

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, April 21, 2015 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College St. SE

Call to Order: 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items*
Approval of the April 7, 2015, Planning Commission Meeting Minutes

*Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Public Comments: 7:01 p.m.

Commission Members Reports: 7:03 p.m.

Director's Report: 7:05 p.m.

Election of Officers and Recognition of Gail Madden: 7:10 p.m.

The Planning Commission will nominate and elect a new chair and vice chair (if necessary). At the conclusion of the elections, the Planning Commission and staff will honor Gail for her service.

Old Business: 7:15 p.m.

Development Agreement Zoning Text Amendment: Christy Osborn, Associate Planner. Staff will continue to present a draft of proposed Lacey Municipal Code 16.82 which would authorize the use of development agreements and establish the process associated with their use.

New Business: 7:45 p.m.

2015 Comprehensive Plan Amendment Private Applications: Ryan Andrews, Planning Manager. Staff will present an introductory briefing on the two private applicant-initiated comprehensive plan amendment and rezone applications for properties totaling 97.32 acres in the Hawks Prairie Planning Area from Open Space Institutional to Light Industrial.

2016 Land Use Element Update Chapter 3 Topic Sections: Christy Osborn, Associate Planner; Ryan Andrews, Planning Manager. The Planning Commission will review the draft topic sections for Chapter 3 of the updated Land Use Element which includes a discussion, goals and policies, and implementation measures for each topic section. Topics to be covered include: General Land Use Elements, Parks and Open Spaces, Utilities and Capital Facilities, and the Urban Growth Area.

Communications and Announcements: 8:55 p.m.

Next Meeting: May 5, 2015.

Adjournment: 9:00 p.m.

MINUTES

Lacey Planning Commission Meeting
Tuesday, April 7, 2015 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Gail Madden.

Planning Commission members present: Gail Madden, Carolyn Cox, Cathy Murcia, Jason Gordon, Sharon Kophs, Carolyn St. Claire, and Paul Enns. Staff present: Ryan Andrews, Christy Osborn, and Leah Bender.

Gail Madden noted a quorum present.

Sharon Kophs made a motion, seconded by Carolyn Cox, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Paul Enns made a motion, seconded by Jason Gordon, to approve the minutes of the March 3, 2015, meeting. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Member's Report:**

- Sharon Kophs attended a short course on local planning and shared pamphlets from that course with Planning Commissioners.
- Cathy Murcia attended the March 26 Council meeting. She said she learned that when performing CPR, only chest pumps are used and not ventilation. Council discussed inviting firefighters to a future meeting to instruct them, and Cathy suggested that Planning Commissioners attend that meeting as well.
- Carolyn St. Claire attended a couple days of the recent Woodland District Form-Based Code charrette. She noted that all participants worked very well together and it was a good lesson in democracy.
- Sharon said she also attended two days of the charrette and noted that it was very well attended and very organized. She said a lot of developers were in attendance and participation was great.
- Cathy said she brought her daughter to the charrette and it was a great learning experience for her.
- Gail Madden announced that she is resigning from Planning Commission and the next meeting on April 21 will be her last. She noted that elections should be held at the next meeting to elect a new chair.

3. **Director's Report:** None.

4. **New Business:**

North Thurston Public Schools Update:

- John Bash and Mike Lavery gave a PowerPoint presentation that outlined projects under the 2014-2021 Neighborhood School Improvements Technology and Safety Bond Measure:
 - North Thurston High School Modernization.
 - Evergreen Forest Elementary Modernization and Addition.
 - New Middle School #5.
 - River Ridge High School upgrade. John pointed out that a more extensive modernization will be the focus of the next bond.
 - Sleater Kinney Annex located in the City of Olympia, which includes the acquisition of Bally's Fitness Center to be the future home of Aspire Middle School.
 - Mountain View Elementary and Meadows Elementary preschool additions.
- John went over population estimate forecasts for the North Thurston service area and answered questions.

Puget Sound Energy:

- Amy Tousley, Municipal Liaison Manager with PSE, shared some brochures regarding safety, vegetation management, and disaster preparedness for families.
- Amy went over some PSE projects:
 - Thurston 230 kV Transmission Line Project.
 - Carpenter Substation and 115 kV Transmission Line Project.
 - Spurgeon Creek substation, switching station, and transmission line projects.
 - Marvin Road (SR 510) PSE Gas Main.
- Amy asked how PSE can work with staff and commissioners to update the Comp Plan. Ryan explained that Planning Commission has seen the draft Utility Element. Staff has discussed and will develop something similar to the Electric Utility Facilities sheet that Amy shared. Ryan noted that the draft will go out for public review at events this summer.

Central Business District 7 Zoning Text Amendment:

- Ryan introduced Doug Probstfeld, the zoning text amendment applicant, and gave some background information on the project. The applicant would like to add multi-family residential and drive-thru coffee stands as allowed uses in CBD-7 so that Carpenter Crest Apartments can expand their complex and add a coffee stand at the intersection of Carpenter Road and Martin Way.
- Ryan noted that Table 16T-06 has been amended to include multi-family with five or more units as an allowed use with the note that density and standards must comply with LMC chapter 16.18.
- Table 16T-06 has also been amended to include drive-thru coffee stands in CBD-5; and pointed out that the code currently allows eating and drinking places in CBD-7, which would include coffee shops, to encourage a restaurant style establishment instead of an espresso stand at such a busy intersection.
- A public hearing will be held on May 5.

Development Agreement Zoning Text Amendment:

- Christy Osborn explained how development agreements function. She said that as a result of last year's audit performed by the city's insurer, the city must add provisions to the LMC to allow the city to enter into a development agreement.
- Christy went over the draft Development Agreement chapter.
- Ryan discussed three development agreements that the city has previously entered into - Crossroads, St. Martin's University, and All Star Ford. Ryan stated that each of these agreements provided the city with more enhanced design standards than would have been provided by implementation of the existing development code.
- Concerns were expressed regarding the 20-year expiration date proposed in the regulations; and vesting developments for a 20-year time period and providing for modifications to development standards, particularly for residential uses.
- There was a discussion as to whether the city has to do development agreements. Staff pointed out that the city does not have to do development agreements, but it has proven to be a useful tool to get higher design standards.
- It was agreed that Planning Commission would discuss development agreements in more detail at the next meeting.

5. **Communications and Announcements:** Carolyn Cox expressed her appreciation for the great job Gail Madden has done on the Planning Commission and said Gail will be missed.
6. **Next meeting:** April 21, 2015.
7. **Adjournment:** 9:05 p.m.

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

<p>Planning Commission Meeting April 21, 2015</p> <p>Packets due: April 16th</p>	<ol style="list-style-type: none"> 1. Election of Officers 2. Worksession: Development Agreement Zoning Text Amendment 3. Worksession: 2015 Comprehensive Plan Amendment Private Applications 4. Worksession: Land Use Element Chapter 3 Topic Sections; CO: Common Elements, Joint Planning, Parks & Open Spaces, Utilities and Capital Facilities; RA: UGA
<p>Planning Commission Meeting May 5, 2015</p> <p>Packets due: April 30th</p>	<ol style="list-style-type: none"> 1. Public Hearing: 2015 Comprehensive Plan Amendment Private Applications 2. Public Hearing: CBD 7 Private Text Amendment 3. Worksession: Market Study Briefing
<p>Planning Commission Meeting May 19, 2015</p> <p>Packets due: May 14th</p>	<ol style="list-style-type: none"> 1. Public Hearing: Development Agreement Zoning Text Amendment 2. Worksession: Land Use Element Chapter 3 Topic Sections; CO: Commercial, Industrial; RA: Residential, Infill, Urban Design, Subareas 3. Worksession: Envision Lacey Outreach
<p>Planning Commission Meeting June 2, 2015</p> <p>Packets due: May 28th</p>	<ol style="list-style-type: none"> 1. Worksession: Intercity Transit, Jeff Gadman, Lacey Council Rep to IT 2. Worksession: Front Yard Setbacks for SFR's/Housekeeping

Pending items:



PLANNING COMMISSION STAFF REPORT

April 21, 2015

SUBJECT: Municipal Code Provisions to Authorize Development Agreements, Chapter 16.82 LMC

RECOMMENDATION: Review proposed content of draft municipal code language authorizing development agreements and set date to hold public hearing.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, AICP, Community Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Christy Osborn, Associate Planner *CO*

ATTACHMENT(S): 1. Draft Chapter 16.82 LMC, Development Agreements

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:**

April 7, 2015 Planning Commission Worksession.

BACKGROUND:

The Planning Commission began their review of Draft Chapter 16.82 LMC, Development Agreements at a worksession on April 7, 2015. The Commission asked for additional time to discuss the content contained in the draft at the April 21, 2015 meeting.

A development agreement is a contract between a local jurisdiction and a person who owns or controls property within the jurisdiction that specifies the standards and conditions that will govern the development of the property. The development agreement provides the developer with vested rights by freezing existing zoning and development regulations and vesting development rights. In turn, a local jurisdiction can get commitments from the developer for high quality site and building design elements, dedication of parks and open space, coordination of public infrastructure or other facilities, and ensure that development will proceed in a timely fashion. Development agreements also allow for flexibility and innovation in land use and design techniques provided that they are in compliance with the Comprehensive Plan.

Constitutional and statutory law establishes the authority to regulate the use of property, and also defines the limitations of that authority. The Local Project Review Act (Chapter 36.70B RCW) provides specific authority and direction for development agreements. Further, the Washington Administrative Code (WAC 365-196-845) establishes specific code provisions to

implement and explain the intent of the law. The City Council is the required decision making authority for these agreements.

The authority to enter into a development agreement must be clearly set forth in a jurisdiction's development regulations. The City's 2014 Annual Review and Audit by the Washington Cities Insurance Authority (WCIA) contained a mandatory audit requirement to adopt provisions in our code for development agreements during the 2015 calendar year. Draft Chapter 16.82 is attached for your review.

RECOMMENDATION:

The Planning Commission will continue their review of the proposed draft provisions for development agreements and provide input and comments for recommended changes. The Planning Commission is also requested to set a public hearing to hear testimony related to the draft ordinance. Staff recommends May 19, 2015, as the public hearing date. The draft has been forwarded to the city attorney for legal review and his comments will be incorporated into the briefing materials for the Planning Commission to consider as part of the public hearing.

Chapter 16.82

DEVELOPMENT AGREEMENTS

Sections:

16.82.005	Authority
16.82.010	Purpose
16.82.020	Development Standards
16.82.030	Content of a Development Agreement
16.82.040	Effect and Vesting
16.82.050	Procedure
16.82.060	City Council Action
16.82.070	Term of Agreement

16.82.005 Authority

A. This chapter applies to development agreements authorized pursuant to RCW 36.70B.170 – 36.70B.210, as a legislative action, between the City of Lacey and a person having ownership or control of real property within its jurisdiction. The execution of a development agreement is a proper exercise of City police power and contract authority.

B. The City may enter into a development agreement for real property outside its boundaries as part of a proposed annexation, or a service agreement.

C. The provisions of this chapter not apply to or affect the validity of any contract rezone, concomitant agreement, annexation agreement or other agreement in existence on or before the effective date of this chapter, or adopted under separate authority, even though such agreements may also relate to development standards, mitigation, and other regulatory requirements.

D. The City may enter into development agreements pursuant to this chapter. The decision whether to enter into a development agreement is discretionary with the City Council. The development agreement shall provide for the scope and timing of the project, applicable regulations and requirements, mitigation requirements and other matters relating to the development process.

16.82.010 Purpose

The purpose of development agreements are:

1. The lack of certainty in the approval of development projects can result in a waste of public and private resources escalate housing costs for consumer and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public.
2. Assurance in the development review process can significantly encourage development or redevelopment of real property. This certainty is especially important for large-scale or multiphase developments that take years to complete and that require substantial financial commitments at an early stage.
3. A development agreement promotes the general welfare by balancing the public and private interests, providing reasonable certainty for a development project, and addressing other matters, including funding or providing services, infrastructure, or other facilities.

