



LAND USE COMMITTEE
JANUARY 4, 2016
NOON
COUNCIL CHAMBERS

1. 2016 COMPREHENSIVE PLAN UPDATE

RYAN ANDREWS, PLANNING MANAGER
(STAFF REPORT ATTACHED)

2. 2016 DOCKET REVIEW

RYAN ANDREWS, PLANNING MANAGER
(STAFF REPORT ATTACHED)



LAND USE COMMITTEE
January 4, 2016

SUBJECT: 2016 Comprehensive Plan Update

RECOMMENDATION: Update the Land Use Committee on the status of the Envision Lacey outreach program associated with the 2016 update to the Comprehensive Plan and the upcoming Environmental Impact Statement process. No action is requested.

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

ORIGINATED BY: Community Development Department

ATTACHMENTS: 1. [Map: Lacey Planning Areas](#)
2. [Map: City of Lacey & Urban Growth Area Land Use and Development Potential](#)

FISCAL NOTE: N/A

PRIOR REVIEW: November 2, 2015, Land Use Committee

BACKGROUND:

Since 2010, the City has been working towards a complete update of the City's Comprehensive Plan to comply with the statutory deadline of June 30, 2016. The multi-year process allowed the City to programmatically review and update all twelve elements of the Comprehensive Plan. The last elements to be updated and revised are the Land Use Element, Environmental Element, Economic Development Element, Housing Element and Utilities Element.

Included in the Comprehensive Plan Update process, outreach has been conducted to engage the community under the Envision Lacey public participation plan. This outreach has been done in two phases at the following events:

Phase 1:

- Military Family Day, September 7, 2013, at Cabela's
- Lacey Community Market, September 14, 2013, at Huntamer Park
- Children's Day, October 5, 2013, at Huntamer Park
- Open house held at Lacey City Hall on October 15, 2013
- Open house held at Lacey Elementary on February 11, 2014

At the conclusion of the outreach effort for phase 1, the Plan was re-drafted to incorporate community feedback received at the various events. Revisions also were made to refine the goals and policies and include specific implementation strategies for key goals. These drafts have been reviewed by the Planning Commission and were rolled out as part of the phase 2 outreach program that includes:

Phase 2:

- HOA Academy, June 13, 2015, at Lacey Community Center
- South Sound BBQ Fest, July 11, 2015, at Huntamer Park
- Council on the Road, July 16, 2015, at Mountain View Elementary
- Cops, Cars, and Kids, August 1, 2015, at Lacey City Hall
- Children's Entertainment Series, August 4, 2015, at Huntamer Park
- Summers End Car Show, September 19, 2015, at Huntamer Park

As the summer events have concluded, presentations on Envision Lacey have begun including presentations to the Rotaries, Lions, Kiwanis, chambers of commerce, and homeowners associations. These presentations have coincided with meetings scheduled to take the Planning Commission "on-the-road" to hold meetings specific to the area of the city that they are being held in. The first meeting was held on December 1st at Horizons Elementary. This covered the area primarily from the Woodland District south to Horizon Pointe within the city limits (Central and Horizons Planning Areas). Additional meetings will follow with one specific to northeast Lacey (Hawks Prairie and Pleasant Glade Planning Areas) to be held at Olympic View Elementary and one specific to the Urban Growth Area east of the city limits to be held at Evergreen Forest Elementary.

Following these meetings in specific planning areas, the draft will be finalized and presented for final review by the Planning Commission prior to scheduling a public hearing, which is anticipated in spring.

