.
- 3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.
- 4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5) Loss or alteration of any part of this report invalidated the entire report.
- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
- 8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.
- 9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

*Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.*



Shaping  
our community  
together

CITY OF **LACEY**

420 COLLEGE ST SE  
LACEY, WA 98503

CITY COUNCIL  
ANDY RYDER  
*Mayor*  
CYNTHIA PRATT  
*Deputy Mayor*

JASON HEARN  
LENNY GREENSTEIN  
MICHAEL STEADMAN  
CAROLYN COX  
LYNDA ZEMAN

CITY MANAGER  
SCOTT SPENCE

**NOTICE OF LAND CLEARING PERMIT DECISION**

**Case Number: 18-346**

**Applicant:** Century Communities LLC

**Contact:** Craig Steepy  
(425)614-8896, craig.steepy@centurycommunities.com

**Description of Proposal:** selective thin of non-merchantable timber within an open space tract located within the Plat of Hawks Prairie Phase 3 Unit 17, Eagles Bluff.

**Location of Proposal:** 5422 Waldron Drive Northeast, Tract A of Hawks Prairie Unit 17 (Eagles Bluff); section 24/25, township 19N, range 1W.

**Date of Decision: August 22, 2019**

**Decision:** The Lacey Land Clearing Committee has **APPROVED** the Land Clearing permit application **subject to the attached conditions and findings of fact.**

**Expiration Date of Approval: February 22, 2021.** Approval of the land-clearing permit 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: September 5, 2019.** 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:	Sarah Schelling	(360) 491-5642
Public Works Department:	Tom Stiles	(360) 491-5600

**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 Sarah Schelling, Associate Planner, at (360)491-5642 to arrange for a review of these items.

**Conditions of Approval:**

1. Per LMC 14.32 Tree and Vegetation Protection and Preservation, tree removal shall be limited to less than 35% of the total volume of the stand. The project must proceed in conformance with the recommendation provided by Washington Forestry Consultants dated August 14, 2019, and as required by conditions identified herein.
2. Prior to any tree removal activity, trees to be removed shall be field marked by Washington Forestry Consultants (WFCI). All trees within the stand shall be inventoried by WFCI and a report shall be provided back to the City of Lacey illustrating that less than 35% of the stand is being impacted.
3. No work or tree removal is permitted within critical areas or their associated buffers. Critical areas include, but may not be limited to, slopes 15% or greater, wetlands and buffers, shoreline areas 200 feet landward of the ordinary high water mark of the Puget Sound, and the bald eagle habitat area as described in the Bald Eagle Site Management Plan dated March 19, 2007 and approved by the Washington Department of Fish and Wildlife on March 27, 2007.
4. Prior to the start of tree removal activity, boundaries of the wetland buffer and other critical areas shall be identified and marked in the field by a biologist capable of completing such work. The city of Lacey shall be contacted prior to the start of tree removal for an inspection of critical areas flags and fencing.
5. No activity shall take place within wetlands or their associated buffers; wetland buffers shall be identified in the field and protected with wetland protection fencing that shall remain in place throughout the duration of the activity.
6. Replanting may be required if tree canopy in areas of the tree removal activity is reduced to below the requirements for canopy coverage described in LMC 14.32. Replanting requirements will be as recommended by the City of Lacey Forester following marking of trees for removal.
7. A note to title that views are not guaranteed in perpetuity shall be added for lots benefitting from views created by the thinning activity. The note shall state that the homeowners association has no responsibility to maintain views for the benefitting lots and that further tree removal from Tract A is not authorized unless trees are determined to be hazardous by the City of Lacey Tree Protection Professional.
8. If the thinning operation includes grinding or removal of tree stumps that will result in the disturbance of land greater than 7,000 square feet, core requirement numbers 1 – 5 of the City of Lacey 2016 Stormwater Design Manual shall apply to the project. Those requirements include: (1) preparation of Stormwater Site Plans; (2) Construction of Stormwater Pollution Prevention; (3) Source control of pollution; (4) Preservation of natural drainage systems and outfalls; and (5) On-site stormwater management. Anything less than 7,000 square feet of activity requires the implementation of core requirement #2 identified above, stormwater pollution prevention.