16.82.020 Development Standards

A. Any person intending to propose a development agreement shall first meet with the Director of Community Development or their designee for purposes of understanding the parameters of the proposal and applicable procedures.

B. In order to encourage innovative land use techniques and to further achieve public benefits, a development agreement adopted pursuant to this chapter may impose development standards that differ from the standards of the Lacey Municipal Code and the Lacey Development Guidelines and Public Works Standards that are otherwise applicable to a proposed development: infrastructure requirements, street standards, performance standards, and duration of approvals. All development standards imposed must achieve public benefits, respond to changing community needs, and require modifications which provide the functional equivalent or adequately achieve the purposes of otherwise applicable City standards. Any development standard imposed by the development agreement must be consistent with and further the stated intent of the comprehensive plan.

C. The development standards as approved through a development agreement shall apply to and govern the development and implementation of the subject site in lieu of any conflicting or different standards or requirements elsewhere in the Lacey Municipal Code. A development agreement shall reserve authority to impose new or different regulations to the extent required by serious threat to public health and safety.

D. Notwithstanding the foregoing, the International Building Code, International Fire Code, and other construction codes in effect in the State of Washington, and as adopted by the City of Lacey, on the date of filing a complete building permit application or other construction application for a building on the subject site shall apply; except that no changes to such codes taking effect after the date of the development agreement shall require redesign or modification of then-existing project utilities, facilities, or other infrastructure that were installed in accordance with the development agreement.

16.82.030 Contents of a Development Agreement

A. A development agreement must set forth the development standards and other provisions that shall apply to, govern, and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.

B. For purposes of this chapter, the term “development standards” means and includes, but is not limited to the following items. In approving a development agreement, conditions of approval shall at a minimum establish:

1. A site plan for the entire project, showing locations of sensitive areas and buffers, required open spaces, perimeter buffers, location of residential development, and location of non-residential development;
2. Project elements such as permitted uses, residential densities and nonresidential densities; range of uses authorized for any non-residential development; intensities; and building sizes;
3. The amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of State law, any reimbursement provisions, other financial contributions by the property owner, or dedications;
4. Mitigation measures, development conditions, and other requirements under Chapter 14.24LMC, Environmental Policy, and Chapter 43.21C RCW;
5. Design standards such as maximum heights, setbacks, streets, drainage and water quality requirements, landscaping, and other development features;
6. Sewer, water, stormwater and other utility plans;
7. Parks and open space preservation;
8. Phasing;
9. Review procedures and standards for implementing decisions;
10. A build-out or vesting period for applicable standards; and
11. Any other development requirement or procedure deemed appropriate by the City Council.

C. Nothing in this Chapter is intended to authorize the City to impose impact fees, inspection fees, or dedications or to require any other financial contributions or

mitigation measures except as expressly authorized by other applicable provisions of law.

16.82.040 Effect and Vesting

A. Unless amended or terminated, a development agreement is enforceable during its term by a party to the agreement. A development agreement and the development standards in the agreement govern during the term of the agreement, or for all or that part of the build-out period of the project specified in the agreement, and the project may not be subject to an amendment to a zoning ordinance, or development standard, or regulation adopted after the effective date of the agreement. A permit or approval issued by the City after the execution of the development agreement must be consistent with the development agreement.

B. Under subsection (A), a development agreement provides an alternative to vesting rights provided in Section 1B.060 of the Lacey Development Guidelines and Public Works Standards.

C. The tenure of the approval of a development agreement shall not exceed a twenty year time period. At the expiration date of a development agreement, application of a new agreement would be required as provided in the provisions contained in the Lacey Municipal Code.

D. A development agreement may reserve capacity in the transportation system for the proposed developments trip generation and, in such case, the proposed development shall be deemed to have achieved transportation concurrency under the concurrency rules and regulations in effect on the effective date of the development agreement. The term for the concurrency determination shall be set forth in the development agreement.

16.82.050 Procedure

A. If a development agreement is not proposed in conjunction with an action requiring 'quasi-judicial review' or 'legislative review' under Chapter 1, City of Lacey Development Guidelines and Public Works Standards, the development agreement shall be presented to City Council at a public hearing for approval by ordinance or resolution.

B. If the development agreement is proposed in conjunction with an action requiring "quasi-judicial review," the development agreement shall be presented to the City Council for final approval by ordinance or resolution, after a public hearing with the Hearing Examiner. The Hearing Examiner shall make a recommendation of approval or denial on the applications and the development agreement to the City Council.

C. If the development agreement is proposed in conjunction with an action requiring 'legislative review,' the development agreement shall be presented to the City Council for final approval by ordinance or resolution, after a public hearing with the Planning Commission. The Planning Commission shall make a recommendation of approval or denial on the applications and the development agreement to the City Council.

D. Prior to the required public hearing, the Director or their designee shall issue a public hearing notice in accordance with Section 1C, City of Lacey Development Guidelines and Public Works Standards.

16.82.060 City Council Action

A. The City Council shall consider the proposed development at and following the public hearing. The City Council may approve and enter into a proposed development agreement if the Council finds, in its sole discretion, that a proposed agreement is consistent with the comprehensive plan and the purposes of this chapter. The decision of City Council on a development agreement is the final decision of the City.

B. Notice of the final decision by the City Council shall be mailed to the applicant, to any person who submitted public comments, and to any other person who has specifically requested it.

C. The development agreement shall be recorded with the Thurston County Auditor prior to the effective date of any development proposal that was submitted and reviewed concurrently with the development agreement.

D. The appeal of a final decision of the City Council shall be timely filed as a judicial appeal pursuant to Section 1D.0740, City of Lacey Development Guidelines and Public Works Standards.

16.82.070 Term of Agreement

A. A development agreement pursuant to RCW 36.70B and this chapter shall be binding on the parties and their successors during the term of the development agreement and enforceable during its term by a party to the agreement, unless the agreement is amended or terminated. The City reserves the right to modify or terminate the development agreement upon discovering noncompliance by the developer after review and consideration by City Council.

B. Amendments to the terms of the development agreement shall be done only by a written instrument executed by all parties pursuant to the procedures of this article, or as may be amended. The City will process and decide upon application of an

amendment upon payment of applicable fees, as if it were an application for a new development agreement.



PLANNING COMMISSION STAFF REPORT

April 21, 2015

SUBJECT: South Puget Sound Community College and Seattle Archdiocese Comprehensive Plan Amendment and Rezone Applications. Project no.'s 14-228 and 14-264.

RECOMMENDATION: Call for a public hearing for May 5th to consider the South Puget Sound Community College and Seattle Archdiocese Comprehensive Plan and Rezone Applications from Open Space Institutional to Light Industrial.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Director of Community Development
Ryan Andrews, Planning Manager *RA*

ATTACHMENT(S):

1. SPSCC CPA and Rezone Application
2. Seattle Archdiocese CPA and Rezone Application
3. Map of Existing Zoning
4. Aerial Photo

**PRIOR COUNCIL/
COMMISSION/**

COMMITTEE REVIEW: Joint Worksession, February 19, 2015

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 for 2015, the City received two private applicant-initiated requests for properties immediately adjacent to each other. These two requests were added to the Comprehensive Plan Amendment Docket at the joint worksession with the Planning Commission and City Council held on February 19th.

Former SPSCC Site

The first application is from the Washington State Department of Enterprise Services on behalf of South Puget Sound Community College (SPSCC). The property is a 54.5-acre site located at 3210 Marvin Road NE in the Hawks Prairie Planning Area 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 request is for a Comprehensive Plan amendment and rezone request from Open Space Institutional to Light Industrial.

In 2007, the property was re-designated by the City after request by SPSCC to the Open Space Institutional designation from Light Industrial. This application is to essentially revert the Comprehensive Plan designation and 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 and owned by the Seattle Archdiocese.

Seattle Archdiocese Site

The second application received for the comprehensive plan amendment docket is the property zoned Open Space Institutional - School. This 42.82-acre property is located at 3105 and 3145 Hogum Bay Road NE and was also part of a previous Comprehensive Plan amendment and rezone from Light Industrial to Open Space Institutional. The property is currently 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, the subject property is currently being used for Light Industrial purposes, and the Archdiocese is currently marketing the property for sale, there is merit in considering a Comprehensive Plan amendment and rezone request. 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.

Analysis of Requests

Staff fully supports both requests. Rezoning these parcels to Light Industrial will revert them back to their previous zoning which will in turn make them available for economic development and job creation purposes and support policies identified in our Land Use and Economic Development Elements of the Comprehensive Plan.

Land Use Element Policies:

M. Industrial, Policy b. Encourage industrial development which adds to the tax base, provides high paying jobs and diversifies and strengthens our local economy.

M. Industrial, Policy e. Industrial areas should be located with access to major transportation routes, including major arterial truck routes and transit facilities.

M. Industrial, Policy f. Industrial areas should be located where they can be adequately served by necessary major utility lines such as electric power stations and transmission lines, trunk sewer lines, trunk water lines and trunk gas lines.

The profile associated with the Hawks Prairie area also supports the request by stating: "Of all the area in the City, this area is the most promising for development of industrial uses, commercial uses, with two new regional distribution centers, new industrial parks developing with various uses and significant undeveloped property in the Hawks Prairie Business District."

Economic Development Element:

The Economic Development Element supports the request through policies that strive for an adequate mix of different business uses to support a healthy and diverse job market including "environmentally responsible manufacturing and light industrial firms". Also, the Economic Development Element states that job-generating uses should be prioritized and coordinated with the overall land use mix.

RECOMMENDATION:

Staff will provide an introductory briefing at the April 21st Planning Commission meeting related to the requests. The full staff analysis will be presented at the Planning Commission public hearing scheduled for May 5th. Public notice of the hearing will be published in *The Olympian* and directly mailed to all property owners within 300 feet of the subject properties. The applicants will also be available at the April 21st meeting to provide their insight and answer any questions.



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

RECEIVED

APR 06 2015

OFFICIAL USE ONLY

Case Number: 15-83
 Date Received: 11/4/2015
 By: _____

Related Case Numbers:

**COMPREHENSIVE PLAN
 AMENDMENT GENERAL
 APPLICATION**

OWNER NAME: State of Washington, State Board for Community + Tech
 MAILING ADDRESS: Colleges, SPSCC
2001 Moltman Road SW
 CITY, STATE, ZIP: Olympia, WA 98501
 TELEPHONE: 360-407-9310
 APPLICANT NAME: * S. Fuller - Dept of Enterprise Services
 MAILING ADDRESS: PO Box 41468
 CITY, STATE, ZIP: Olympia, WA 98504-1468
 TELEPHONE: 360-407-9310
 ADDRESS OF PROPOSAL: 3210 Marvin Road NE, Lacey, WA

* The applicant 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.

GENERAL DESCRIPTION OF PROPOSAL

Wish to rezone our property from "OSI"
to Light Industrial.

GENERAL LOCATION OF PROJECT (Give street address or, if vacant, indicate lot(s), block and subdivision; or tax lot number, access street, and nearest intersection.) 3210 MARVIN ROAD NE, LAAN

SECTION: 02 TOWNSHIP: 18 RANGE: 1W

ASSESSOR'S TAX PARCEL NUMBER: 118-02230000

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY (attach additional sheet if necessary):

See Attached

COMPREHENSIVE PLAN, ZONING, AND LAND USE ISSUES

CURRENT ZONE CLASSIFICATION: OSI

COMPREHENSIVE DESIGNATION: OSI

CURRENT LAND USE AND IMPROVEMENTS: VACANT - Not be utilized.