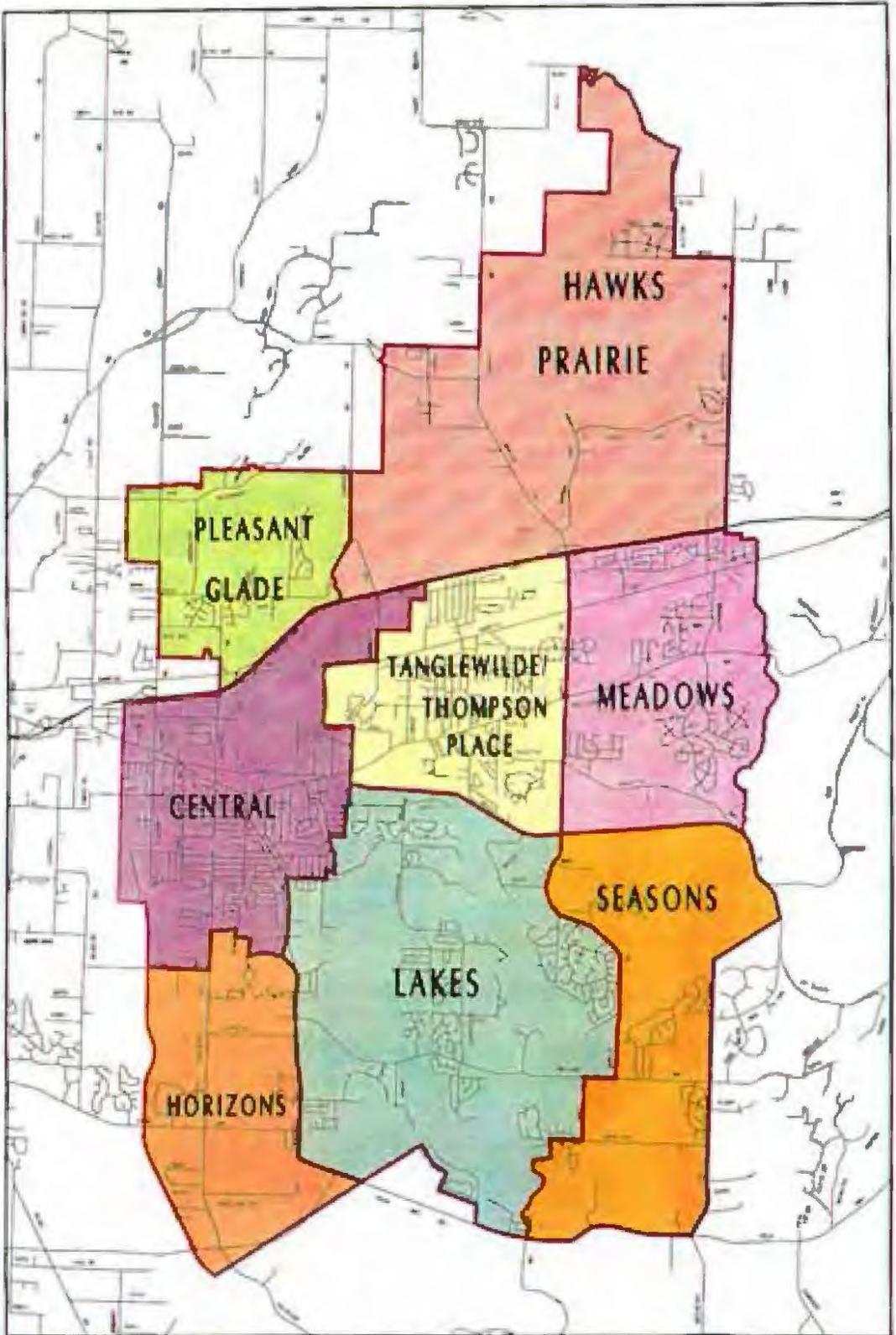
Prior to finalization of the draft, the City will be completing an Environmental Impact Statement (EIS) under the State Environmental Policy Act. Since the original EIS for the Comprehensive Plan was completed in 1994, it is due for an update to reflect over 20 years of community growth. Additionally, the EIS will be used to provide additional environmental documentation supporting the next 20-year planning horizon including the implementation measures that will support the recommendations of the Plan.

ADVANTAGES:

1. The periodic review of the Comprehensive Plan and development regulations provides the City an opportunity to help define, refine and implement the community's vision for the next twenty year planning period.
2. The periodic review of the Comprehensive Plan and development regulations provides the community an opportunity to respond to changes in land use and population growth.
3. The periodic review of the Comprehensive Plan allows the City to be in compliance with the requirements of the GMA and thus enables the City to be eligible for certain state grants and loans.
4. The Envision Lacey outreach program ensures that community involvement is an integral part of the update of the Comprehensive Plan.
5. Completing an Environmental Impact Statement will provide environmental documentation for both the Comprehensive Plan and the implementation measures recommended within.

