



LAND USE COMMITTEE
JANUARY 5, 2015
NOON
COUNCIL CHAMBERS

1. **2015 COMPREHENSIVE PLAN AMENDMENT DOCKET**
RYAN ANDREWS, PLANNING MANAGER
(ATTACHMENT)



LAND USE COMMITTEE January 5, 2015

SUBJECT: 2015 Comprehensive Plan Amendment Docket Applications

RECOMMENDATION: Review the private applications submitted for the 2015 Comprehensive Plan Amendment Docket. The application will be formally reviewed at the joint City Council/Planning Commission meeting on February 19, 2015.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community Development Director *RW*
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community Development Department

ATTACHMENTS:

1. [Docketing Application submitted by Washington State Department of Enterprise Services on behalf of South Puget Sound Community College.](#)
2. [Current Zoning Map](#)
3. [Aerial Photo](#)

FISCAL NOTE: None.

PRIOR REVIEW: None.

BACKGROUND:

The Growth Management Act requires that the city's Comprehensive Plan to be amended only once a year. As part of the annual cycle of comprehensive plan amendments, the City compiles all privately-initiated requests received in the previous year for processing in the following year. The process, commonly known as docketing, allows the City Council discretion in determining which of those applications have merit to move forward for full consideration and which applications should be removed from the docket.

For 2015, the City received one application from the Washington State Department of Enterprise Services on behalf of South Puget Sound Community College (SPSCC). The property is located at 3210 Marvin Road NE and was previously approved for a Lacey

campus of SPSCC. Since SPSCC has revised their plans and is constructing a campus in the Woodland District, the property will be designated as surplus by the State of Washington. Therefore, the application is for a rezone request from Open Space Institutional to Light Industrial.

In 2007, the property was rezoned by SPSCC to the Open Space Institutional designation from Light Industrial. This application is to essentially revert the zoning back to Light Industrial as it was in the early 2000's.

The surrounding properties are also zoned Light Industrial except for the property to the east which is zoned Open Space Institutional – School. This property, also part of a previous rezone from Light Industrial to Open Space Institutional, is owned by the Catholic Archdiocese of Seattle and was slated for the Pope John Paul II High School. The property also contains Nutriom, a food products processing plant. Since the Pope John Paul II High School is located in the former Lacey Fire District 3 headquarters on Pacific Avenue, because the property is currently being used for Light Industrial purposes, and because the Archdiocese is currently marketing the property, it may be necessary to consider re-designating this property along with the amendment requested by the Department of Enterprise Services. Rezoning would make both properties ultimately more marketable to larger light industrial-related users who may be looking to obtain and develop larger sites to support the current market for larger warehouse users.

Staff recommends adding the rezone request to the docket of annual comprehensive plan amendments. The City Council will fully consider the application for merit and formal incorporation onto the docket at an upcoming joint meeting of the Council and Planning Commission scheduled for February 19.

ADVANTAGES:

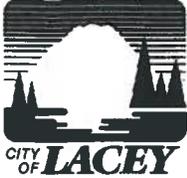
1. The briefing will be for informational purposes related to the 2015 Docket of Comprehensive Plan Amendments and will allow the Land Use Committee to review the applications prior to the City Council/Planning Commission joint meeting on February 19.

DISADVANTAGES:

1. None identified.

RECEIVED

NOV 14 2014



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

BY 14-228

OFFICIAL USE ONLY

Case Number: 14-228
Date Received: 11-13-14
By: CC

Related Case Numbers:

**Docketing Application for
Comprehensive Land Use Plan
Map Amendments**

SECTION I

APPLICANT NAME: South Puget Sound Community College
 MAILING ADDRESS: P.O. Box 40966
 CITY, STATE, ZIP: Olympia, WA 98504-0966
 TELEPHONE: 360-596-5268
 REPRESENTATIVE NAME: * Stefanie Fuller
 MAILING ADDRESS: P.O. Box 41468
 CITY, STATE, ZIP: Olympia, WA 98504-1468
 TELEPHONE: 360-407-9310

* The representative is the person whom staff will contact regarding the application, and to whom all notices, and reports shall be sent, unless otherwise stipulated by the applicant.