PAST LAND USE OR HISTORY: VACANT

CURRENT COMPREHENSIVE PLAN LANGUAGE (if applicable): Property is currently zoned OSI

REQUESTED NEW COMPREHENSIVE PLAN LANGUAGE (if applicable): Request property be rezoned to Lt. Industrial.

DOES THE PROPOSED AMENDMENT AFFECT BOTH THE CITY AND THURSTON COUNTY?

(PLEASE EXPLAIN):

Only the city as it's within the city limits of Lacey

WAS THIS ISSUE, OR PROPERTY AND ITS DESIGNATION, DISCUSSED DURING THE COMPREHENSIVE PLAN DEVELOPMENT, REVIEW, AND ADOPTION PROCESS? IF SO, PLEASE EXPLAIN:

Yes, it was originally zoned Light Industrial

IS THE PRESENT COMPREHENSIVE PLAN LANGUAGE, OR DESIGNATION AND ITS RELATED ZONING, THE RESULT OF A MISTAKE? WHAT KIND OF MISTAKE (i.e., mapping, typographic)? PLEASE EXPLAIN:

Not a mistake, the state requested the change from LI to OSI, but we will no longer be developing the land.

IF THE AMENDMENT IS A MAP AMENDMENT, HOW MANY ACRES OF DEVELOPED AND UNDEVELOPED PROPERTY IN THE LACEY GROWTH AREA ALREADY EXIST IN THIS DESIGNATION?

DEVELOPED: _____ UNDEVELOPED: _____

HOW WILL THE AMENDMENT CHANGE THIS? _____

IS THERE A DEMONSTRATED NEED FOR THIS CHANGE AND IS IT A WISE ALLOCATION OF LAND RESOURCES? PLEASE EXPLAIN:

The change represents highest & best use for the property and future development

EXPLAIN THE NEED FOR CHANGE AND HOW THE AMENDMENT IS CONSISTENT WITH THE FOLLOWING:

- State Growth Management Act (GMA): _____
- County-Wide Planning Policies (CWPP): _____
- Lacey Comprehensive Plan: _____
- Regional Transportation Plan (RTP): _____
- Other Applicable City Plans or Documents: _____
- Neighboring Jurisdictions' Comprehensive Plan (where your proposal affects multiple jurisdictions, for example; Olympia or Tumwater). _____

UTILITIES AND ROADS

WATER SUPPLY (name of utility if applicable): City of Lacey
 EXISTING PROPOSED
SEWAGE DISPOSAL (name of utility if applicable): City of Lacey
 EXISTING PROPOSED
ACCESS (name of street(s) from which access will be gained): Marvin + 31st

SUPPLEMENTAL INFORMATION

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

- 1- A complete list of all property owners and addresses as listed of the Thurston County Assessor within a 300-foot radius of the external boundaries of the subject property.
- 2- A site plan drawing or drawings at a scale of not less than one inch for each two hundred feet which shall include or show:
 - a. The boundaries of the property;
 - b. Size of property impacted by amendment;
 - c. Location of existing natural features, such as trees, streams, or lake frontages.
- 3- Environmental checklist.
- 4- Supplemental information and/or special reports may be required including:
 - a. Environmental sensitive areas and issues;
 - b. Traffic impacts;
 - c. Other.

INITIATED BY:

Planning Commission. Date of Initiation: _____

City Council. Date of Initiation: _____

Property owners as follows:

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.

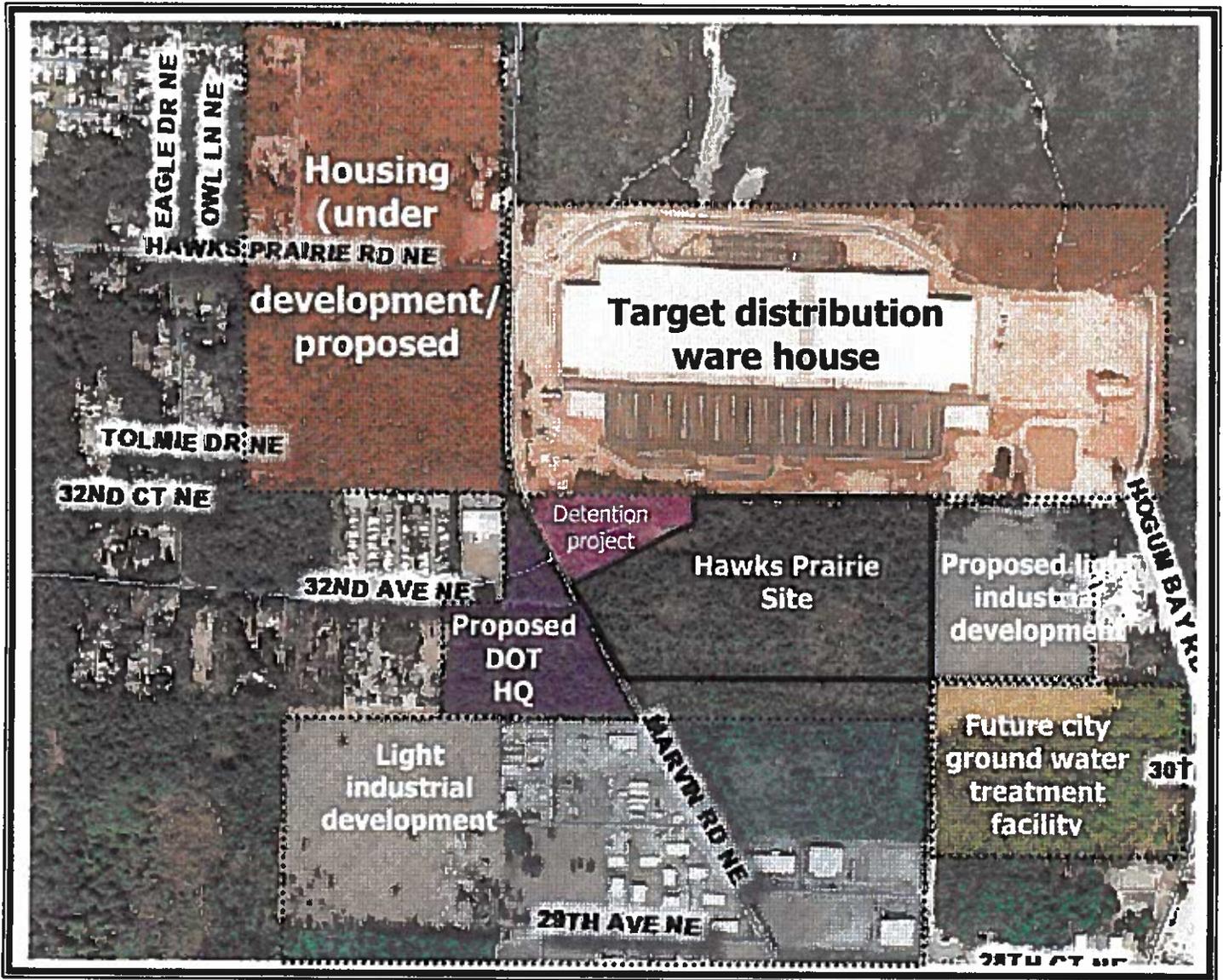
Signature	Printed Name
ADDRESS: _____	_____

Signature	Printed Name
ADDRESS: _____	_____

Signature	Printed Name
ADDRESS: _____	_____

Signature	Printed Name
ADDRESS: _____	_____

Adjacent Land Use Diagram



**SPSCC
HAWKS PRAIRIE
CENTER**



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

OFFICIAL USE ONLY

Case Number: 14-264
Date Received: _____
By: _____

Related Case Numbers:

**COMPREHENSIVE PLAN
AMENDMENT GENERAL
APPLICATION**

APR 10 2015

OWNER NAME: Corporation of the Catholic Archbishop of Seattle, a Corporation sole.

MAILING ADDRESS: 710 Ninth Ave.

CITY, STATE, ZIP: Seattle, WA 98104

TELEPHONE: 206-382-4851

APPLICANT NAME: *Ed Foster

MAILING ADDRESS: as above

CITY, STATE, ZIP: as above

TELEPHONE: as above

ADDRESS OF PROPOSAL: as above

* The applicant 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.

GENERAL DESCRIPTION OF PROPOSAL

Amend the City of Lacey Comprehensive Plan and complete the reclassification of the land use zone of the 42.82 acres located at 3105 and 3145 Hogum Bay Road NE, Lacey (which is owned by the Corporation of the Catholic Archbishop of Seattle) from "Open Space Institutional" to Industrial land use.

The original acquisition of the property was completed with the intent of developing a private Catholic High School and Catholic Parish on the site. Since acquisition, the Archdiocese has located the school in other facilities providing a better fit in both size and budget, and the property subject to this request is now deemed "surplus" by the Archdiocese. Therefore, the Archdiocese wants to sell the property and needs to complete the rezone to accomplish a sale.

GENERAL LOCATION OF PROJECT (Give street address or, if vacant, indicate lot(s), block and subdivision; or tax lot number, access street, and nearest intersection.) 3145 Hogum Bay Road NE

SECTION: 02 **TOWNSHIP:** 18 **RANGE:** 1W

ASSESSOR'S TAX PARCEL NUMBER: 11802130200

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY (attach additional sheet if necessary):

Parcel B of Boundary Line Adjustment No. BLA 06-0017LA, as recorded October 19, 2007 under Auditor's File No. 3965857 (As noted on Statutory Deed)

GENERAL LOCATION OF PROJECT (Give street address or, if vacant, indicate lot(s), block and subdivision; or tax lot number, access street, and nearest intersection.) 3105 Hogum Bay Road NE (Vacant Land)

SECTION: 02 **TOWNSHIP:** 18 **RANGE:** 1W

ASSESSOR'S TAX PARCEL NUMBER: 11802130300

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY (attach additional sheet if necessary): Parcel A of Boundary Line Adjustment No. BLA 06-0017LA, as recorded October 19, 2007 under Auditor's File No. 3965857, records of Thurston County, Washington, subject to and including all easements, covenants, restrictions of public record. (As noted on Statutory Deed)

COMPREHENSIVE PLAN, ZONING, AND LAND USE ISSUES

CURRENT ZONE CLASSIFICATION: _____

COMPREHENSIVE DESIGNATION: _____

CURRENT LAND USE AND IMPROVEMENTS: Open area and industrial facility

PAST LAND USE OR HISTORY: Open area and industrial facility

CURRENT COMPREHENSIVE PLAN LANGUAGE (if applicable): _____

REQUESTED NEW COMPREHENSIVE PLAN LANGUAGE (if applicable): _____

DOES THE PROPOSED AMENDMENT AFFECT BOTH THE CITY AND THURSTON COUNTY?
(PLEASE EXPLAIN): Unsure.

WAS THIS ISSUE, OR PROPERTY AND ITS DESIGNATION, DISCUSSED DURING THE COMPREHENSIVE
PLAN DEVELOPMENT, REVIEW, AND ADOPTION PROCESS? IF SO, PLEASE EXPLAIN: Unsure

IS THE PRESENT COMPREHENSIVE PLAN LANGUAGE, OR DESIGNATION AND ITS RELATED ZONING,
THE RESULT OF A MISTAKE? WHAT KIND OF MISTAKE (i.e., mapping, typographic)? PLEASE EXPLAIN:
Unsure.

IF THE AMENDMENT IS A MAP AMENDMENT, HOW MANY ACRES OF DEVELOPED AND
UNDEVELOPED PROPERTY IN THE LACEY GROWTH AREA ALREADY EXIST IN THIS DESIGNATION?
DEVELOPED: _____ UNDEVELOPED: _____

HOW WILL THE AMENDMENT CHANGE THIS? _____

IS THERE A DEMONSTRATED NEED FOR THIS CHANGE AND IS IT A WISE ALLOCATION OF LAND
RESOURCES? PLEASE EXPLAIN: Change will add tax revenue and job growth.