DISADVANTAGES:

1. None identified.



Lacey Planning Areas





ENVISION LACEY

URBAN GROWTH AREA

Strategy: Ensure the Urban Growth Area can accommodate approximately 20,000 new residents in the next 20 years.

STRATEGIES TO ACCOMMODATE THIS POPULATION:

Require all new development to be served by city sewer

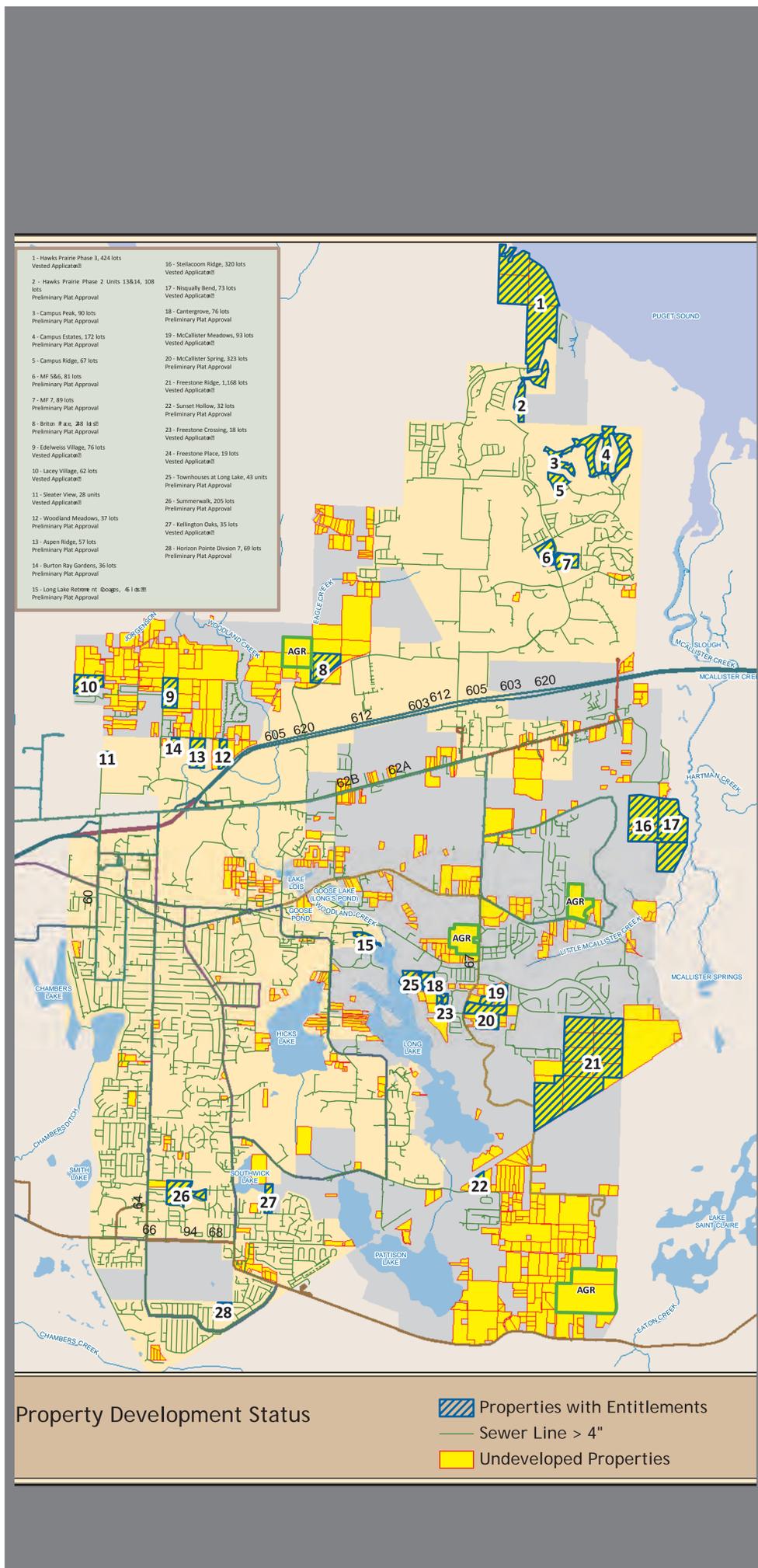
Require septic systems that have failed to connect to city sewer within a specified distance of an existing sewer line

