

**AGENDA**  
LACEY PLANNING COMMISSION MEETING  
Tuesday, May 5, 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 21, 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.

**Public Hearing:** 7:10 p.m.

**Carpenter Crest LLC Zoning Text Amendment, Project no. 14-263: Ryan Andrews, Planning Manager.** The Planning Commission will conduct a public hearing and make a formal recommendation to the City Council on the Carpenter Crest LLC Zoning Text Amendment Request for the Central Business District 7 zone.

**South Puget Sound Community College and Seattle Archdiocese Comprehensive Plan Amendment Applications, Project no's. 14-228 and 14-264: Ryan Andrews, Planning Manager.** The Planning Commission will conduct a public hearing and make a formal recommendation to the City Council on the South Puget Sound Community College and Seattle Archdiocese Comprehensive Plan Amendment requests.

**New Business:** 8:00 p.m.

**2015 National Planning Conference Takeaways: Rick Walk, Community Development Director.** Staff will present an overview and takeaways from the 2015 National Planning Conference recently held in Seattle.

**Communications and Announcements:** 8:55 p.m.

**Next Meeting:** May 19, 2015.

**Adjournment:** 9:00 p.m.

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, April 21, 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, Mike Beehler, Cathy Murcia, Jason Gordon, Carolyn St. Claire, and Paul Enns. Staff present: Ryan Andrews, Christy Osborn, Rick Walk, and Leah Bender.

Gail Madden noted a quorum present.

**Carolyn St. Claire made a motion, seconded by Cathy Murcia, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Cathy Murcia made a motion, seconded by Jason Gordon, to approve the minutes of the April 7, 2015, meeting. All were in favor, the motion carried.**

1. **Public Comments:** None.

2. **Commission Member's Report:** None.

3. **Director's Report:**

- Rick Walk informed Planning Commission that he, Ryan Andrews, Christy Osborn, and Sarah Schelling attended the National APA conference in Seattle. Rick said the conference was very well attended and offered workshops on topics such as climate change, sustainability, and transportation. At the next meeting a presentation will be given on the highlights of the conference.
- Rick pointed out that the market study item listed on the Work Schedule will not be discussed at the next meeting as it will not be ready until June.
- Council held their first of three On the Road meetings at Chambers Prairie Elementary School. A few citizens were in attendance and the Mayor gave a presentation on what's going on in the city, which included street trees and maintenance responsibilities. A presentation was given on the Septic Summit.
- Rick noted that the retail survey has concluded and there was an overwhelming response, both online and from completed survey cards. The survey results are being tabulated and will be narrowed down to the top 50 items.

4. **Election of Officers:**

- Rick reviewed the Planning Commission Rules and Procedures and informed commissioners that in the event of the vacancy of the Chair, the Chair will be replaced by the Vice Chair, and the Vice Chair will be replaced by vote of Planning Commissioners. Rick asked Mike Beehler if he was willing to serve as Chair and he accepted.
- Gail Madden asked for nominations for Vice Chair.
- **Mike Beehler nominated Carolyn St. Claire, all were in favor, Carolyn accepted Vice Chair position.**
- Rick thanked Gail for her service and leadership and Gail was presented with some commemorative gifts.
- Gail said she has really enjoyed serving on the Planning Commission and has learned a lot. She said it is gratifying to see Planning Commission's work come to fruition. She also expressed appreciation of Staff and fellow Commissioners.
- Mike Beehler said he appreciated Gail's gentleness, calmness, steadiness, and genuine care.

5. **Old Business:**

**Development Agreement Zoning Text Amendment:**

- Christy Osborn reiterated that Washington Cities Insurance Authority audit of the City contained a mandatory audit requirement to adopt provisions in the code for development agreements.
- Christy explained that a development agreement is a contract between the City and a person who owns or controls property that specifies the standards and conditions that will govern the development of the property. Christy went over advantages of development agreements and how they can benefit the City.
- Staff reviewed statutory laws and ordinances used by other jurisdictions and created the draft ordinance. The draft is being reviewed by the City Attorney.
- There was a discussion about the concerns over the 20 year time limit. Christy pointed out that other jurisdictions do not specify a time limit but review each project individually and set time limits according to the project. A suggestion was made to change the wording to state a time limit "no longer than 20 years."
- Rick went over past development agreements: All Star Ford, Gateway, and Lacey Crossroads.
- Rick explained the many ways the development agreement assisted the city and developer of Lacey Crossroads to address many issues dealing with design standards, drive-throughs, screening, and landscaping.

- There was a discussion about Authority section item B. It was suggested that it be clarified by noting that it deals with the Urban Growth Area.
- There was a discussion about Authority section item C. Staff clarified that the ordinance does not apply retroactively to agreements entered into prior to its adoption.
- Christy noted that a public hearing will be held on May 19, 2015.

6. **New Business:**

**2015 Comprehensive Plan Amendment Private Applications:**

- Vanessa Herzog was in attendance. She represents South Puget Sound Community College and said she was available to answer any questions Commissioners had about their rezone application.
- Ryan gave some background information on the rezone requests and noted that staff fully supports the rezone. A public hearing will be held on May 5, 2015.

**2016 Land Use Element Update Chapter 3 Topic Sections:**

- Christy explained that Chapter 3 was created by merging chapters 5, 6, and 7 to define land use designations, goals and policies, and identify implementation strategies.
- It was suggested that sub-headings be added to aid searches in the document.
- The common elements topic section addresses coordination and consistency requirements.
- The parks and open space, utility, and capital facilities sections tie the comprehensive plans and elements to the land use element.
- The UGA topic section is a new section and was designed to guide growth, prevent sprawl, conserve land resources, and promote land use distribution.
- Christy pointed out that the each section contains goals and policies and implementation strategies, making it a more action-oriented plan.
- A suggestion was made to make the language more consistent with the use of should, shall, could, will, etc.

7. **Communications and Announcements:**

- Rick announced that a bill is being forwarded to the Governor to reconcile medical and recreational marijuana.
- Rick also noted that a request has been made to the legislature to get local jurisdictions to collect mitigation fees at the time of occupancy permit or sale of property instead of at permit issuance.

8. **Next meeting:** May 5, 2015.