EXPLAIN THE NEED FOR CHANGE AND HOW THE AMENDMENT IS CONSISTENT WITH THE FOLLOWING:

- State Growth Management Act (GMA): Creates tax revenue and job growth.
- County-Wide Planning Policies (CWPP): Creates tax revenue and job growth.
- Lacey Comprehensive Plan: Creates tax revenue and job growth.
- Regional Transportation Plan (RTP): Unsure

UTILITIES AND ROADS

WATER SUPPLY (name of utility if applicable): _____
 EXISTING PROPOSED

SEWAGE DISPOSAL (name of utility if applicable): _____
 EXISTING PROPOSED

ACCESS (name of street(s) from which access will be gained): Hogium Bay

SUPPLEMENTAL INFORMATION

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

- 1- A complete list of all property owners and addresses as listed of the Thurston County Assessor within a 300-foot radius of the external boundaries of the subject property.
- 2- A site plan drawing or drawings at a scale of not less than one inch for each two hundred feet which shall include or show:
 - a. The boundaries of the property;
 - b. Size of property impacted by amendment;
 - c. Location of existing natural features, such as trees, streams, or lake frontages.
- 3- Environmental checklist.
- 4- Supplemental information and/or special reports may be required including:
 - a. Environmental sensitive areas and issues;
 - b. Traffic impacts;
 - c. Other.

INITIATED BY:

Planning Commission. Date of Initiation: _____

City Council. Date of Initiation: _____

Property owners as follows:

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	<u>FRANK FEEMAN</u> _____ Printed Name
ADDRESS: _____	ADDRESS: _____
Signature	Printed Name
ADDRESS: _____	ADDRESS: _____



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

OFFICIAL USE ONLY	
Case Number:	<u>14-264</u>
Date Received:	_____
By:	_____
Related Case Numbers:	

**REZONE
 APPLICATION**

OWNER NAME: <u>Corporation of the Catholic Archbishop of Seattle, a Corporation sole.</u>	APR 10 2015
MAILING ADDRESS: <u>710 9th Ave.</u>	
CITY, STATE, ZIP: <u>Seattle, WA 98104</u>	
TELEPHONE: <u>206-382-4851</u>	

DATE: _____

DATE: _____

DATE: _____

DATE: _____

SIGNATURE(S)

I (We), the above-signed, do hereby affirm and certify, under penalty of perjury, that I/we am/are one (or more) of the owner(s) under contract of the below described property and that the following statements and answers are in all respects, true and correct on my information and belief as to those matters.

APPLICANT NAME: <u>Edward Foster</u>
MAILING ADDRESS: <u>710 9th Ave.</u>
CITY, STATE, ZIP: <u>Seattle, WA 98104</u>
TELEPHONE: <u>206-382-4851</u>
SIGNATURE: _____ DATE: _____
ENGINEER/ARCHITECT NAME: <u>N/A.</u>
MAILING ADDRESS: _____
CITY, STATE, ZIP: _____
TELEPHONE: _____
SIGNATURE: _____ DATE: _____

AUTHORIZED REPRESENTATIVE: Applicant

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE: _____

SIGNATURE: *Gabe J. Scott* DATE: 4/9/15

NAME OF PROJECT: REZONE

SUMMARY OF REQUEST (List Type of Uses): Rezone of 42.82 acres located at 3105 and 3145 Hogum Bay Road, Lacey. From Open-space Institutional to Light Industrial.

PROPERTY LOCATION

[]North []South []East [x]West Side of _____ between _____
(ROAD NAME)

and Hogum Bay Road
(ROAD NAME)

Property Address: 3105 and 3145 Hogum Bay Road

Section: _____ Township: _____ Range: _____ Assessor's Parcel Number: _____

Full legal description of subject property: _____
(ATTACH SEPARATE SHEET IF NECESSARY)

TOTAL SQUARE FOOTAGE OF THE REZONE AREA: 1,865,239 sf.

How does the rezone request conform to the Comprehensive Plan? Consistent with zoning in this area.

Property was previously zoned Open Space - Institutional.

ACCURATE SITE PLAN DRAWN IN INK TO SCALE WITH DIMENSIONS MUST BE SUBMITTED ALONG WITH THE APPLICATION. PLEASE SHOW THE FOLLOWING:

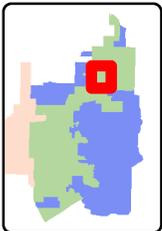
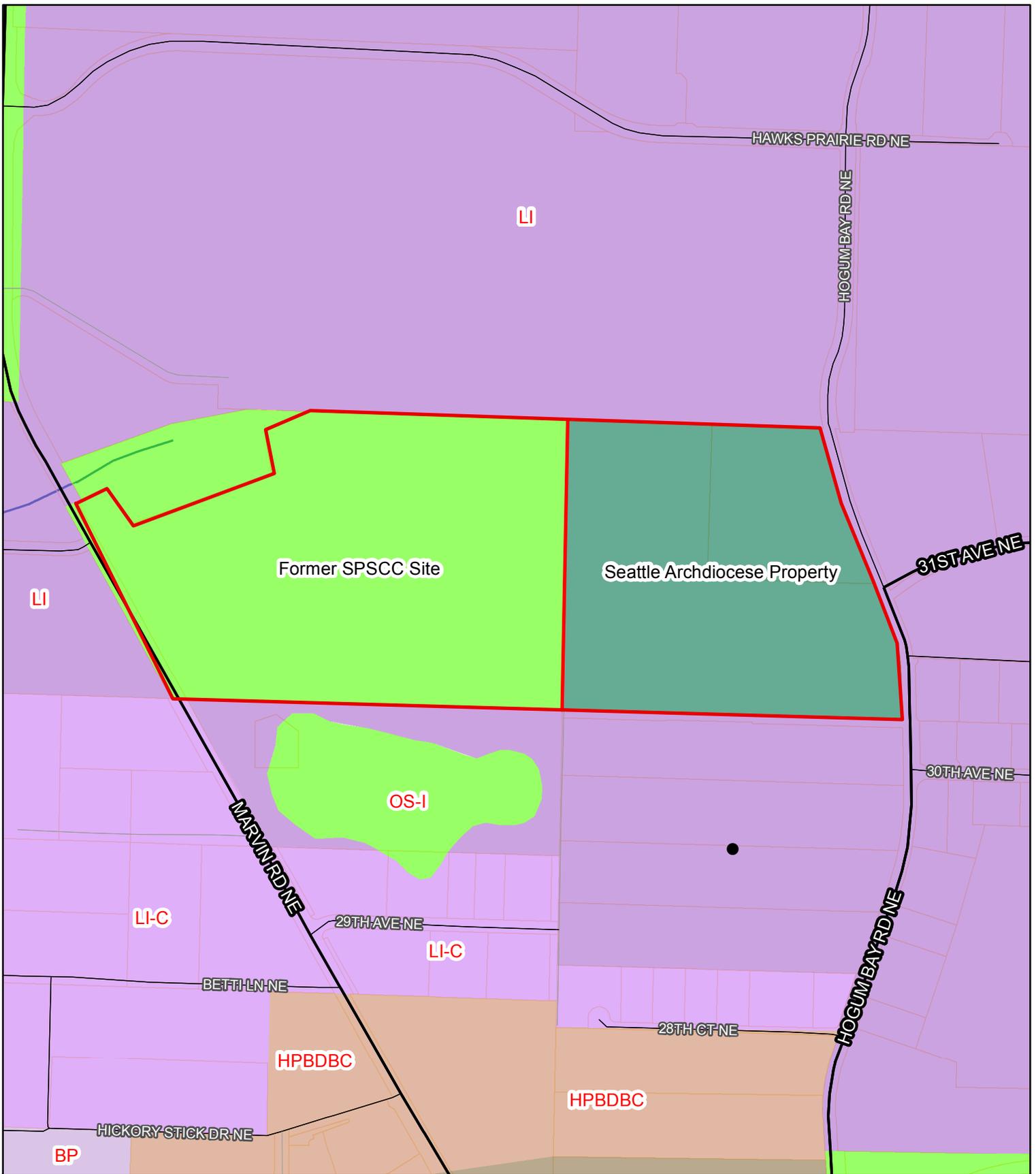
1. Location of proposed uses, buildings, parking areas, landscaping areas, ingress, egress, etc.
2. Location of all existing uses and structures on the property, with distances from property lines.
3. Major physical features of the property to be rezoned.
4. Barscale and north arrow.

PLEASE ANSWER THE FOLLOWING QUESTIONS

What is the relationship between the proposed use of the land to be rezoned and the surrounding land use? (i.e., Is your proposed use of land significantly different than existing land uses surrounding your property?) Please Explain: rezone would be consistent with adjacent zoning.

Why is the property not usable as presently zoned, including the events that led you to this conclusion? The original acquisition of the property was completed with the intent of developing a private Catholic High School and Catholic Parish on the site. Since acquisition, the Archdiocese has located the school in other facilities providing a better fit in both size and budget, and the property subject to this request is now deemed "surplus" by the Archdiocese. Therefore the Archdiocese wants to sell the property and needs to complete the rezone to accomplish a sale.

How would the proposed zone change be in the interests of not only the applicant but also the surrounding properties and the public as a whole? Public would gain tax revenue and employment.



SPSCC and Seattle Archdiocese Rezone Existing Zoning

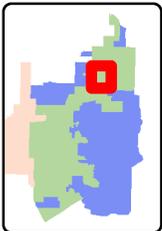
Date: 1/6/2015
1 inch = 600 feet





Former SPSCC Site

Seattle Archdiocese Property



SPSCC and Seattle Archdiocese Rezone Aerial Photo

Date: 1/6/2015
1 inch = 600 feet





PLANNING COMMISSION STAFF REPORT

April 21, 2015

SUBJECT: 2016 Comprehensive Plan Update: Chapter Three Review

RECOMMENDATION: Review proposed changes and edits made to Chapter Three, Land Use Framework, of the Draft Land Use Element.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Community Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Christy Osborn, Associate Planner *CO*

ATTACHMENT(S):

1. Land Use Chapter Outline Dated December 16, 2014
2. Draft Chapter Three, Common Elements
3. Draft Chapter Three, Parks and Open Spaces & Utilities and Capital Facilities
4. Draft Chapter Three, Urban Growth Area

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:**

The proposed changes to the Land Use Element began in early 2013 and have been reviewed by the Planning Commission at several points throughout the process.

BACKGROUND:

At a worksession on December 16th, 2014, the Planning Commission confirmed staff's proposed approach on the update to the Land Use Element (see attached framework outline). The Planning Commission has previously reviewed both chapters one and two in keeping with the framework—now chapter three is now being presented for review.

Chapter three merges and arranges the content contained in the previous (2013 draft) chapters 5, 6, and 7 to define land use designations, goals and policies, and identify implementation strategies. Each section has been drafted to include a discussion of issues and analysis of each topic then lists goals and policies to address the issues. Finally, the section ends with implementation items that are identified for potential future work programs to address.

The common elements topic section addresses the coordination and consistency requirements across elements in the Comprehensive Plan and contains general land use policies for the land use element. This section includes the joint planning process with Thurston County and coordination with Thurston Regional Planning Council. The discussion includes the update to the County Wide Planning Policies, integration of the Sustainable Thurston Plan, and the Buildable Lands Program.

Content contained in the parks and open space, utility, and capital facilities sections tie those comprehensive plans and elements to the land use element. Content in these sections provides the framework and overarching goals and policies contained in these plans to provide coordination with the land use element. The parks and open space section contains priorities identified in the Comprehensive Plan for Outdoor Recreation, and the current acreage of public and private park and open space in the UGA. The utilities and capital facilities section provides a summary of both the public and private utilities and facilities serving in City and policy direction for the next twenty year planning period.