Ensure infrastructure capacity (water, sewer, transportation) is capable of serving this population

Ensure a diversification of employment opportunities in the UGA so residents can work, live, shop, and play all within close proximity

Consider re-designating the "Agriculture" zoning district to an "urban holding area" so that Agriculture zones are precluded from developing until rezoned and/or sewer is available

Consider removing properties not expected to develop during the next 20 year planning horizon in the Pleasant Glade and McAllister Geologically Sensitive Area from the UGA





LAND USE COMMITTEE January 4, 2016

SUBJECT: 2016 Comprehensive Plan Amendment Docket Applications

RECOMMENDATION: Review the private application submitted for the 2016 Comprehensive Plan Amendment Docket. The application will be formally reviewed at the joint City Council/Planning Commission meeting on February 4, 2016. No action requested.

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 Econet, Inc.](#)
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 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 2016, the City received one application from Econet, Inc. for property located at 7250 Britton Parkway NE. The property (which is two parcels totaling 37.08 acres) was to be developed for the corporate headquarters of Univera but the company has located in King County and would like to market the property for development and possible sale. The

application is for a rezone request from Business Park to Hawks Prairie Business District—Business Commercial (HPBD-BC).

The surrounding properties have a mixture of zoning types. To the south across Britton Parkway is Hawks Prairie Business District—Business Commercial and is slated for future development as part of the Gateway Town Center project. To the north is property zoned Light Industrial-Commercial and is part of the Hill-Betti Business Park that was recently annexed into Lacey. This property contains a single-family residence but is otherwise undeveloped. To the west, is property zoned High Density Residential and is part of the Gateway single-family residential development. To the east is property owned and operated by Callison’s, Inc. for mint oil extraction and refining purposes. This property is zoned Business Park.

The purpose of the docketing request is to consider rezoning the property to HPBD-BC to make the property more marketable for sale primarily because the HPBD zoning and development standards allow for more flexibility for uses. As part of the 2016 update to the Land Use Element of the Comprehensive Plan, staff recommends (as part of a future work program item) adding an examination of the development standards of the Business Park zone. The current Business Park zone reflects the suburban-style office park market of the mid-1980’s and hasn’t kept pace with the flexibility needed in current development and has led to a variety of zoning changes in northeast Lacey over the past few years. As part of this process, staff will examine the rezone and also conduct an update to the Business Park zone to reflect current uses and design needs as an alternative to rezoning. An update to the Business Park zone ultimately may be advantageous to the City and the applicant rather than the continual rezoning of Business Park properties in Hawks Prairie.

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 4.

ADVANTAGES:

1. The briefing will be for informational purposes related to the 2016 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 4.

DISADVANTAGES:

1. None identified.



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

OFFICIAL USE ONLY

Case Number: 15-291

Date Received: _____

By: _____

Related Case Numbers:

address?

no fee

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

SECTION I

11 9 2015

APPLICANT NAME: ECONET, Inc

MAILING ADDRESS: 3005 1st Ave

CITY, STATE, ZIP: Seattle, WA 98121

TELEPHONE: 360-486-8300

REPRESENTATIVE NAME: * Kent M Gossman, Facilities Mngr. by dir.

MAILING ADDRESS: Same as Above

CITY, STATE, ZIP: _____

TELEPHONE: _____

* 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.

My company wants to rezone our two tax parcels from Business Park to

HPBD. Our present zoning does not offer as much flexibility on use, is

somewhat restrictive and slightly devalues the parcels.

11803 440100 + 400000

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?

It was originally intended to house our office and labs in a manufacturing type application. During our July 2015 meeting with Planning and

Development, they felt HPBD would be more relevant and offer more

versatile zoning that would better suit any future developer as well as enhance its potential by better matching up to supplement the surrounding zoning that now surround these parcels.

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.


Signature
ADDRESS: 3005 1st Ave, Seattle, WA 98121

Sang Shin, VP, ECONET, Inc
Printed Name

Signature
ADDRESS: _____

Printed Name

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.