9. **Adjournment:** 9:00 p.m.

## CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting  
May 5, 2015**

**Packets due: April 30<sup>th</sup>**

1. **Public Hearing:** 2015 Comprehensive Plan Amendment Private Applications
2. **Public Hearing:** CBD 7 Private Text Amendment
3. **Worksession:** Overview of 2015 American Planning Assoc. Conference

**Planning Commission Meeting  
May 19, 2015**

**Packets due: May 14<sup>th</sup>**

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

**Planning Commission Meeting  
June 2, 2015**

**Packets due: May 28<sup>th</sup>**

1. **Worksession:** Intercity Transit, Jeff Gadman, Lacey Council Rep to IT
2. **Worksession:** Front Yard Setbacks for SFR's/Housekeeping
3. **Worksession:** Market Study Briefing

**Planning Commission Meeting  
June 16, 2015**

**Packets due: June 11<sup>th</sup>**

1. **Public Hearing:** Housekeeping
2. **Worksession:** Land Use Element Chapter 3 Topic Sections: Land Use and Transportation

**Pending items:**



## PLANNING COMMISSION STAFF REPORT

May 5, 2015

**SUBJECT:** Carpenter Crest LLC Zoning Text Amendment Application. Project no. 14-263.

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**RECOMMENDATION:** Conduct a public hearing and make a formal recommendation to the City Council on the Carpenter Crest LLC Zoning Text Amendment Request for the Central Business District 7 zone. Staff recommends amending Table 16T-06 of the Lacey Municipal Code to allow multi-family residential in the CBD 7 zone. Staff also recommends denying the request to allow espresso stands as a permitted use in this zone.

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**TO:** Lacey Planning Commission

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

**ATTACHMENT(S):**

1. Zoning Text Amendment Application
2. Proposed Draft CBD 7 Zoning Text
3. Map of Existing Zoning
4. Map of Existing Drive-Thru Coffee Establishments

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

Planning Commission Worksession April 7, 2015

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### BACKGROUND:

The Community Development Department received a private applicant-initiated zoning text amendment request. The applicant's request is to amend Table 16T-06 of Chapter 16.25 of the Lacey Municipal Code to allow multi-family residential and espresso stands as permitted uses in the Central Business District 7 zoning district.

The application request is to amend specific text within the zoning code and does not require the need to amend any policies within the Comprehensive Plan. These applications are received periodically and are not subject to the docketing or annual Comprehensive Plan amendment timelines because amendment of the Comprehensive Plan is unnecessary.

The Central Business District (CBD) 7 Zone (see attached zoning map) is bordered by College Street to the west, Martin Way to the north, Carpenter Road to the east and St. Martin's University and the Lacey Historic Neighborhood to the south. The Lacey City Hall complex is located in CBD 7 as well as a significant amount of property owned by St. Martin's Abbey.

Woodland Creek bisects the CBD 7 zone as it crosses Martin Way in the area commonly known as the Martin Way "Dip."

Most of the developable parcels are centered on the intersection of Martin Way and Carpenter Road which contains a variety of uses including a furniture shop, medical supply shop, landscape services, the LOTT wastewater treatment plant, and the Carpenter Crest apartments located south of the Martin/Carpenter intersection. Surrounding zoning varies but much of it is generally commercial in nature except for St. Martin's and the Lacey Historic Neighborhood to the south.

#### Multi-Family Residential Amendment Request

First, the request is to allow multi-family residential in the district. Currently, the CBD 7 zoning district does not list multi-family residential as a permitted use. The applicant is interested in pursuing the amendment to potentially expand the existing Carpenter Crest apartment complex onto an adjacent property. Additionally, the amendment would make the existing Carpenter Crest apartment complex a legal, conforming use.

The intent statement of the Central Business District 7 zoning classification states the CBD 7 District is to "provide an area for a broad range of business park-type activities, along with mixed-use activities, office complexes, hotels, limited general commercial, and public facilities." Additionally, the Comprehensive Plan states that the CBD zone is to attract shopping, office, specialty retail, urban residential, hotel and institutional uses. Both the intent statement of the zoning code and the Comprehensive Plan make reference to this zone allowing for a mix of uses and both support urban residential.

The Comprehensive Plan also currently contains Goals and Policies that support the request. A major emphasis of the Plan is mixed use and higher density and particularly infill within the core area. The proposal is aligned with both of these objectives. The zoning text amendment would also achieve many of the goals and policies within the Plan of promoting mixed use, higher density and urban infill within the CBD area. Also, the proximity to Martin Way with 15-minute headway transit service, and the business services available in this area would make this proposal an asset to the area.

Staff has included an attached draft of the amended zoning text in Table 16T-06 which states that multi-family residential of five or more units would be a permitted use in the CBD 7 zone, provided that the density and other standards of the High Density Residential zoning district (LMC 16.18) would apply including the minimum density of 6 to 20 units per acre.

#### Espresso Stand Amendment Request

Second, the applicant's request also includes a proposed amendment to allow espresso stands as permitted uses. Currently, espresso stands are only allowed as permitted uses in the CBD 5 zone under the provisions in Table 16T-06 for drive-thru fast food restaurants. While nothing in the intent statement of the code nor in the Comprehensive Plan directly addresses this request, there are several reasons why this may not be the best use for the CBD 7 zone.

As described at the April 7 Planning Commission worksession, staff did a windshield survey of all drive-thru coffee establishments in the vicinity and found that there are 14 existing drive-thru facilities within two miles of the CBD 7 zone (see the attached map). With such a high volume of existing drive-thru coffee locations, including one directly at the intersection of Martin Way

and Carpenter Road at the existing Shell service station in the Lacey UGA, this is not a preferred location where additional stands should be permitted.

Additionally, espresso stands are usually very small, have no restroom facilities and are have issues associated with their access especially when accessed by high volume streets. This also is problematic for when it comes to some of the key intersections in the district including the intersection of Martin Way and Carpenter Road.