The Urban Growth Area topic section addresses those issues raised at the joint City Council/Planning Commission meeting held on February 19th. This includes a brief history of the establishment of the UGA, challenges of previously entitled developments, annexation challenges, septic and infrastructure issues, growth issues in the Pleasant Glade and McAllister Geologically Sensitive Areas, and the issues with the current over-proliferation of single-family residential. Goals and policies addressing these issues are included as well as implementation measures have been added to identify future work program items for priority issues.

RECOMMENDATION:

The Planning Commission will review draft edits made to Chapter Three: Common Elements, Parks and Open Spaces & Utilities and Capital Facilities, and the Urban Growth Area. Future topic sections in Chapter Three will be brought forward for review as they are completed.

PROPOSED FRAMEWORK FOR THE LAND USE ELEMENT OF THE 2016-2035 LACEY COMPREHENSIVE PLAN

APPROACH

The current update to the Land Use Element of the Lacey Comprehensive Plan provides the community with the opportunity to evaluate where the City is after 20 years of planning under the Growth Management Act. The current process also more importantly helps define and implement the City's vision for the next twenty years. The City has undergone many changes since the last complete update to the Comprehensive Plan in 2003. The current update will allow the City to assess the latest conditions and information, comply with the changes in the law, and identify the specific goals and policies to obtain the community's vision.

While the information that is gleaned from past demographic data and historical references provides a touchstone to the past and reference points to guide the update process; the focus of the planning effort is to reflect our history, assesses current status, and define the desired future. As part of the update efforts, planning staff has taken a holistic look at the current framework and content of the draft land use element and recommends that it be modified for clarity, readability, and structure. It is intended that the content of the Plan more clearly articulate the direction of the City from a suburban community to one with increased densities, infill development, and job-related growth due to limited land capacity within the City and its urban growth boundary.

STRUCTURE

The current structure of the land use element of the Comprehensive Plan consists of seven chapters broken into different topic areas. Upon reviewing the content of the draft Plan, staff has observed that the draft contains detailed information on topics such as the Growth Management Act and Public Participation. While this information was relevant to include in the initial planning stages of the GMA, the City is preparing to move forward to address the priorities of the next planning period. The current configuration of the Plan needs to be revised to address core topics, current trends and emerging issues such as population projections, annexation, density and diversity of land types, employment and job creation, and environmental protection. Specific strategic actions that need to be taken to implement the plan will also need to be identified and articulated within the Plan.

Staff is recommending the following modifications to the overall structure of the land use element:

- Executive Summary – Include an executive summary that succinctly summarizes the major tenants of the plan, the community vision, challenges and strategies.
- Chapter 1, Introduction - Clearly articulate the vision and primary goals and policies of the Plan
- Chapter 2, Profile – Prepare revisions and include additional information on employment and economic conditions (placeholder), commercial and industrial lands, streamline historical content
- Chapter 3, Growth Management Act - Remove as a separate chapter and the content condensed and become part of chapter 1
- Chapter 4, Public Participation – Remove as a chapter and include as an appendix to the plan
- Chapter 5, Land Use Issues & Analysis, Chapter 6, Innovative Techniques, and Chapter 7, General Goals & Policies – Merge and arrange the content as outlined below.

CONTENT

Chapters 5, 6 and 7 will be merged into topic sections. Each topic section will define land use designations, goals and policies, and identify implementation strategies. The content of the land use element should include the following core topics and issues:

- Community Vision and Values – Identification of the overall vision of the community; core values and goals
- Common Elements – coordination and consistency across all elements of the Plan, general land use policies
- Joint Planning and Coordination - with county and adjacent jurisdictions: County-Wide Planning Policies (integration with Sustainable Thurston Plan), Lacey standards in urban growth boundary (county jurisdiction)
- Urban Growth Area, Annexations, Buildable Lands, Size of UGA – priority annexation areas; lack of infrastructure close-in; large areas of UGA without services; map of what has been entitled (compare w/ what is entitled in the City) ; focus on current opportunities (do areas come into the city & upzone after annexation); pros/cons of annexing more residential and the limited economic base for potential areas of annexation ; issues of septic tanks and infrastructure deficiencies
- Residential – discuss City is close to build-out, raising minimum densities for medium density and high density to preserve areas for multi-family use, better

define multi-family, infill in priority areas, future UGA build out, barriers to higher density development (utility costs, etc.)

- Commercial – informed market study; areas of focus; re-examine Business Park zone and uses; jobs
- Industrial – informed market study; jobs; pressure associated with converting industrial lands to residential after residential is built out
- Essential Public Facilities – Regional Transit, etc.
- Environmental – Update Resource Conservation Plan: include CR2 Plan; Endangered Species Act discussion (Mazama Pocket Gopher); Shoreline Master Program, SMA goals and policies. The updated plan will be a separate element of the Comprehensive Plan or chapter of the Land Use Element.
- Parks and Open Space – Recognize City’s acquisition of property (Cuoio Park, properties south of Hicks Lake); tie-in Comprehensive Plan for Outdoor Recreation
- Utilities and Capital Facilities – include private utilities, schools, library (areas of attention for planned facilities)
- Urban Design and Infill – strategy areas for redevelopment (Depot District, Neighborhood Commercial nodes, Golf Club & Lacey Blvd.); form based code standards
- Sub-areas – Woodland District; Hawks Prairie Business District, and future sub-area plans (Depot District)
- Transportation – Coordination of Transportation Plan and Land Use Element, existing and projected need of transit, lack of transit in NE
- New GMA Requirements – Include provisions in the Plan that are required since that last update: ensure regulations or administrative actions are not unconstitutional taking of private property; consider urban planning approaches that promote physical activity as part of the land use element
- Housing – inform land use element on content in housing element

Additional Considerations

The Planning Commission has the opportunity to provide input on the proposed content and framework of the update and to suggest additions or modifications to the overall structure of the Plan. The draft content contained in each chapter will be further reviewed by the Planning Commission for input and modifications.

Policy direction by City Council will be needed on some of the topics outlined above. These topics include priority annexation areas and discussion of the near build out of single family residential areas. The policy direction provided by Council will inform the vision, goals and policies contained in the updated Plan.

Land Use Element

Community Vision – Provide a balance of land use activities that promote the overall quality of life and protect environmentally sensitive areas to make Lacey a great place to live, work, learn, shop, and play.

Plan Context

The Land Use Element addresses the general pattern of land use within the City and provides a framework to guide the City’s overall growth and development. It ensures that an appropriate mix of land uses are available to provide services to the community, provide an array of housing choices and areas to live, protect environmentally sensitive areas and support the City’s economic goals. The land use chapter plays a central role in guiding urban land use patterns and decisions for the City. In keeping with various state laws, the City shapes land use patterns primarily by regulatory means, such as zoning, design standards, and critical areas ordinances. The land use element contains goals and policies to serve the community and work to fulfill the overall vision of improving the quality of life for all residents.

Each element of the Plan is intended to support the other elements to guide the community in a comprehensive and predictable fashion. This chapter addresses the general location, densities, and distribution of land uses within the City. The Land Use Element provides the basis and context for the other elements to guide different aspects of land use and the built environment. This element helps guide the location and capital expenditures related to public services and facilities such as water, stormwater, sewer and roads.

This chapter’s goals and policies provide a framework for the overall Plan by guiding the content of the other elements of the implementation of development and design standards. The objective of the land use goals and policies contained in this chapter is to achieve Lacey’s vision by preparing for planned growth that will contribute to and enhance the character of Lacey.

The GMA requires that all elements comprising the Comprehensive Plan be internally consistent with each other and consistent with the future land use map; including subareas plans. In order to maintain internal consistency between all elements of the Plan, the goals and policies contained in each element are intended to be mutually supportive and are to be read collectively with specific policies having more significance than more general policies.

Joint Planning

The City of Lacey works to provide leadership and participation in coordinated and consistent planning in the region. The GMA has established processes for local jurisdictions to coordinate land use planning because growth impacts cross jurisdictional boundaries and require coordination between governmental and quasi-governmental agencies and departments.

Thurston County works in collaboration with local jurisdictions to establish and implement a joint planning process. Each year during Thurston County's annual comprehensive plan docketing process, joint planning activities from each jurisdiction are considered. Each jurisdiction schedules its annual comprehensive land use plan amendments in the unincorporated portions of the UGA to be able to coordinate updates with the County's schedule. Memorandums of understanding have been adopted with an agreed framework for this process.

A joint land use plan with Thurston County guides land use in the unincorporated UGA between the city limits and the boundary of the growth area. The City assumes lead responsibility for preparing the joint plan. The plan is jointly adopted by both the City and Thurston County. This joint plan guides land use planning decision making within these areas. Thurston County and area jurisdictions strive to adopt and maintain compatible level of service standards and facilities, and development standards for these areas based on applicable City standards. Thurston County maintains jurisdiction within the unincorporated UGA and implements development regulations through the County land use permitting process.

The City and Thurston County amend and update the Joint Plan as necessary to ensure internal and inter-jurisdictional consistency, and consistency with other elements of the Plan.

County-Wide Planning Policies

To achieve coordinated regional planning efforts, the GMA requires counties and the cities therein to jointly develop policy framework to guide the development of each jurisdiction's comprehensive plan. These policies are called County-Wide Planning Policies (CWPP's). Each local plan is then required to demonstrate that the policies have been followed in the development of their plan. Policy statements for eight subject areas are required to be agreed upon, including:

1. The designation of Urban Growth Areas;
2. The promotion of contiguous and orderly development and the provision of urban services to such development;

3. Joint county and city planning within Urban Growth Areas;
4. The siting of essential public facilities of county or state-wide significance;
5. The need to develop county-wide transportation facilities and strategies;
6. The need for affordable housing for all economic segments of the population;
7. County-side development and employment; and
8. Rural areas.

Through an intensive technical review process, and the final adoption by the Thurston County Board of Commissioners, compliance with the CWPP's ensures that comprehensive plans are consistent, coordinated, and fit the regional vision of Thurston County. Thurston CWPP's and the Thurston Regional Planning Council play important roles in Thurston County and its cities' mandates under the GMA.

CWPP's were first agreed to by local jurisdictions in 1992. These policies included two additional non-required sections, Environmental Quality and Process. The Process section outlines the procedures for updating and amending the CWPP's and population projections. Minor modifications were also completed in 1994. The CWPP's were most recently amended in 2015 to reflect the vision and policies adopted as part of the regional "Sustainable Thurston" process. A copy of the CWPP's adopted in 2015 are included as Appendix ____ to this Plan.

Sustainable Development Plan

Creating Places, - Preserving Spaces: A Sustainable Development Plan for the Thurston Region is a result of a two and a half year community conversation and analysis of quality of life issues in this region. A task force comprised of area jurisdictions and agency representatives drafted the plan based on input from residents representing jurisdictions, agencies, organizations, and community groups. The resulting plan is a regional vision of sustainable development that encompasses land use, housing, energy, transportation, food, health, and other interconnected issues. The vision and strategies contained in the plan are intended to guide efforts in the region through 2035. The plan also includes suggested actions and responsibilities to achieve a healthy economy, society, and environment. Goals and policies from sustainability plan were incorporated into related sections within the CWPP's to recognize and integrate sustainability principles in a regional approach.

The City adopted the plan by resolution in 2014 to use as a resource for providing information, informed actions, and a template for a coordinated approach to sustainable development. The City agreed to participate in continued coordinated partnership opportunities, and to move the

plan forward for integration, as appropriate, of relevant actions into local plans, regulations, and programs.

The Buildable Lands Program

Understanding the amount of land available for development provides an indication on where projected growth can locate and how much land will be set aside for environmental protection, parks and recreational uses, and resource lands. The GMA requires cities and counties to develop plans on how they plan to accommodate growth. Lacey and the cities in Thurston County worked in conjunction with the County and TRPC to establish Urban Growth Areas. The CWPP's are used as the guidelines for this process.