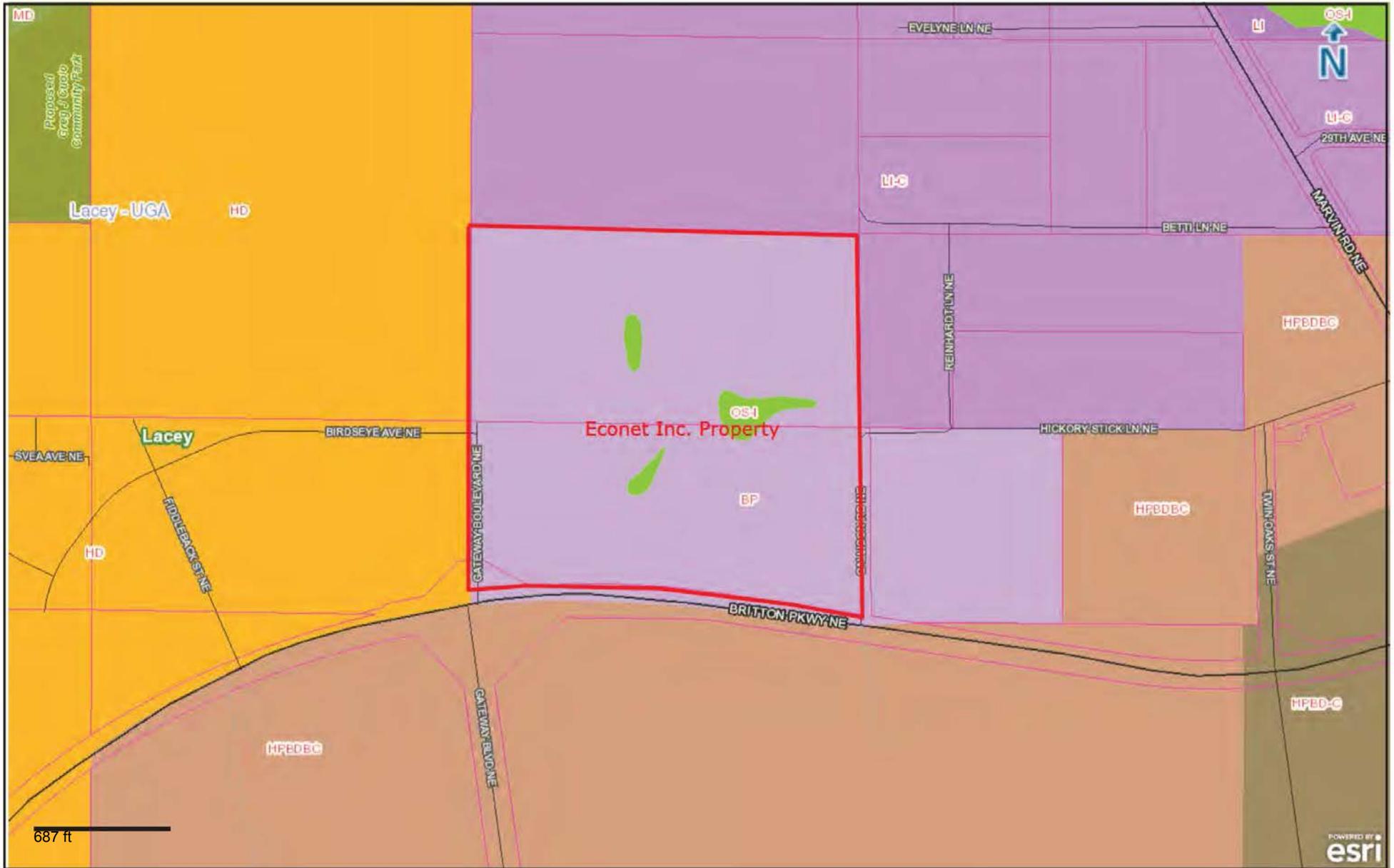
If the Council determines the application does not merit further consideration the applicant will not be permitted to make a full application, and the proposal will not be scheduled for consideration by the Planning Commission.

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.

Econet--Existing Zoning



The City of Lacey uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Lacey reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Lacey cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Lacey shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



Econet--Aerial Photograph



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