SECTION II

A. GENERAL DESCRIPTION OF PROPOSAL; PLEASE DESCRIBE WHAT MAP DESIGNATION CHANGE YOU ARE REQUESTING, AND THE INTENT AND REASON FOR THE PROPOSED CHANGE. PLEASE ALSO PROVIDE A LEGIBLE MAP SHOWING THE LOCATION OF THE SUBJECT SITE AND EXISTING AND SURROUNDING LAND USES.

We want to rezone our property from "Open Space-
Institutional" to "Light Industrial"
We will not be developing the property as
originally intended.

B. CONSIDER WHAT FUNCTION AND PURPOSE THE EXISTING PLAN DESIGNATION SERVES AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE. HOW IS THE PROPOSED DESIGNATION BETTER, CONSIDERING COMMUNITY NEEDS AND COMPREHENSIVE LAND USE PLAN GOALS AND POLICIES?

The property was rezoned from Light Industrial/Commercial to "Open space Institutional" to accomodate our use, to be developed as

@ Satellite College campus. We will not be developing as originally planned and will be selling the property. We wish to rezone in order for the property to be sold at it's highest and best use.

SECTION III

INITIATED BY:

I (We) understand and agree with the above explained need for the map change and are current owners of the property within the City of Lacey.

Stefanie J. Fuller
Signature

Stefanie J. Fuller
Printed Name

ADDRESS: _____

Signature

Printed Name

ADDRESS: _____

NOTE TO APPLICANT - EXPLANATION OF THE PROCESS:

Under the State Growth Management Act jurisdictions need to establish a docketing process for Comprehensive Land Use Plan Amendments initiated by the public. The process provides the opportunity for the public to ask for consideration of a Plan change and the opportunity for Lacey to consider the merits of the proposal. In considering its merits the Lacey Council will briefly review how the request might further the public's best interest and Comprehensive Land Use Plan goals and policies. It must also consider planning priorities and the priority of the proposal.