In 1997, the State legislature added a monitoring and evaluation provision to the GMA for six western Washington counties. This provision is referred to as the "Buildable Lands Program" which includes Thurston County and all the cities and towns within them. TRPC develops the *Buildable Lands Report*, and updated the report in 2014 to inform the local comprehensive plan updates.

The Buildable Lands Program in Thurston County is required to answer three key growth related questions:

- Is residential development in urban growth areas occurring at densities envisioned in the local comprehensive plans;
- Is there an adequate land supply in the urban growth areas for anticipated future growth in population; and
- Is there an adequate land supply in the urban growth areas for anticipated future growth in employment?

The report represents baseline conditions, or an analysis based on policies and regulations that are adopted by local jurisdictions. The 2014 update did not take into account the strategies and targets developed during the Sustainable Thurston project since they had yet to be implemented by local jurisdictions.

Framework Land Use Policies

Policy ____ It is the City's overall goal to enrich the quality of life in Lacey for all our citizens by building an attractive, inviting, and secure community. The City will work in partnership with the community to foster community pride, to develop a vibrant and diversified economy, to

plan for the future, and to preserve and enhance the natural beauty of our environment. All policies, proposed development code and zoning changes should be reviewed with this goal in mind.

Policy ___ Lacey's land use pattern should accommodate carefully planned levels of development that promotes efficient use of land, reduces sprawl, encourages alternative modes of transportation, safeguards the environment, promotes healthy neighborhoods, protects existing neighborhood character, and maintains Lacey's sense of community.

Policy ___ Support efforts for job creation, new livable wage jobs, and promote the diversification of the community's businesses and employment sector.

Policy ___ Plan for and promote an economically healthy city center that is unique, attractive, and offers a variety of retail, office, service, residential, cultural, civic, and recreational opportunities.

Policy ___ Diverse, affordable, attractive, and stable residential neighborhoods should be encouraged while providing for a variety of housing opportunities.

Policy ___ Protect and enhance the quality of the natural environment by protecting and restoring important environmental areas such as shorelines, wetlands, drinking water supplies, urban forest, and the Woodland Creek basin by ensuring development project meet or exceed established environmental protections, encouraging existing septic systems to connect to city sewer when services are available, and focusing on redevelopment of existing buildings and targeted infill sites.

Policy ___ Plan to accommodate a 2035 population of 53,087 and potential annexations of areas within the Urban Growth Area.

Policy ___ Ensure that street designs encourage all modes of transportation including transit, pedestrians, bicyclists, and automobiles.

Policy ___ Emphasize Lacey's role as an environmental steward by conducting City business in a manner that: 1) increases community understanding of the natural environment and participation in protecting it through education and programs; 2) promotes sustainable land use patterns and low-impact development practices, and 3) leads by example in the conservation of natural resources such as energy, water and trees.

Policy ____ Continue to support a culture of dialog and partnership among City officials, residents, property owners, the business community, Joint Base Lewis-McCord, and other governmental agencies.

Policy ____ Encourage active participation by all Lacey residents in planning for the future of the community.

Plan Coordination Goals and Policies

Goal ____ Ensure consistency and coordination between all elements of the Comprehensive Plan, as well as other plans and regulatory land use codes.

Policy ____ Establish land use policies that are consistent with, and help implement, requirements of the Growth Management Act (GMA).

Policy ____ Establish land use policies that are consistent with and implement county-wide planning policies.

Policy ____ Integrate the provisions of the Sustainable Thurston efforts in local plans, regulations and programs, as appropriate.

Policy ____ Maintain a joint planning program with Thurston County to foster consistent land use designations and development standards in the incorporated and unincorporated portions of the Lacey Urban Growth Area (UGA)

Policy ____ Provide land use policies that are consistent with, and implement, all elements of the Comprehensive Plan, as well as plans and land use regulations referenced by those plans, including the Housing Element; Capital Facilities Element; Utilities Element; Transportation Plan; Environmental Protection and Resource Conservation Element; Water Comprehensive Plan; Sewer Comprehensive Plan, Economic Development Element; Comprehensive Plan for Outdoor Recreation; and the Public Participation Plan.

Policy ____ Establish land use goals, policies and implementation strategies that give specific guidance on amendments and implementation of development regulations including the zoning code, land division regulations, and design review standards.

Land Use Element, cont.

PARKS AND OPEN SPACES

The City of Lacey takes pride in the ability to provide residents and visitors with access to a wide range of public parks and open spaces. Parks, open spaces, and facilities are an important contribution to the quality of life experienced by those who live and work in Lacey. The community's well maintained facilities include neighborhood parks within walking distance of all residents, community parks distributed across the service area, linear parks, plazas, open spaces that support wildlife habitat and community facilities, and extensive trail systems.

As Lacey's population continues to grow, there is an increased need for additional park acreage, trail miles, and facilities. The *Comprehensive Plan for Outdoor Recreation* serves as the framework for providing park and recreational facilities to residents and visitors of Lacey and its surrounding UGA. This plan is updated every five years in order access the goals and objectives contained in the plan. The plan divides the entire Lacey UGA into ten planning sectors which encompass different geographic features. All of the planning areas have some form of important habitat that contains a variety of wildlife, typically associated with wetlands, lakes, streams, and forest areas. The plan provides an inventory of all public and private park and recreational facilities, as well as special features, conditions, and limitations that could affect future park land acquisition development.

The City's comprehensive parks plan established a level of service (LOS) standard of five development acres of park land per one thousand people. The LOS is considered the most accurate way to assess need for additional land and park development. Analysis results indicate a need for neighborhood and community parks, and special purpose facilities. These special purpose facilities include public access to fresh and saltwater and off-leash dog area. Minimum guidelines have been identified for each type of park and amenities vary depending on the size of park, topography, service goals and community input.

The Comprehensive Plan for Outdoor Recreation contains an action program that identifies prioritized projects that reflect acquisition and development goals. Acquisition of sites is prioritized first by acquiring special sites or facilities where limited or rare opportunities exist for access to water, special use properties (historical, habitat, etc.) and athletic fields. Acquisition of community park lands and neighborhood parks are prioritized in descending

order. The development of both community and neighborhood parks is identified as the second priority in the action program.

Since 1990, the City has been collecting a 1% utility tax for the acquisition and development of parks and open spaces. The City has acquired parks, trails, and open space through dedication, donation, partnership, state grants, and city funds.

The City currently has 1061.3 acres of public parks, trails, and open space. The most recent acquisition of park land was in 2011 when the City acquired 405.5 acres for the future development of Cuoio Park. The North Thurston Public School District provides an additional 659 acres of land for park and recreational facilities and activities.

There is currently 1,870 acres of open space land in private ownership in the City's UGA boundary. Developers of the residential areas within Lacey are currently required to dedicate ten percent of the development as open space. The majority of these private lands are developed with pocket parks and trails which have been developed in association with residential subdivisions and are maintained by their respective home owners associations. These areas are intended to serve the recreational demand of the immediate residential development and are not open for public use.

As the future population increases in the incorporated City and within the UGA, the demand for, and use of, existing parks and open space will occur. In order to meet that demand, the City will need to acquire and develop park and open space amenities. Due to the existing lack of parks in the unincorporated portions of the UGA, its residents use parks within the city limits. Currently, the only County park facility within Lacey's UGA is the Regional Athletic Complex, which is a joint city/county park.

The City has many sensitive areas within its current boundaries and growth area that play an important role in the health of our environment. These include Woodland Creek, six fresh water lakes (Pattison, Hicks, Long, Southwick, Chambers Lake, and Lake Lois), saltwater shoreline on Puget Sound, and many wetland areas.

The Woodland Creek system flows through three major lakes in Lacey and then on to Henderson Inlet. The wetlands associated with Woodland Creek and Lacey's lakes encompass hundreds of acres and provide critical habitat to local fish and wildlife populations. Acquisition of property along the Woodland Creek Corridor and its associated wetlands and natural areas, as well as restoration and protection measures has been identified as a priority by the City. The

City recently completed a major regional stormwater retention and treatment facility to reduce stormwater runoff into the creek and is working with the regional Stream Team to eliminate invasive species, plant thousands of native trees and shrubs in the upland areas, mark storm drains, and installed bag dispensers for pet waste pickup. City development regulations also require a buffer of 200 feet from the creek.

UTILITIES & CAPITAL FACILITIES

Utilities

Long term economic and environmental sustainability is influenced in large part by the ability to ensuring adequate utility services and supply. The City endeavors to provide coordinated, cost-effective utility services that consider economic, social and environmental implications.

The Utilities Element contains a summary of the major non-municipal utilities that are supplied by the private sector including electrical, natural gas, cable, and telecommunications services. The Utilities Element also provides a basic summary of the utility programs currently operated and managed by the City, drinking water, wastewater, and stormwater. The City is planning on including a fourth public utility system for reclaimed water.

Puget Sound Energy (PSE) currently provides electrical and natural gas services for the City and its UGA. PSE plans for future facilities and infrastructure for a 10-year planning period based on anticipated future needs using forecast analysis zones, which are areas identified and analyzed on what future population and employment predictions by coordination with the Thurston Regional Planning Council based on information contained in *The Profile*. PSE serves the current and anticipated future demand for electrical and natural gas services for the UGA.

The telecommunication industry is very dynamic and continuously changing. Cellular telephone services are regulated as a utility of convenience and therefore, are not required to provide service on demand. Zoning provisions regulate the co-location of facilities and require the demonstration of need for locating new cellular towers. Standard telephone services is still considered a necessity, therefore, providers must provide phone facilities on demand. During the next twenty year planning period it is anticipated that wireline telephone service demands will continue to decrease.

The City maintains a non-exclusive franchise agreement with Comcast of Washington to provide cable and internet services to the residents of Lacey. Properties that lie within the unincorporated portions of the UGA are covered under Thurston County's franchise agreement.

The City adopts comprehensive plans for the water system, wastewater, and stormwater and provisions for the future capital improvements for these systems are included in the Capital Facilities Element of the plan. These GMA requires these plans to be consistent with the Land Use Element in order to implement the strategies and provisions contained in the element.

The City owns and operates a system for domestic water that provides for the transmission, distribution, and storage of domestic water. The Retail Water Service Area (RWSA) encompasses the majority of the city boundary and expands into the UGA. The RWSA does not currently include existing group “A” and “B” water systems. It is the intent of the City to serve the full RWSA and UGA in the future. The City also coordinates services and planning with the cities of Olympia, Tumwater and Thurston County PUD.

The expected demand on the water system is based upon forecasted population growth within planning areas and transportation analysis zones, and is updated every six years to evaluate the existing system and its ability to meet anticipated needs over a twenty year planning period. The City secured new water rights that will allow the development of additional sources of supply that will be needed to meet future system demands. The City plans to work towards securing additional long-term rights, utilize reclaimed water, and develop sources of supply to allow for the extension of the service boundary area to mirror the City’s UGA.

The City’s existing wastewater system service area is approximately 13,800 acres in size. The Budd Inlet Treatment Plant and the Martin Way Reclaimed Water Plant collection systems are owned and operated by the Lacey-Olympia-Tumwater-Thurston County Clean Water Alliance (LOTT). Reclaimed water produced by LOTT is available for use by the City and may be used for irrigation, dual plumbed buildings, environmental enhancement projects, and other non-potable uses. The policies contained in the City’s *Wastewater Comprehensive Plan* are intended to prepare for wastewater needs until 2032.

The first comprehensive stormwater plan for the City was completed in 2013 and is intended to guide the City’s stormwater utility programs and projects. A primary purpose of the plan is to maintain consistency with local, state, and federal regulations, charge equitable stormwater utility rates, and support the goals and policies in the land use element. The City of Lacey became the first city in Washington to adopt “zero effect drainage discharge” ordinance to allow for modified standards for projects with no increase in effective impervious surfaces and provided for the use of innovative low impact development (LID) methods. The City is currently working to incorporate mandatory LID best management practices, where feasible, by reviewing and revising its development related codes, rules, and standards.

