

RESOLUTION 1094

CITY OF LACEY

A RESOLUTION ACCEPTING THE REVISED MASTER PLAN FOR THE MERIDIAN CAMPUS PLANNED COMMUNITY AND ADOPTING THE CONDITIONS OF APPROVAL FOR THAT PLAN.

WHEREAS, there is an area northeast of the City of Lacey owned by Weyerhaeuser/Vicwood Partnership and known as Meridian Campus; and

WHEREAS, Weyerhaeuser/Vicwood Partnership submitted a proposal known as the Master Plan to Thurston County for development of the area as a planned community; and

WHEREAS, Thurston County approved the master plan November 24, 1987; and

WHEREAS, Weyerhaeuser/Vicwood Partnership submitted a revision to the Master Plan to Thurston County in 1991; and

WHEREAS, Weyerhaeuser/Vicwood Partnership also submitted an Intent to Annex to the City of Lacey on May 14, 1991; and

WHEREAS, Thurston County did not act upon the requested revision to the Master Plan; and

WHEREAS, the City of Lacey agreed to consider the annexation and the revision to the master plan at the same time with approval of the Master Plan being contingent upon approval of the annexation; and

WHEREAS, the City Council has approved the annexation; and

WHEREAS, the Revised Master Plan for the Meridian Campus Planned Community has been reviewed in accordance with Chapter 16.44, Planned Community Review, of the City Zoning Ordinance; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

The Planned Community be approved per the Revised Master Plan with the conditions as set forth below:

- A. Planned Community approval is granted pursuant to Chapter 16.44, Planned Community Review, of the City Zoning Code. Any approval given will be effective only upon annexation. The date of approval of the Planned Community is the date that the annexation is effective. This approval does not include approval of specific development proposals such as subdivisions, planned industrial developments, or planned residential developments. Specific proposals such as those noted above shall be subject to the laws and regulations which would ordinarily be applicable, but with the added requirement that they meet any Planned Community conditions which apply.

Alterations shall not be made without City Council review unless it is determined by the Site Plan Review Committee that the alteration is not substantial enough to constitute a major change.

B. The Planned Community will be developed in phases as generally outlined in the Application for Master Plan Revision, Meridian Campus under item 15, Development Schedule. This phasing will include a balanced mix of land use types in each phase and will be coordinated so that utility and transportation infrastructure will be developed as needed. Build-out is expected in 25 to 30 years.

C. The Hearings Examiner shall review the status of development pursuant to the master plan per Section 16.44.080, Planned Community Review, of the Zoning Ordinance. This review shall occur once every five years until substantially complete development of the Planned Community is accomplished. The first review will be within five years from the date of City of Lacey approval of the amended master plan for the Meridian Campus Planned Community.

The purpose of the review is to determine if substantial completion of development projected for a given review phase has been accomplished, and that development has met the conditions of the master plan approval. If development is not complete, or conditions have not been met, the Examiner may extend the review period or terminate the master plan approval, according to the guidelines in Section 16.44.080, as noted above.

D. On-site improvement costs will be borne by the proponent. The funding for these improvements may be a Developer LID or funded directly by the developer.

- E. The approval is subject to the execution of an agreement or implementation and funding of off-site transportation and related improvements in the form attached hereto.
- F. Sufficient land on the western edge of the annexation area will be dedicated to the City for a well site and a reservoir as shown on the original Master Plan.
- G. Erosion control and storm drainage plans must be designed per the most recent, adopted Drainage Design and Erosion Control Manual for Thurston Region, Washington for all phases of the Planned Community.
- H. Dedication of the 32 acres which have been designated for the community park and the neighborhood park will occur before approval of development for phase 2. The proponent will provide water and sewer stub-outs to the parks.
- I. Two of the three small wetlands which have been identified will be incorporated into open space or buffer areas. The third wetland is too small, with only 1500 square feet, to qualify as a regulated wetland.
- J. Buffer areas as shown on the Amended Master Plan site drawing between the Planned Community and Meridian Road NE and the Planned Community and 46th Avenue NE will be preserved.

- K. Development of any site within the Planned Community shall follow the applicable laws and ordinances of the City of Lacey in effect at the time of development of that specific site, including, but not limited to, the Tree and Vegetation Protection and Preservation Ordinance, the Zoning Ordinance, and the Wetlands Protection Ordinance.
- L. The mitigating conditions noted in the Final Environmental Impact Statement and the Final Supplemental Environmental Impact Statement are understood to be included in these conditions of approval for the Planned Community.
- M. On-site construction costs of the water supply system will be borne by the developer. Costs of off-site and well/reservoir systems will be negotiated between the supplier, the developer and other involved parties. The timing of this negotiation will be dictated by water requirements anticipated by phasing of the development of Meridian Campus. When it is determined that the current water supply will not be adequate for the next development phase, an agreement shall be reached before approval of that next phase will be given.
- N. Additional environmental review will be required prior to issuance of a grading permit for golf course construction. This review will address the golf course management plan which will include analysis of drainage design, irrigation system design and management, selection of turf grasses, the use of fertilizer and pesticides, and a groundwater monitoring program.

- O. If impact fees are adopted by the City, credit will be given to Weyerhaeuser/Vicwood for the difference between the fair market value of the property designated for the School and Fire Districts and the actual purchase price. The fair market value will be the value at the time of purchase. Weyerhaeuser/Vicwood will, at the time of paying impact fees, reimburse the School District all sums paid for school sites in addition to paying the net school impact fees. Credit against impact fees shall also be given for the dedication of parks and off-site street improvements.
- P. All development shall be connected to public sewer and water systems. All utilities shall be accepted by the City prior to occupancy.
- Q. Initiation of any phase in the development of the Planned Community may be approved only when all conditions imposed on previous phases have been met.
- R. Zoning shall be as shown on the attached zoning map dated March 12, 1992, which shows the zoning for the entire Meridian Campus annexation area.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,

this 20th day of March, 1992.

CITY COUNCIL

By: Gene Carque Fiddell

Attest:

Wendell M. Taylor
City Clerk

Approved as to form:

[Signature]
City Attorney

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