After reviewing the potential of espresso stands being allowed within the CBD 7 zone, the Community Development Department staff concluded that the focus of the CBD 7 district should be to provide services that cater to the surrounding residential and business activities in the zone, provide walking destinations, meeting locations and storefront presence as opposed to auto-exclusive espresso stands that serve a different type of market. The recommendation was presented to the Planning Commission for discussion at the April 7<sup>th</sup> worksession. The Planning Commission determined that coffee shops are already permitted in existing code in all CBD zones and would allow for those coffee uses that have a sit-down component as the primary use to also have an associated drive thru. It would also mean that the proposal would need to have amenities associated with those types of facilities including restrooms, seating, and other amenities that would make the use an asset for the area.

Staff has attached the draft Table 16T-06 which reflects the Planning Commission's recommendation to allow "Eating and Drinking Places" as permitted uses (also including coffee shops with drive-thrus as permitted uses) and clarifying that Fast Food Restaurants with Drive-Thrus and Espresso Stands are only permitted in CBD 5.

**RECOMMENDATION:**

The Planning Commission will conduct a public hearing to take testimony and comment on the proposed revisions to Lacey Municipal Code 16T-06 related to multi-family residential and coffee shops in Central Business District 7. At the conclusion of the public hearing, the Planning Commission will analyze the testimony, ask questions, and make any necessary changes to the draft. At the conclusion of the worksession, the Planning Commission is requested make a recommendation on the amendment to the City Council for consideration.



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

**OFFICIAL USE ONLY**

Case Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

By: \_\_\_\_\_

Related Case Numbers:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ZONING TEXT AMENDMENT  
 APPLICATION**

**SECTION I**

**APPLICANT NAME:** Carpenter Crest LLC

**MAILING ADDRESS:** 3065 NE 2nd Ave

**CITY, STATE, ZIP:** Camas, WA 98607-2312

**TELEPHONE:** 360-835-1782

**REPRESENTATIVE NAME:** \* Doug Probstfeld

**MAILING ADDRESS:** 3065 NE 2nd Ave

**CITY, STATE, ZIP:** Camas, WA 98607-2312

**TELEPHONE:** 360-835-1782

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

**SECTION II**

**A. GENERAL DESCRIPTION OF PROPOSAL; DESCRIBE THE INTENT AND REASON FOR PROPOSING A CHANGE TO THE TEXT OF THE ZONING CODE**

1 Change text of Zone 7, Central Business District, to include multifamily residential housing. This will allow existing apartments such as Carpenter Crest Apartments at 201 Carpenter Road SE and allow consideration for constructing new apartments on parcels 11815230201, 11815230202 and 11815230300.

2 Change text of Zone 7, Central Business District, to include drive-thru coffee (beverage) stands to allow consideration of a drive-thru coffee stand on parcel 11815230300.

**B. GENERAL PURPOSE OF THE ZONE TO BE CHANGED? CONSIDER WHAT FUNCTION THE ZONE SERVES AS DESCRIBED IN THE COMPREHENSIVE LAND USE PLAN AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE**

Per Clause 16.25.010D, CBD 7 is to include mixed use facilities such as additional apartments and a drive-thru coffee stand. This change would favorably support the intent of this district.

**C. TEXT CHANGE REQUESTED**

**CURRENT ZONING LANGUAGE:**

TABLE 16T-06, Division K: Multi Family (5+ Units) not permitted in CBD 7.

TABLE 16T-06, Division F/G: Drive-thru coffee stands not defined. (Ref. SIC Code 58A, Fast Food Restaurants with Drive-in Windows)

**REQUESTED NEW ZONING LANGUAGE:**

TABLE 16T-06, Division K: Multi Family (5+ Units), add "P3" to CBD 7 (P3: Must comply with Chapter 16.18 LMC).

TABLE 16T-06, Division F/G: Add "Drive-thru coffee stands" and add "C" to CBD 7. (Conditional: Must comply with the requirements of 16.24.030B.)

**D. DOES THE PROPOSED AMENDMENT AFFECT BOTH THE CITY AND THURSTON COUNTY? IS THE ZONE TO BE CHANGED IN BOTH INCORPORATED AND UNINCORPORATED AREAS; LACEY AND LACEY'S GROWTH AREA? (PLEASE EXPLAIN):**

Confined within the boundaries of the City of Lacey

**E. WAS THIS ISSUE, THE ZONES SPECIFIC ALLOWED USES OR STANDARDS PROPOSED FOR CHANGE, DISCUSSED DURING THE COMPREHENSIVE PLAN AND ZONING REGULATIONS REVIEW AND ADOPTION PROCESS? IF SO, PLEASE EXPLAIN:**

Previous discussions unknown. Discussed at a Presubmission Conference held on 28 Jan 2015

**F. IS THE PRESENT ZONING LANGUAGE THE RESULT OF A MISTAKE? WHAT KIND OF MISTAKE (i.e., ACCIDENTAL OMISSION, INTENT NOT CLARIFIED)? PLEASE EXPLAIN:**

The Applicant is not qualified to answer this question. However, it appears that current and foreseeable future use of most of CBD 7 prohibits the intent

specified in Clause 16.25.010D. Also, the west side of Carpenter Road included within CBD 7 appears sufficiently separated from the rest of CBD 7 by access

usage and natural features to warrant consideration for rezoning, along with the vacant lots to the north, as MHDC or CBD 6.

**G. HOW MANY ACRES OF DEVELOPED AND UNDEVELOPED PROPERTY IN THIS ZONING DESIGNATION COULD BE IMPACTED BY THE CHANGE?**

**DEVELOPED:** 0.31 Acres

**UNDEVELOPED:** Approx. 0.61 Acres

**WHAT ZONES ARE LOCATED ADJACENT TO THESE AREAS?**

MD, OS-1, MHDC

**II. WHAT POTENTIAL LAND USE CONFLICTS COULD RESULT FROM THE PROPOSED CHANGE? CONSIDER ALL LAND IN THE ZONE TO BE CHANGED AS WELL AS EXISTING AND PLANNED LAND USES IN ADJACENT ZONES. DO NOT LIMIT CONSIDERATION ONLY TO THE SPECIFIC PARCEL(S) THAT YOU ARE INTERESTED IN. REMEMBER, A TEXT AMENDMENT WILL IMPACT ALL PROPERTY WITHIN THAT ZONE AND COULD POTENTIALLY IMPACT PROPERTY IN ADJACENT ZONES AS WELL.**

Allowing drive-thru coffee (beverage) stands may jeopardize the intent of CBD 7 in other areas. The Applicant foresees no other conflicts.