9. The applicant shall be responsible for obtaining all applicable permits required, by local, state or federal agencies, for the project. For example, these may include a National Pollutant Discharge Elimination System Permit (NPDES, and/or any others. These permits may require additional review time from the appropriate agencies.

**GENERAL FINDINGS:**

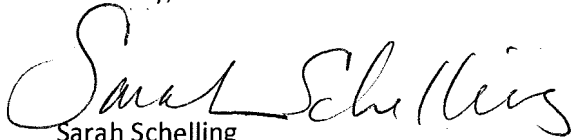
The Committee's review of the site plan is based upon the following findings of fact:

1. The subject site is addressed as 5422 Waldron Drive Northeast, Tract A of Hawks Prairie Unit 17 (Eagles Bluff); section 24/25, township 19N, range 1W.
2. The subject proposal is to perform a tree thinning operation on approximately 4.2 acres of property. The application materials included a report prepared by the City of Lacey Forester, dated February 14, 2019, that identifies three potential options for tree removal. The application materials indicate that the applicant would prefer option three identified in the report. Option three includes selective removal of all trees except for conifers and select single stem maples, followed by replanting with native species. Under option three, views of the Puget Sound and Mt. Rainier would be enhanced for a number of residential lots.
3. Pursuant to Lacey Municipal Code 14.23 tree removal in the City of Lacey is authorized in a limited number of situations, described as follows: in coordination with an underlying land use and development application; a selective thin every ten years for maintenance and thinning of the stand (limited to less than 35% of the stand); when trees are hazardous, unhealthy or a fire hazard as determined by the City of Lacey Forester; within a maximum of 10 feet (when required by construction) of the perimeter of a building and any area proposed to be cleared for a driveway, septic, sewer and water purposes; and, for clear vision at intersections. Tree removal is not authorized for the sole purpose of obtaining or maintaining views in open space tracts.
4. The City of Lacey Tree Protection Professional submitted a recommendation, dated August 14, 2019, that any tree removal be limited to a selective thin of 35% of the trees within portions of the stand that are outside of critical areas and buffers. This recommendation would be similar to 'option one' of the report provided with application materials. The recommendation includes actions necessary to ensure compliance with City of Lacey codes.
5. Lacey Municipal Code 14.23 does not authorize the removal of trees for the sole purpose of creating or maintaining views. Therefore, any subsequent views created as a result of the proposed action are not guaranteed in perpetuity.
6. A bald eagle nest has been identified within the subject property. A Bald Eagle Site Management Plan was prepared on March 19, 2007 by the property owner at the time and approved by the Washington Department of Fish and Wildlife on March 27, 2007. The Bald Eagle Site Management Plan contains conditions that are applicable to the subject permit application and that would restrict any tree removal in those portions of Tract A addressed in the Bald Eagle Site Management Plan.
7. There are wetlands, wetland buffers and other critical areas located on the subject parcel. Lacey Municipal Code chapters 14.32, 14.33 and 14.37 for protection of critical areas apply to the project. The project proponent does not propose activity within critical areas or associated buffers; however, conditions are included which will ensure protection of critical areas in compliance with title 14 of the Lacey Municipal Code.

8. As conditioned, the project will meet the requirements of the Lacey Municipal Codes related to tree removal and critical areas protection.

Should you have any further questions, please feel free to call me at (360) 491-5642, or by email at [sschelli@ci.lacey.wa.us](mailto:sschelli@ci.lacey.wa.us).

Sincerely,

A handwritten signature in black ink that reads "Sarah Schelling". The signature is written in a cursive, flowing style.

Sarah Schelling  
Senior Planner

cc: Tom Stiles, Public Works  
Carlos Aviles, Stormwater Infrastructure Code Specialist  
Scott Spence, City Manager  
Rick Walk, Director of Community and Economic Development  
Scott Egger, Director of Public Works