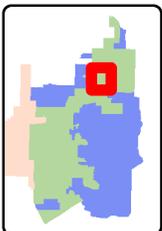
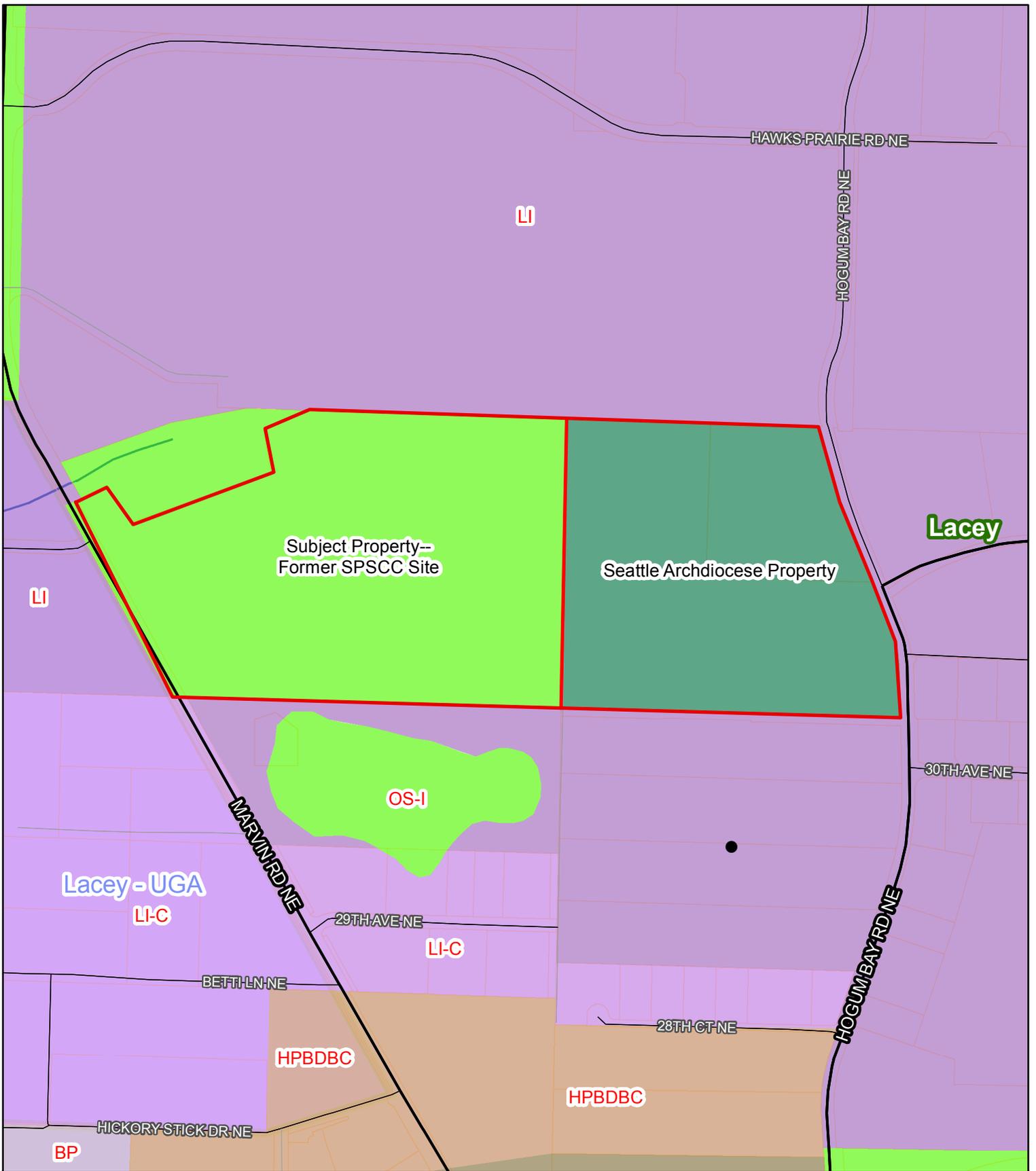
Early consideration and docketing is important to identify planning priorities for the current year and to determine how city resources including staff and Planning Commission time will be spent. It is important to make sure Lacey's staff resources are used wisely, and that the request makes sense considering planning priorities for the current year.

If the Council determines the application does not merit further consideration the applicant will not be permitted to make a full application, and the proposal will not be scheduled for consideration by the Planning Commission.

If the Council determines a proposed amendment merits consideration, based upon Comprehensive Land Use Plan goals and policies and planning priorities, the change will be processed and considered as part of Lacey's annual Planning Commission work program. If the proposal is given the go ahead to make a full application for consideration of the change, the applicant will be asked to submit a full application within two weeks of the date of the decision.

Once a complete application is submitted it will be placed on the Planning Commission work program for formal review and discussion including a public hearing. After full review and consideration the Planning Commission will make a recommendation on the request for Council action. Depending upon the Planning Commission's conclusions and findings, a recommendation may be for approval or denial, or approval with conditions or changes.

The recommendation will be bundled together with all of the other proposed amendments for the year and submitted to Council for review and action. Council action on amendments usually takes place in July.



SPSCC Rezone Existing Zoning

Date: 12/22/2014
1 inch = 600 feet





Subject Property-
Former SPSCC Site

Seattle Archdiocese Property

31ST AVE NE

30TH AVE NE

MARVIN RD NE

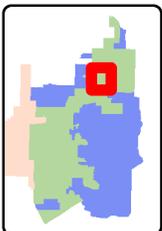
29TH AVE NE

BETHLN NE

28TH CT NE

HOGUM BAY RD NE

HICKORY STICK DR NE



SPSCC Rezone Aerial Photo

Date: 12/22/2014
1 inch = 600 feet

