



# Exhibit #17

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March 10, 2023

Ross Jarvis  
LDC Corp  
1411 State Ave NE  
Olympia, WA 98506

RE: LINC'S Modular Building;  
1900 sq. ft. life skills classroom  
Formal Site Plan Review - TUM-22-1544  
621 Linwood Ave SW Parcel Number: 09080004000

On February 23, 2023, the Development Review Committee for the City of Tumwater reviewed your Formal Site Plan for a modular classroom.

## GENERAL

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, tree protection, critical areas, building and fire code compliance and engineering standards shall be met.

## PLANNING

1. Use: The proposed project is located within the Single Family Medium (SFM) and Green Belt (GB) zone districts and Aquifer Protection overlay zone district. The temporary expansion of schools such as portable classrooms are a conditional use within the SFM zone (TMC 18.12, 18.30 & 18.39).
2. Yards/Setbacks:  
The minimum required setbacks for the LI zone district are as follows:  
Front yard: 25 feet minimum  
Side yards: 25 feet minimum  
Rear yard: 25 feet minimum

The required setback areas shall be kept free of any building or structure not exempted under TMC 18.42.040.

3. Parking: The project is required to meet the City's parking standards.

Existing parking as adjusted and shown on the site plan meets minimum requirements of this use.

Parking stall sizes are as follows:

9' x 18' - Standard stalls

8' x 17' – Compact stall (up to 15% of total required)

16' x 18' - Barrier-free van stalls

The parking area must be hard-surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4-inch wide. A minimum four-foot walkway is required between the building and the parking stalls where applicable. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or walkway. The parking aisle (lane) must be a minimum of 22'-6" feet wide. All vehicle maneuvering areas shall be paved.

Short-term bike parking facilities shall be provided. A minimum of two short-term bike parking spaces shall be provided. A single bike rack accessible by two bicycles meets this requirement. The facilities are required to be covered.

4. Outdoor Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.

A basic lighting plan addressing all proposed exterior lighting must be submitted for review and approval. The plan shall show how the lighting for the site complies with the light trespass requirements outlined in TMC 18.40.035.D.

Lighting poles in the parking area shall be limited to 24 feet in height.

5. Landscaping: No landscaping is being impacted by this proposal so a landscape plan is not necessary.
6. Impact Fees: Transportation impact fees will be assessed at Building Permit issuance. The amount of the fee will be in accordance with the adopted fee resolution in place at the time of submittal of fully complete Building Permit applications.
7. Public Notice: A notice of application is required to be issued for the project due to the use being a conditional use in the SFM zoning district.
8. SEPA: SEPA review is required due to the use being a conditional use in the SFM zoning district. We anticipate issuing a notice of application with optional SEPA determination.

9. Critical Areas: Not applicable. Development is proposed away from any critical areas in an existing grassy area on the property.
10. Protected Species (Mazama Pocket Gopher): Site is exempt from regulations pertaining to the protected gopher species as per Section 3.B.1. of the 2018 Administrative Determination due to evidence of previous land disturbance.

## **BUILDING AND FIRE**

1. Discussed during meeting, comments will be made during the building permit review.
2. L&I approved plans for modular unit shall be submitted with commercial application
3. Fire Alarm permit will be separate.

## **TRANSPORTATION AND ENGINEERING**

1. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
2. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.
3. The applicant is responsible for all plan check, inspection and connection fees.
4. Any private or public utility relocation is the responsibility of the applicant.
5. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2017 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300 DPI or greater. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.
6. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.
7. Please note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.

8. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
9. Any testing required will be at the developers or contractors expense. The testing shall be ordered by the developer or contractor and chosen testing lab shall be approved by the City Construction inspector. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with frequency as specified in the current City of Tumwater Development Guide.

## **STREET**

1. All access to the property will be consistent with City standards and policies.
2. ADA ramps at the will need to meet current standards.

## **STORM**

1. An abbreviated drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual meeting the minimum requirements for the proposal.
2. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
3. This project will be paying a monthly storm water utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.

## **SANITARY SEWER**

1. The maximum monthly sanitary sewer discharge from the site is not expected to exceed the currently approved amount for the site overall. The City reserves the right to check the actual use in the future and charge additional connection fees if the actual use is greater than the estimated amount.

## **WATER**

1. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490.

### Next Steps:

1. Notice of Application, Transportation Concurrency and SEPA review.

2. Public notice with comment and appeal periods.
3. Public hearing notice.
4. Hearing examiner for conditional use permit
5. SDG Review/Issuance
6. Building Permit Issuance

This review does not provide the benefit of vesting, which is currently not allowed until the time a completed building permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of building permits.

If you have any questions regarding the Planning issues please contact Alex Baruch, [abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us). For questions on Building/Fire, contact Al Christensen at [achristensen@ci.tumwater.wa.us](mailto:achristensen@ci.tumwater.wa.us), for Engineering questions, please contact Jeff Query at [jequery@ciltumwater.wa.us](mailto:jequery@ciltumwater.wa.us) or call 360-754-4180. We look forward to working with you.

Sincerely,  
Alex Baruch

City of Tumwater Community Development Department  
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360-754-4180