The City is in the process of establishing a reclaimed water utility that will include a defined service area. A comprehensive reclaimed water plan will be prepared to guide the use of reclaimed water for non-potable uses, water rights mitigation, and irrigation demands. The utilization of reclaimed water will become increasingly important

Capital Facilities

Capital facilities' planning is an integral element of a comprehensive plan. Infrastructure investments support economic development and have long term impacts on a community. The GMA requires inclusion of a capital facility as a mandatory element of the comprehensive plan. The capital facility element includes an inventory of existing public capital facilities, a forecast of future needs for such facilities, proposed locations and capacities of expanded or new capital facilities, a six year plan to finance the needed facilities and funding, and an analysis of the City's financial capacity to utilize the funding sources identified. The GMA also requires concurrency, in which jurisdictions are required to have capital facilities in place and readily available when new development occurs or a service area population grows. If the facilities are not in place, a financial commitment must be made to provide the facilities within six years of the initial need.

The *Capital Facilities Plan* is considered an element of the City's Comprehensive Plan and is a product of separate but coordinated comprehensive planning documents, each focusing on a specific type of facility such as sewer, water, stormwater, parks, and transportation. The twenty year plan was updated in 2015 to address general government facilities in which the City is either the primary provider or a significant provider of. Facilities must be planned years in advance to assure availability, determine location, costs, and how they will be paid for.

Facilities must be of sufficient capacity to serve the service area population or new development without decreasing service levels below locally established minimum standards, known as levels-of-service. The City of Lacey is projected to receive an increase of additional 42,010 people within its growth area by 2030. The plan demonstrates how facilities have been planned to accommodate this growth. Priority projects for general government facilities and funding sources for the 2015 - 2020 funding period include the New Depot Museum Facility, Jacob Smith House Parking and Pavilion, Senior Center Expansion, Gateway Project, and Historic City Hall and Museum. Additional projects have been identified beyond the six year financing period.

The North Thurston Public Schools (NTPS) is the largest district in the county and serves the Lacey UGA and additional students within their service boundary. The district educates over

14,000 students each year and enrollment is expected to increase to over 19,000 students by 2034. Each year the district adopts a six year capital facilities plan which is included as an appendix to the *Capital Facilities Plan*. The district currently contains 13 elementary schools, 4 middle schools, and 4 high schools. All NTPS facilities, including school buildings, playing fields, and swimming pools are used by a wide range of community groups throughout the year.

The district coordinates planning for current and future school facilities with regional planning efforts and the City. State funding also has a significant impact on school capacity. In addition to state and local funding, the district negotiates Voluntary Mitigation Agreements with residential developers. The funds paid for under these agreements are used to pay for projects reasonably related to and benefiting the development, facilities to serve the development, or projects necessary to mitigate for potentially significant impacts of the development.

In 2014, a \$175 million dollar capital facilities bond measure was passed by citizens in the district. The district is in the process of designing and constructing an additional middle school, facility conversion for an additional elementary school, and making improvements to existing school facilities. The district is also focusing efforts on locating early childhood services at elementary school facilities. Based on projected and entitled residential development, the district is considering revisions to its school attendance boundaries.

Public Libraries play an important role in the well-being of the community by affording everyone access to materials and services that enhance quality of life and support lifelong learning. The City has had library services and facilities available to the community since it was first incorporated. In 1976, citizen voted to unite five counties, including Thurston, into one library district, the Timberland Regional Library (TRL). The citizens of Lacey voted to be annexed into the district in 1982. The current library is located adjacent to City Hall and the City is responsible for providing and maintaining the library building and grounds.

Planning is necessary to ensure adequate library facilities are available to meet current needs as well as future needs in the years to come. Goals and policies for library facilities have been identified in coordination with the Lacey Library Board to guide efficient planning and provide for adequate library facilities.

Goals and Policies

Parks and Open Spaces

Goal ___ The land use policies should complement and help implement requirements of the City of Lacey Comprehensive Plan for Outdoor Recreation, Regional Trail Plan, and land use regulatory requirements for the provision of open space.

Policy ___ Continue to require open space for residential and commercial development.

Policy ___ Link pedestrian and bicycle pathways with greenbelts, priority habitat sites, wetlands, and open space between neighborhoods. Open space shall be designed into a project from the outset, with sizable and meaningful pieces set aside. It shall not be left to the end, using only those restricted and small spaces that are left over. It should be designed in conjunction with school and community sites whenever possible and should provide a focus for neighborhood activity.

Policy ___ Provide for coordination of land use policies with open space requirements contained in the critical areas provisions.

Policy ___ Open space shall be designed to define our community, to create outdoor spaces, to protect wildlife habitat and the natural environment, and to create public and civic spaces

Policy ___ Require means to ensure perpetual maintenance of wetlands and priority habitat sites for passive recreational opportunities.

Policy ___ Open space shall be designed to define our community, to create outdoor spaces, to protect wildlife habitat and the natural environment, and to create public and civic spaces

Utilities & Capital Facilities

Goal ___ Ensure that existing utility customers, and future customers, are adequately served by water, sewer, and stormwater utility services through planning that considers both growth demand projections and asset management.

Policy ___ Provision of utilities shall be consistent with policies of the Land Use Element, further the intent of GMA strategies, and be consistent with County-wide planning policies.

Policy ___ All proposed development should be analyzed for anticipated impact on utilities and services, either as an element of the site plan review, subdivision review, or as a part of the environmental impact assessment.

Policy ___ Preference normally should be given to providing adequate public facilities to settled areas and existing customers, rather than extending new services to sparsely settled or undeveloped areas, and to serve the incorporated land before serving un-incorporated areas. Sewer extension shall be encouraged in areas needing ground water protection or surface water protection or in areas with existing residential, commercial, or industrial uses operating with failing systems. The extension of water utility service beyond the City's established water service area should only be done in cases of failing water service or water quality problems. Utility line extensions to directly serve new customers should be wholly funded by private parties through LID's or as a development requirement.

Policy ___ The City plans to provide urban utility services within its UGA consistent with planning policies in the City's Water and Wastewater Comprehensive Plans. As such, the City will support local efforts and facilitate the connection of existing septic systems to City sewer where feasible.

Policy ___ Residential and commercial development utilizing septic tanks for sewage disposal which have sanitary sewer laterals readily available should be required to hook up to sanitary sewer when the system fails, needs replacement, or requires major repairs. The City will work co-operatively with the Health Department to maximize onsite sewage system design compatibility with the City's sewer system and minimize the problems associated with transition to sewer.

Policy ___ The City's overall Stormwater Management Program strives to protect and enhance surface and groundwater resources and to manage the storm drainage system to protect public safety and minimize property damage caused by flooding and erosion. Stormwater policy goals and objectives are further detailed in the City of Lacey Stormwater Comprehensive Plan.

Policy ___ The City is committed to the responsible use of reclaimed water. The Reclaimed Water Utility Element will define a reclaimed water service area where the City will make reclaimed water available for irrigation and other uses in the future.

Water Resources

Goal ___ Ensure the long term protection and preservation of both the quality and quantity of groundwater and surface waters for all uses.

Policy ___ Ensure that policies, requirements, and standards promote compliance with the Federal Clean Water Act and source water protection provisions of the Safe Drinking Water Act. The City plans to regularly review and update City of Lacey requirements, standards, and Water, Sewer and Stormwater Comprehensive Plans as needed to reflect best available science and applicable state and federal regulations.

Policy ___ Participate in regional efforts to protect surface and ground waters, the development of reclaimed or other multi-jurisdictional water supplies, and in identifying groundwater and watershed protection areas.

Policy ___ The use of reclaimed water to offset demand on the potable water system has significant potential as a strategy for the conservation of water resources and is considered a priority given the water resource challenges facing Lacey and Lacey’s goals for long term sustainability. To this end, the City promotes the use of reclaimed water where feasible.

Library Facilities

Goal ___ Have adequate, high quality library facilities to support library services that meet the current and future needs of the Lacey Community.

Policy ___ The City, based on recommendations from its Library Board, will plan in conjunction with the Timberland Regional Library to:

- *Evaluate the current library facility available to Lacey citizens for determining space needs;*
- *Recommend a sustainable facility to meet current and future demand;*
- *Evaluate the ability to build on existing infrastructure as an alternative to new construction for recommended service needs;*
- *Encourage extension of library services to all members of the Lacey community;*
- *Plan to be able to provide high quality, accessible library facilities to meet future needs;*
- *Evaluate appropriate sites for future library facilities; and*
- *Evaluate the needs of the Lacey citizens for expanded facilities.*

Implementation Strategies

1. Incorporate stormwater LID best management practices by reviewing and revising development related codes, rules, and standards to comply with the Stormwater Management Manual and the National Pollutant Discharge Elimination (NPDES) Phase II permit requirements.
2. Prepare a comprehensive reclaimed water system plan to guide the future construction of a reclaimed water distribution system to serve Britton Parkway and future main street corridors and to secure additional water rights for the City.
3. Continue to coordinate planning with the Lacey Library Board and library district to determine appropriate facilities to meet future needs.

4.9.15 Draft

Chapter 3 Urban Growth Area Topic Section

The City's Urban Growth Area (UGA) was established in 1988—before the Growth Management Act. In 1988, the regional Urban Growth Management Subcommittee of the Thurston Regional Planning Council drew the boundaries based primarily on what areas were already urbanized, considering developed and vested sites, current and proposed land use designations, and the regional sewer phasing plan (insert aerial photo from this time period to show the development pattern). In 1993, under GMA, the 1988 boundaries were used to establish the UGA. Because this boundary was used, Lacey adopted a growth boundary that was equally as large as the city limits and included property from the easterly city limits to the Nisqually Bluff and south to the McAllister Springs Geologically Sensitive Area. Property around Pleasant Glade Elementary was also included. The reasoning for such a large UGA is described in the City's 1994 Land Use Element which states:

“As best can be determined, the existing urban growth boundaries properly consider the full range of needs and resources in the planning area. UGA boundaries reflect consideration of existing urban and vested development currently outside the City on septic tank and drainfields. Boundaries also reflect the task of stopping sprawl to protect County resources of agricultural, timber and environmentally sensitive areas. And boundaries also provide room for a full range of housing options and some competition to help affordable housing goals and policies...At expected build out (at least required minimum densities), we should be able to comfortably accommodate the next 20 years of growth.”

The unincorporated UGA largely grew out of pre-existing development patterns of the 1950s and 60s. Neighborhoods such as Tanglewilde, Tanglewilde East, Thompson Place and the Seasons, which developed at suburban densities but with sub-standard utilities, were included in the UGA because they were at the boundary of Lacey's corporate limits. Other areas such as McAllister Park were included in the UGA because of vested development that allowed for larger lots at the periphery of the UGA. Other properties were included because of environmental sensitivity, including Woodland Creek and associated wetlands in the Pleasant Glade planning area, and the McAllister Springs Geologically Sensitive Area for the protection of groundwater. This is memorialized in the 1994 Land Use Element:

“The other major emphasis in drafting of the boundaries was to consider those properties already developed out to urban densities that were on septic tank and drainfield and those areas that had vested projects expected to develop that were going to be on septic tank and drainfield. This was of particular concern, as the Lacey area is very sensitive considering aquifer protection, and is considered at high risk for contamination of groundwater resources, resources that provide 100% of the area's potable water.”

In the twenty plus years since the UGA was established under the Growth Management Act, several key issues have risen. A primary issue is that most of the larger greenfield development sites in the City have

been developed. Maps (insert reference figure #'s here) show the developments that have been entitled (land use permitting approval granted) or are in the entitlement process. Most of the existing residential property within the city limits is either currently entitled or built on, meaning that development within the city in the next twenty years will move from greenfield development to redevelopment and infill.