**SECTION III**

**EXPLAIN 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 (when your proposal affects multiple jurisdictions):

**SUPPLEMENTAL INFORMATION**

**THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:**

- 1- Environmental checklist (must include 2 CD's containing .pdf copies of all submittal materials, including applications)
- 2- Supplemental information and/or special reports may be required including:
  - a. Environmental issues;
  - b. Anticipated impacts from a change in uses or standards of the zone;
  - 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	Doug Probstfeld _____ Printed Name
ADDRESS: 3065 NE 2nd Ave Camas, WA 98607 2312	_____
_____	_____
Signature	Printed Name
ADDRESS: _____	_____
_____	_____
Signature	Printed Name
ADDRESS: _____	_____
_____	_____

**TABLE 16T-06**

**GENERALIZED LAND USES IN THE CITY OF LACEY**

**CENTRAL BUSINESS DISTRICT (C.B.D.) AND ST. MARTIN’S UNIVERSITY ZONE**

**BY STANDARD INDUSTRIAL CLASSIFICATION CODES (S.I.C. CODE)**

S.I.C. Codes are divided into 11 Divisions, which are listed A thru K. Under each division is a list (ing) of Major Groups(s), which are listed 01 thru 99. And listed below these are subclassifications of Auxiliary Establishments, which are usually 3 or 4 digit numbers. These correspond to major group numbers.

S.I.C. Codes are those according to the Standard Industrial Classification Manual, 1987, published by the Executive Office of the President, Office of Management and Budget, for the City of Lacey C.B.D.

The following is a list of abbreviations used on the tables:

P = Permitted Use

C = Conditional Use

A = Accessory Use

NEC = Not Elsewhere Classified

**Bolded 2 Digit SIC Code** = Entire Major Group

In using the following chart, the reader should also refer to notes at the end of the chart that provide specific requirements or qualifications for uses under specific categories.

NOTE: If a business in Central Business District 4 or 5 becomes a non-conforming use under the revised listing, it shall be allowed to continue operation. Additionally, the said use shall be allowed to expand and enlarge through the conditional use permit process of Chapter 16.87 LMC provided that all other zoning code requirements can be satisfied.

**CHART 16.25.020(1)**

**GENERALIZED LAND USES IN CBD ZONES**

**Ord. 1395 §3 (Exh. A), 2012; Ord. 1380 §2, 2012; Ord. 1355 §5, 2010; Repealed Ord. 1355 §4, 2010; Amended by Ord. 1131 §9, 2000; Ord. 1098 §20, 1999; Ord. 1080 § 17, 1998**

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**DIVISION F/G. WHOLESALE & RETAIL TRADE (all uses subject to note 1)**

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 4	CBD 5	CBD 6	CBD 7	SMU
58	Eating & Drinking Places	P	P	P	P	P
58A	Fast Food Restaurants with Drive-thru Windows and Espresso Stands		P			

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**DIVISION K. RESIDENTIAL (Not Listed in SIC Codes)**

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 4	CBD 5	CBD 6	CBD 7	SMU
	Single Family	P1				
	Multi Family (2-4 Units)	P2				
	Multi Family (5+ Units)	P2	P3	P	<u>P2</u>	
	Other Households		P3			
	Other Residential					

**NOTES TO GENERALIZED LAND USES IN CBD ZONE**

**Land Use Code Category/Division**

- A. Agriculture, Forestry, and Fishing**
- B. Mining**
- C. Construction**
- D. Manufacturing**

Notes applicable to all manufacturing activities in CBD zones:

1. Manufacture of flammable, dangerous or explosive materials are excluded in CBD districts.
2. Office space is permitted only if accessory and subordinate to a manufacturing use in CBD-5. No more than twenty-five percent (25%) of the gross floor area of the structure shall be devoted to non-manufacturing uses.

**E. Transportation & Public Utilities**

Notes specific to those uses as notated in the chart:

1. Permitted only as a subordinate use to a permitted or conditional use.

**F./G. Wholesale & Retail Trade**

Notes specific to those uses as notated in the chart:

1. Display and sales only; limited on-site inventory storage.
2. Permitted only as a subordinate use to commercial parking lots and garages.

**H. Finance, Insurance, and Real Estate**

**I. & J. Services & Public Administration**

Notes applicable to all Services and Public Administration uses in CBD districts:

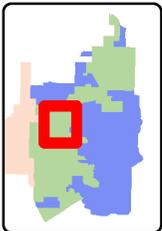
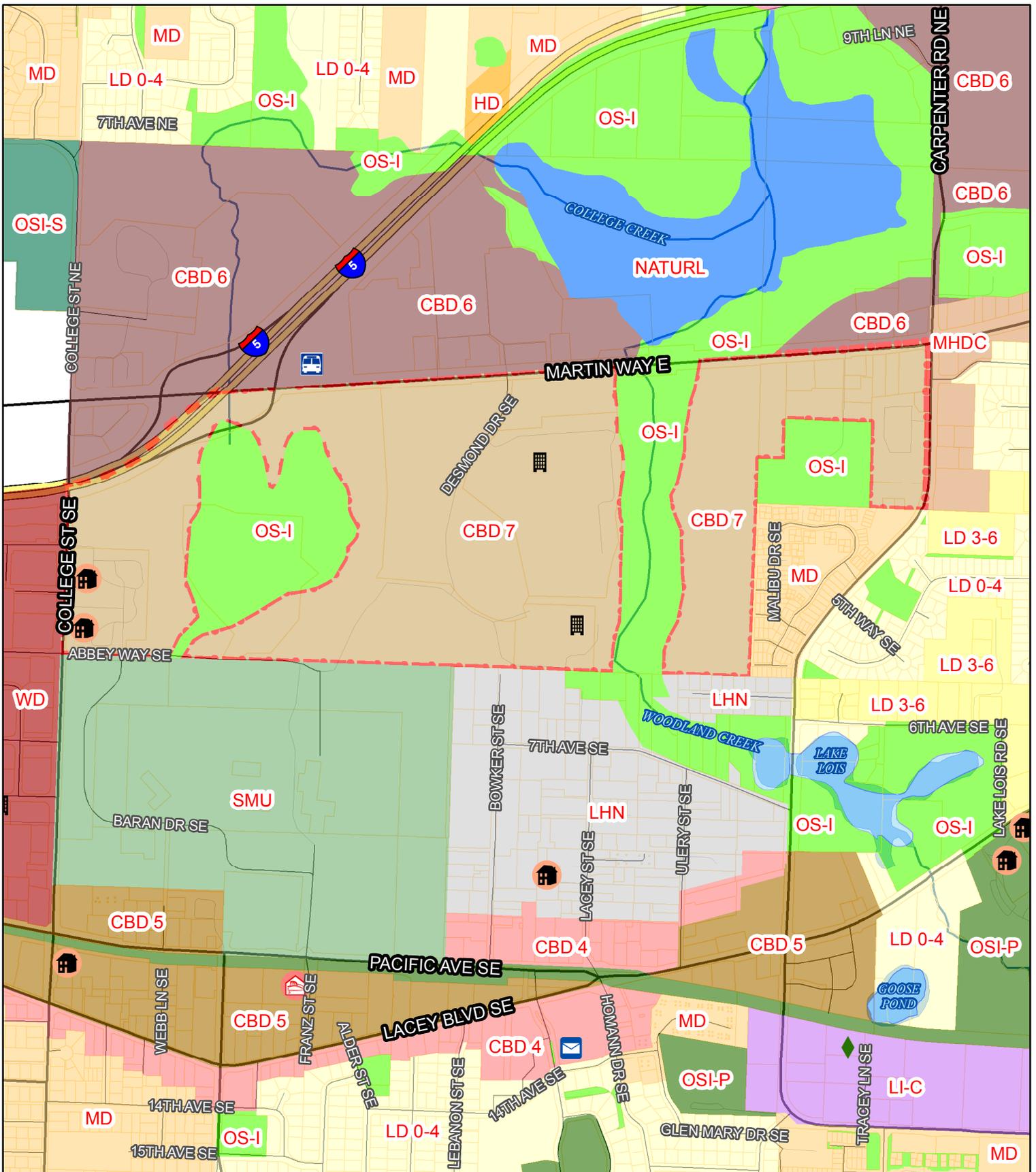
1. Permitted only as a subordinate use to a permitted use.
2. Commercial lots and garages are those lots which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses.

3. The location of any off-site parking facility must be approved by the Enforcing Officer and/or Site Plan Review Committee.
4. All types of commuter pooling facilities shall be regulated as a park-and-ride. A park-and-ride providing no more than twenty-five (25) parking spaces, and utilizing the parking area of an existing use, shall be regulated as an accessory use. Any other park-and-ride requires a conditional use permit.
5. Excludes zoos.
6. Excludes drive-in theaters.
7. To reserve prime retail commercial buildings and sites for retail commercial use, Government offices shall not be permitted in binding site plans, subdivisions or building complexes designed for commercial retail use unless the original design specifically included a mixed use concept anticipating such use. Provided, however, the city may consider government offices in commercial retail buildings and sites through a conditional use permit process if it can be demonstrated the use is complementary to adjacent commercial retail activity, enhances the retail environment and will develop strategies for the zone in which it is located. Provided further existing structures that have been used for government offices shall be considered to have been determined appropriate for such use under original approvals and will require only normal site plan review approval when new government tenants are proposed.”

K. Residential

Notes specific to those uses as notated in the chart:

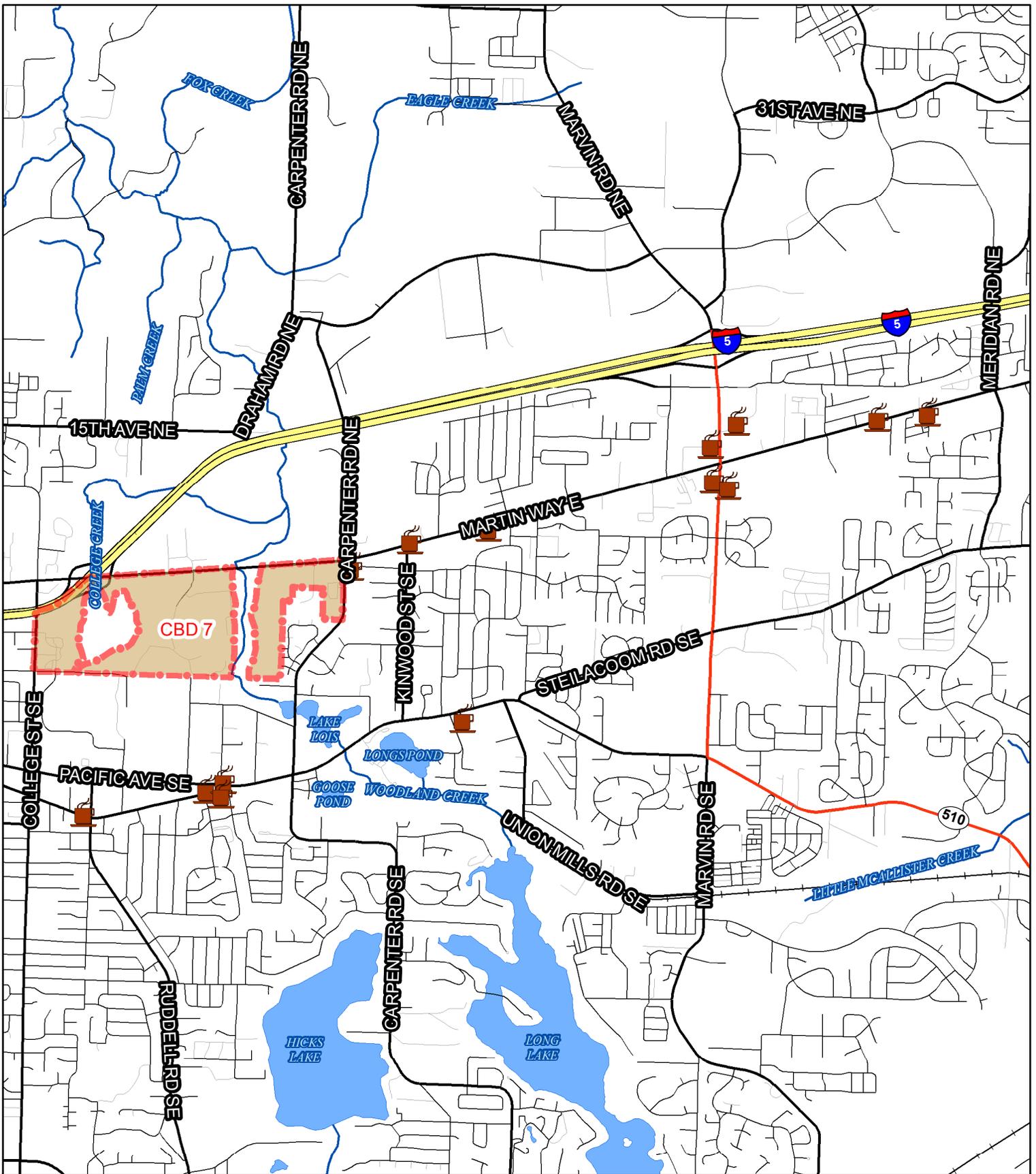
1. Density and standards must comply with Chapter 16.15 LMC.
2. Density and standards must comply with Chapter 16.18 LMC.
3. Standards must comply with Chapter 16.18 LMC. Density will be limited only by maximum floor area permitted.



# Central Business District 7 Existing Zoning

Date: 3/19/2015  
1 inch = 1,000 feet



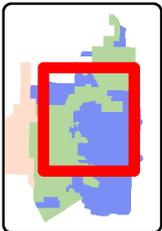


## Existing Drive-Thru Coffee Locations

Date: 3/19/2015  
 1 inch = 2,800 feet

### Legend

-  Drive-Thru Coffee
-  Central Business District 7





## PLANNING COMMISSION STAFF REPORT

May 5, 2015

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

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**RECOMMENDATION:** Conduct a public hearing and make a formal recommendation to the City Council on the South Puget Sound Community College and Seattle Archdiocese Comprehensive Plan Amendment requests. Staff recommends approval of the request.

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**TO:** Lacey Planning Commission

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

**ATTACHMENT(S):** Application packets and supporting materials

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

Planning Commission Introductory Briefing April 21, 2015  
City Council/Planning Commission Joint Worksession February 19, 2015

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### I. GENERAL INFORMATION

#### **A. Applicant/Owner:**

SPSCC Application:

Owner: State of Washington, State Board for Community and Technical Colleges, SPSCC,  
2001 Mottman Road SW, Olympia, WA 98512

Applicant: Stefanie Fuller, Washington State Department of Enterprise Services, PO Box  
41468, Olympia, WA 98504-1468

Seattle Archdiocese Application:

Corporation of the Catholic Archbishop of Seattle, 710 9<sup>th</sup> Ave., Seattle, WA 98104

#### **B. Action:**

Designation of one parcel from Open Space Institutional (OSI) and two parcels from Open Space Institutional School (OSI-S) to Light Industrial (LI) on the Comprehensive Land Use Plan and Zoning map.

**C. Proposal Description:**

This is a non-project action to designate three parcels totaling 97.32-acres from Open Space Institutional to Light Industrial; a designation for light industrial and manufacturing uses. 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 would revert the Comprehensive Plan designation and zoning back to Light Industrial as it was in the early 2000's.

Please see attached application for amendment to the Comprehensive Land Use Plan and Zoning map.

**D. Legal Description**

See attached application packets for legal descriptions.

**E. Location:**

The location of the proposal is 3210 Marvin Road NE and 3105 and 3145 Hogum Bay Road NE. Assessor's parcel numbers 11802230000, 11802130200, and 11802130300.

**F. Site Information**

Project size: approximately 97.32acres

Site Access: Marvin Road NE and Hogum Bay Road NE

Water: City of Lacey

Sewer: City of Lacey

Power/Natural Gas: Puget Sound Energy

Fire Protection: Lacey Fire District # 3

**G. Reason for Request:**

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. As surplus, the highest and best use of the property would be for Light Industrial purposes.

The second application received for comprehensive plan amendment 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 and the subject property is currently being used for Light Industrial purposes, the

Archdiocese has decided to put the property on the market and have Light Industrial users interested in purchase.

#### **H. Existing Zoning**

**Open Space Institutional (OSI):** This designation provides for the social needs of the community relating to public services, open space and institutions, whether publicly or privately sponsored. It designates land devoted to existing or future use for cultural, educational and similar activities and is used to designate parks, open space and other natural and physical assets to the community.

#### **I. Proposed Zoning**

**Light Industrial (LI):** The purpose of this district is for an industrial designation designed to provide for light industrial activities, protected from other uses that may interfere with the purpose and efficient functioning of this area. It also provides for uses that need to be isolated from residential areas because of identified nuisance characteristics or issues. In order to adequately isolate this district from residential properties, periphery uses shall use techniques like transition area buffers and increased setbacks.

## **II. LAND USE OF THE SUBJECT SITE AND SURROUNDING AREA**

### **A. Existing Land Use and Ownership Patterns:**

#### **Subject Site:**

SPSCC: The subject parcel is undeveloped, however, in preparation for development of the site, some wetland fill and remediation was approved and completed. Any future development will be allowed to take advantage of the work previously completed, provided that they maintain and follow-through with the associated maintenance of the created wetland system. The current Comprehensive Land Use Plan and zoning maps designate the property as Open Space Institutional (OSI).

Seattle Archdiocese: The subject site contains two parcels. The first parcel is undeveloped and contains 32.32 acres. The second parcel is approximately 10.5 acres and is the headquarters for Nutriom, a food products processing plant. Most of the structures on the site were constructed in the mid-1960's when originally developed as the Olympia Cheese Factory. The current Comprehensive Land Use Plan and zoning maps designate the properties as Open Space Institutional – School (OSI-S).