In the Urban Growth Area, the story is somewhat different because of the available vacant land resources. Although there are many entitled projects within the Urban Growth Area, there is more capacity in the UGA to handle future greenfield development than within the city limits. This means that it may be easier to develop these greenfield sites in the Urban Growth Area than doing redevelopment or infill in the City and ultimately pushes much more development to the UGA in the next planning horizon. Population estimates prepared by the Thurston Regional Planning Council also suggest that the rate of residential growth in the Urban Growth Area will outpace that of the city limits (insert population estimate statistics).

Another issue is annexation of the Urban Growth Area into the city limits. The Growth Management Act distinguishes an urban growth area as the area that is planned for annexation and incorporation into the city limits in the next 20 years. However, for Lacey this is a unique challenge because much of the development immediately adjacent to the city limits is characterized as being developed in the 1960's and largely contains sub-standard infrastructure including septic systems. As part of a regionally convened septic summit, this issue has been investigated and found that the Lacey Urban Growth Area contains proportionally the highest contamination risk for combined groundwater and surface water in all of Thurston County (insert combined septic risk maps). In order to remedy this, these older developments will need to be connected to municipal services at a high cost to those who connect. As newer developments occur they will also need to connect to city sewer. If these older residential areas with sub-standard infrastructure were annexed into the city, the resources needed to bring these areas up to current infrastructure and health standards would be beyond the financial capacity of the City despite property tax or other tax revenues associated with annexation.

The development that is occurring on the periphery of the Urban Growth Area is connected to city services and is being developed at higher single-family residential densities. In order for the city to annex the newly developed areas on the periphery, older sub-standard areas would have to be annexed as well. To minimize financial impacts and complexities of annexation, a strategic annexation plan should be developed that identifies a strategy to incrementally annex the unincorporated growth area in a manner that is cost effective for the City, the County, and the citizens. The annexation strategy would also look at potential methods to incentivize annexation including annexation agreements and potential upzones to properties upon annexation and/or funding opportunities for septic conversions. Generally, annexing residential properties creates a net deficit in terms of revenue for a jurisdiction—any annexation should contain a full economic analysis to ensure that the cost of serving the area does not outstrip the tax revenue generated.

As the urban growth area continues to build out, two areas continue to see relatively little development including the area north of Pleasant Glade Elementary and most of the McAllister Geologically Sensitive Area. These areas have seen little development in the last 20 years primarily because of the cost associated with extending sewer service. Unless sewer service can be reasonably accommodated in the next 20 years, the City should consider removing those areas not sewered or immediately adjacent to sewered areas from

the Urban Growth Area. Should they be removed from the Urban Growth Area, they should be put in an “urban reserve” designation so that no further residential development can occur until such time that these areas are part of an urban growth area. Additionally, both the McAllister and Pleasant Glade areas contain the majority of existing “Agriculture” zoning districts. The City should consider re-designating these zoning districts to an “urban holding area” so that they are precluded from developing until rezoned and/or sewer is available.

In the Urban Growth Area, much like within the city limits, the primary form of residential development within the last twenty years has been single-family residential detached units. Within the Urban Growth Area, approximately 1200 units are entitled for future development (insert res dev map and entitlement table), however, none of those units are multi-family. To meet the goals of the Housing Element and to provide a diversity of housing types for purposes of affordability and choice, the City should examine ways to encourage higher density development especially in priority areas around corridors and established nodes. Among the actions to consider would be raising minimum density requirements for Moderate and High Density Residential zoning districts to prevent the over-proliferation of single-family residential lots within these zones. Also, the City should examine programs that can provide financial incentives to achieve the desired development in priority locations.

The Urban Growth Area is also generally considered residential in nature. Except for the Martin Way corridor, and some limited neighborhood commercial-scale opportunities, there is little or no job-generating economic development opportunities in the Urban Growth Area. Goals and policies should be put in place to ensure a diversification of employment opportunities in the UGA so residents can work, live, shop and play all within close proximity. For the Martin Way corridor, policies should build on those established by Thurston Regional Planning Council’s Urban Corridors Task Force to facilitate high density, mixed-use development along the urban corridor and centers. The City should also focus on Joint Base Lewis McChord and the influence the Base has on the Urban Growth Area by providing the types and locations of amenities for those that live the area and travel to the Base on a regular basis.

GOALS AND POLICIES:

1. Goal: Use UGA boundaries under the Growth Management Act to guide growth, prevent sprawl into the rural areas, conserve land resources, and promote land use distribution for the efficient provision of urban services and utilities.

a. Policy: Use UGA boundaries as focus for designation of urban densities, to avoid sprawl into the rural areas and provide logical service and utility planning.

b. Policy: Maintain designated growth area boundaries that meet the following criteria:

- 1) Contain areas characterized by urban growth.
- 2) Are served by, or planned to be served by, municipal utilities.
- 3) Contain vacant land near existing urban areas capable of serving urban development.
- 4) Are compatible with the use of designated resource lands and critical areas.
- 5) Follow logical boundaries.
- 6) Consider citizen preferences.
- 7) Are of sufficient area and planned density to permit the growth that is projected to occur in succeeding twenty-year period.

c. Policy: UGA boundaries shall only be amended in accordance with the Growth Management Act, county-wide planning policies and other applicable law.

d. Policy: Develop and implement a range of strategies to facilitate urban densities within the City and UGA boundary.

e. Policy: The City should explore designating “urban holding areas” specifically within the Pleasant Glade and McAllister Geologically Sensitive Area, which would not be developed until such time that sewer service should be available. Should development in this area not be anticipated during the next 20-year planning horizon, the city should consider removing the property from the urban growth area as a future work program item in conjunction with a robust public outreach campaign.

f. Policy: Re-designate the existing Agriculture zoning districts to an “urban holding area” so that they are precluded from developing until rezoned and/or sewer is available.

2. Goal: A full range of residential densities, employment, commercial, recreational and civic uses shall be located based upon the UGA boundaries and the availability of roads, utilities and services and environmental limitations. Development within the Urban Growth Area shall provide a diversity of housing types and high quality development. Infill areas should be the primary areas where growth within the city limits and urban growth areas are encouraged.

a. Policy: Locations for the highest density development will generally be identified along major arterials and corridors to maximize transportation opportunities and provision of utilities and services.

b. Policy: Infill and redevelopment should be prioritized around existing neighborhood centers, recognized nodes, and the urban corridor in areas served by city utilities and transit.

c. Policy: The city should consider incentive programs to encourage development around existing neighborhood centers, recognized nodes, and the urban corridor in areas served by city utilities and transit.

d. Policy: Zones designed to permit high and moderate residential density should accommodate a mix of housing types from small lot single family to multifamily uses. These zones should have provisions to ensure they are not dominated by any one type of housing style. To achieve this, the City should consider raising minimum density requirements and/or require a mix of housing types for large projects within these zones.

e. Policy: All new development in the Urban Growth Area shall be served by sewer.

f. Policy: Require septic systems that have failed to connect to city sewer within a specific distance of an existing sewer line.

3. Goal: Encourage a land use distribution that provides convenience for residents in accomplishing day-to-day tasks in close proximity to residential areas.

a. Policy: Encourage residential densities high enough to support and within walking distance of basic retail, support services, and areas of employment.

b. Policy: Provide a mix of uses in close proximity to neighborhoods to enhance their character, functionality, and desirability of and reduce the dependency on the automobile. Encourage, where feasible, mixed-use concepts that integrate commercial uses within the same building as residential uses, with the commercial uses on the ground floor.

c. Policy: Continue to use the village center concept, identified in previous Land Use Elements, as a strategy to achieve a mix of uses. Ensure that the commercial areas associated with the village center are developed to provide basic retail services and employment opportunities in close proximity to residents.

4. Goal: Achieve a mix of uses along designated arterial corridors that are walkable and transit-oriented.

a. Policy: The City will continue to participate in the Urban Corridor Task Force and incorporate strategies applicable and appropriate to Lacey that facilitate high density, mixed-use development along the urban corridor and centers.

b. Policy: Apply different mixes of commercial and high density residential land uses along the Martin Way Corridor based upon sensitivity to existing uses so they may be integrated into the long term vision.

c. Policy: Maintain the health and vitality of existing business along Martin Way, by accommodating the continued operation of existing auto-dependent uses that do not meet the intent of the mixed-use high density corridor. Have requirements, as well as incentives, for gaining compliance over time as applications are made for expansion or improvements of non-compliant auto-dependent uses.

d. Policy: Street frontage improvements are prioritized by the City and County with input from property owners and the public. Prioritization is to be based in part on available funding mechanisms that will include, as appropriate, City/County/community funds, grants, requirements for building permits, Local Improvement Districts, Business Improvement Districts, TDR/incentive program bonuses, or any other combination of funding.

e. Policy: The City and County shall support coordination of a joint project to improve the Martin Way corridor especially related to pedestrian safety improvements.

f. Policy: Provide for a mixed-use arterial corridor zone encouraging moderate density residential development and new commercial development opportunities along portions of Sleater-Kinney Road and Pacific Avenue. Mixed moderate density corridors should take advantage of marketing opportunities provided by the surrounding planning area and adjacent neighborhoods. Commercial uses permitted should include a range of office, service, and retail activities. Selections should reflect the corridor's marketing opportunities and compatibility with the neighborhood in which the corridor is located.

g. Policy: Use the 1993 study conducted by Thurston Regional Planning titled "*Evolution of a Corridor – From Auto-Oriented Arterial to High Density Residential Corridor*", and recommendations from the Urban Corridors Task Force, dated 2011, as guides to modify the mixed-use arterial zone and accompanying standards.

h. Policy: Consider form-based codes, or other design tools if applicable, to further objectives of the corridor for integration with existing uses, mixed-use opportunities, compact development, higher density, social interaction, affordable housing and other desired characteristics.

i. Policy: Mixed-use areas will benefit from buildings organized along the street to facilitate pedestrian use.

5. Goal: The City should strategically pursue annexations in accordance with the Annexation Policies of the Lacey City Council adopted June 9, 2011.

a. Policy: The city should analyze future potential annexation areas and prioritize them accordingly. Any prioritization report should identify that any annexation the city pursues is optional and doesn't make the identified annexation a requirement.

b. Policy: Annexation applications should include a full analysis of each area including a financial feasibility to ensure city services delivered to the area are reimbursed through either property or sales tax revenue.

c. Policy: Annexations should be approved for properties on city sewer or, once developed, will be served by city sewer.

d. Policy: Priority areas for annexation would be those that are contiguous to the existing city limits and are developed consistent with city standards and are connected to sewer.

e. Policy: Consider incentivizing priority undeveloped properties in the UGA to annex into the city limits through upzoning or other measures.

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

a. Policy: Develop and implement strategic goals and plans that support and promote diversity of employment opportunities .

b. Policy: Work with the providers of higher education to ensure that education programs are matched with in-demand skills.

c. Policy: Work with Joint Base Lewis McChord to ensure that the housing, business, and recreation needs of those who are associated with the base are being met.

IMPLEMENTATION MEASURES

1. Consider raising minimum density requirements and/or require a mix of housing types for large projects within the Moderate and High Density Residential zoning districts to ensure they are not dominated by any one type of housing style.

2. Review the Mixed Use High Density Corridor zone along Martin Way. The City and County Planning Commissions should review and update the zoning code for the corridor, specifically focusing on facilitating a mix of uses on larger parcels, a mix of uses within the corridor and identifying strategic parcels for more intensive study.

3. 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.

4. The City should explore designating “urban holding areas” specifically within the Pleasant Glade and McAllister Geologically Sensitive Area, which would not be developed until such time that sewer service should be available. Should development in this area not be anticipated during the next 20-year planning horizon, the city should consider removing the property from the urban growth are in conjunction with a robust public participation campaign.