#### **East:**

The property to the east is primarily undeveloped. There is one, approximately 14,000 square foot, building directly to the east across Hogum Bay Road NE which is occupied by Day Wireless Systems and Top Rung Brewing. The Comprehensive Land Use Plan and zoning maps designate the property as Light Industrial. 31<sup>st</sup> Avenue NE is located immediately east of the subject property and currently connects through to Meridian

Road NE. The Transportation Element of the Comprehensive Plan calls for extension of 31<sup>st</sup> Avenue through the subject properties to connect to Marvin Road NE.

**West:**

The property to the west across Marvin Road NE is undeveloped and is owned by the Washington State Department of Transportation for the future headquarters of the WSDOT Olympic Region. The Comprehensive Land Use Plan and zoning maps designate the property as Light Industrial.

**North:**

The property to the north contains an existing stormwater facility and the Target Distribution Center. The stormwater system serves properties in the area and acts as the headwaters for Eagle Creek, a tributary to Woodland Creek. The Target Distribution Center is a regional distribution hub for Target Stores and is approximately two million square feet in size. The Comprehensive Land Use Plan and zoning maps designate the stormwater facility as Open Space Institutional and the Target Warehouse as Light Industrial.

**South:**

The property to the south is primarily undeveloped with the Betti Well, a city-owned water production well on the west and the LOTT recharge and infiltration ponds to the east. The Comprehensive Land Use Plan and zoning maps designate the property as Light Industrial.

**B. Description of the Subject Site, Terrain and Physical Features:**

The site can be described as flat. The western portion of the site contains the SPSCC property and is largely forested with Douglas fir except for the wetland fill and mitigation. Upon development of the property, a report will be prepared by the City's arborist to determine the condition and potential for retaining existing trees. The easterly portion of the site (Seattle Archdiocese Property) is either developed or mostly cleared of existing trees. There are some clusters of trees to the north of the existing Nutriom plant and along the properties easterly boundary along Hogum Bay Road. The wetland mapping does indicate some wetlands on the Archdiocese property. A wetland delineation and report will need to be prepared for the property upon application for development.

**III. ENVIRONMENTAL DETERMINATION:**

A Determination of Nonsignificance (DNS) was issued on April 14, 2015. Based upon information contained in the environmental checklist, the site's expected designation, and development of the site in any capacity would not have significant impacts to the environment. The DNS had a 14-day comment period, which ended on April 28, 2015. The City did not receive any comments from the public nor from affected departments/agencies, therefore, the DNS became final on April 28, 2015. A determination of environmental non significance

granted by the responsible official fulfills the City's requirements for environmental review under RCW 43.21.C.

#### **IV. APPLICABLE COMPREHENSIVE GOALS AND POLICIES/LONG RANGE PLANNING ISSUES:**

The Comprehensive Land Use Plan has two elements that can be used as a guide for consideration of this application. The two Elements are the Land Use Element and the Economic Development Element.

##### **A. Land Use Element**

a. Industrial Goals and Policies—page 6-17

Goal 1: “Provide for high quality industrial development.”

Policy a. “Encourage industrial development which adds to the tax base, provides high paying jobs and diversifies and strengthens our local economy.”

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

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.”

b. Hawks Prairie Planning Area profile (page 9-5): “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.”

##### **B. 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.

#### **V. STAFF ANALYSIS**

The Land Use and Economic Development Elements of the Comprehensive Plan currently contain goals and policies that support the request. A major emphasis of the Plan is job creation and economic diversification, especially in the Hawks Prairie Planning Area. The proposal is aligned with both of these objectives. The rezone would also achieve many of the goals and policies within the Plan of promoting industrial development that has good access to major transportation routes and are adequately served by appropriately sized utilities.

First, the proposal is consistent with the zoning in the surrounding area. Essentially, all sides of the area proposed for re-designation are zoned Light Industrial. Should the rezone be approved, the property could develop with warehouses up to 500,000 square feet.

Design review of the development will ensure compatibility of the large buildings with the surrounding area while supporting the current market for larger warehouse buildings.

Utilities available to the site are also well sized to handle additional development capacity. An existing 18-inch PVC sewer line is located along the eastern property line of the SPSCC property (west property line of Seattle Archdiocese property) which will need to be extended to and through both properties upon development. There is an existing 2-inch STEP line in Hogum Bay Road that serves properties on the east side of Hogum Bay; however, this wouldn't be able to handle the needs of a larger user. Water is served to both properties with a 16" line located on Hogum Bay Road NE and a 12-inch line located in Marvin Road NE.

The area is well served with transportation connections. Marvin Road NE and Hogum Bay Road NE are major transportation corridors linking these sites to Interstate 5 to the south. The proximity of these sites to Interstate 5 make them particularly appealing to distribution warehouse users who are looking for good transportation access along the I-5 corridor in close proximity to ports in Tacoma and Olympia. Upon development, 31<sup>st</sup> Avenue will be required to be connected by the applicant/developer between Hogum Bay and Marvin Road and will improve the east/west corridor connecting 31<sup>st</sup> between Marvin and Meridian Roads. Light industrial users would have a better financial capacity than an Open Space Institutional use to extend 31<sup>st</sup> Avenue which is a major and necessary transportation link.

Finally, this zoning is not new for the area. 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.

## **VI. PLANNING COMMISSION AUTHORITY AND RESPONSIBILITY**

The Planning Commission has the responsibility and authority to recommend action to the Lacey City Council on the proposed Comprehensive Land Use Plan amendments and rezone applications. The Planning Commission must hold at least one public hearing on the proposal. Based upon public comments, staff analysis, review of the Comprehensive Land Use Plan, and other applicable information, the Commission must make a recommendation to the Lacey City Council as to the merits of the application and the designation the Planning Commission believes is in the public's best interest.

## **VII. STAFF FINDINGS AND CONCLUSIONS:**

- A. The Comprehensive Land Use Plan identifies the need for land resources to support high quality industrial development, job creation, and employment diversification within the Hawks Prairie Planning Area.
- B. The Light Industrial zoning designation will be consistent with the surrounding properties.

- C. The properties are adequately served with City utilities and will extend utilities throughout the sites as conditions of development.
- D. The properties could support warehouse/distribution facilities up to 500,000 square feet. Design review of the development will ensure compatibility of the large buildings with the surrounding area while supporting the current market for larger warehouse buildings.
- E. The location is well-served with transportation connections to Marvin Road NE and Hogum Bay Road NE which both connect to Interstate 5. The area is generally desirable for warehouse/distribution centers because of the close interstate access and proximity to regional port facilities
- F. 31<sup>st</sup> Avenue NE, a vital east/west transportation link, will be required to be extended through the subject properties upon development. Light industrial users would have a better financial capacity than an Open Space Institutional use to extend 31<sup>st</sup> Avenue.
- G. The application will revert the Comprehensive Plan designation and zoning back to Light Industrial as it was in the early 2000's.

#### **VIII. STAFF RECOMMENDATION CONCERNING ACTION ON THE PROPOSED COMPREHENSIVE PLAN AMENDMENT APPLICATION**

Based upon the analysis provided in this report, and the conclusions and findings identified in section VII of this report, staff recommends approval of the change from Open Space Institutional and Open Space Institutional - School to Light Industrial.

#### **IX. STAFF RECOMMENDATION CONCERNING ACTION ON THE PROPOSED ZONING AMENDMENT APPLICATION**

Based upon the analysis provided in this report and the conclusions and findings identified in section VII of this report, staff recommends the change from Open Space Institutional and Open Space Institutional - School to Light Industrial for the subject properties. An additional finding is proposed for the zoning designation that designation of the zone as Light Industrial is consistent with the change to the Comprehensive Land Use Plan map.



**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.

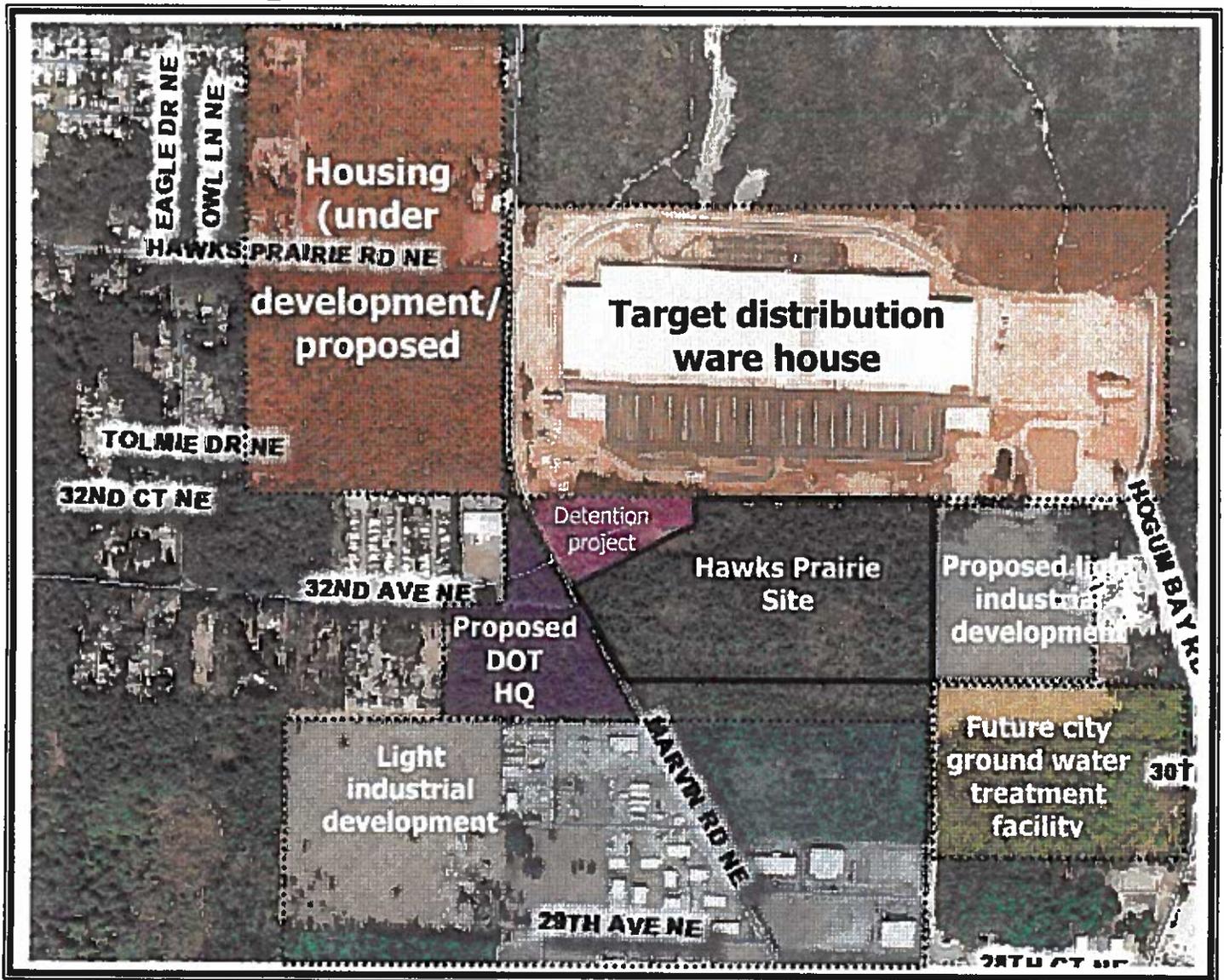
_____ Signature	_____ Printed Name
ADDRESS: _____	

_____ 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

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**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

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

**REZONE  
 APPLICATION**

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

**MAILING ADDRESS:** 710 9<sup>th</sup> Ave.

**CITY, STATE, ZIP:** Seattle, WA 98104

**TELEPHONE:** 206-382-4851

APR 10 2015

\_\_\_\_\_  
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:** Edward Foster

**MAILING ADDRESS:** 710 9<sup>th</sup> Ave.

**CITY, STATE, ZIP:** Seattle, WA 98104

**TELEPHONE:** 206-382-4851

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ENGINEER/ARCHITECT NAME:** N/A.

**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 ] [  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:**

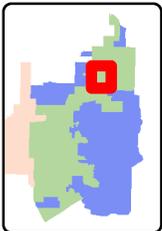
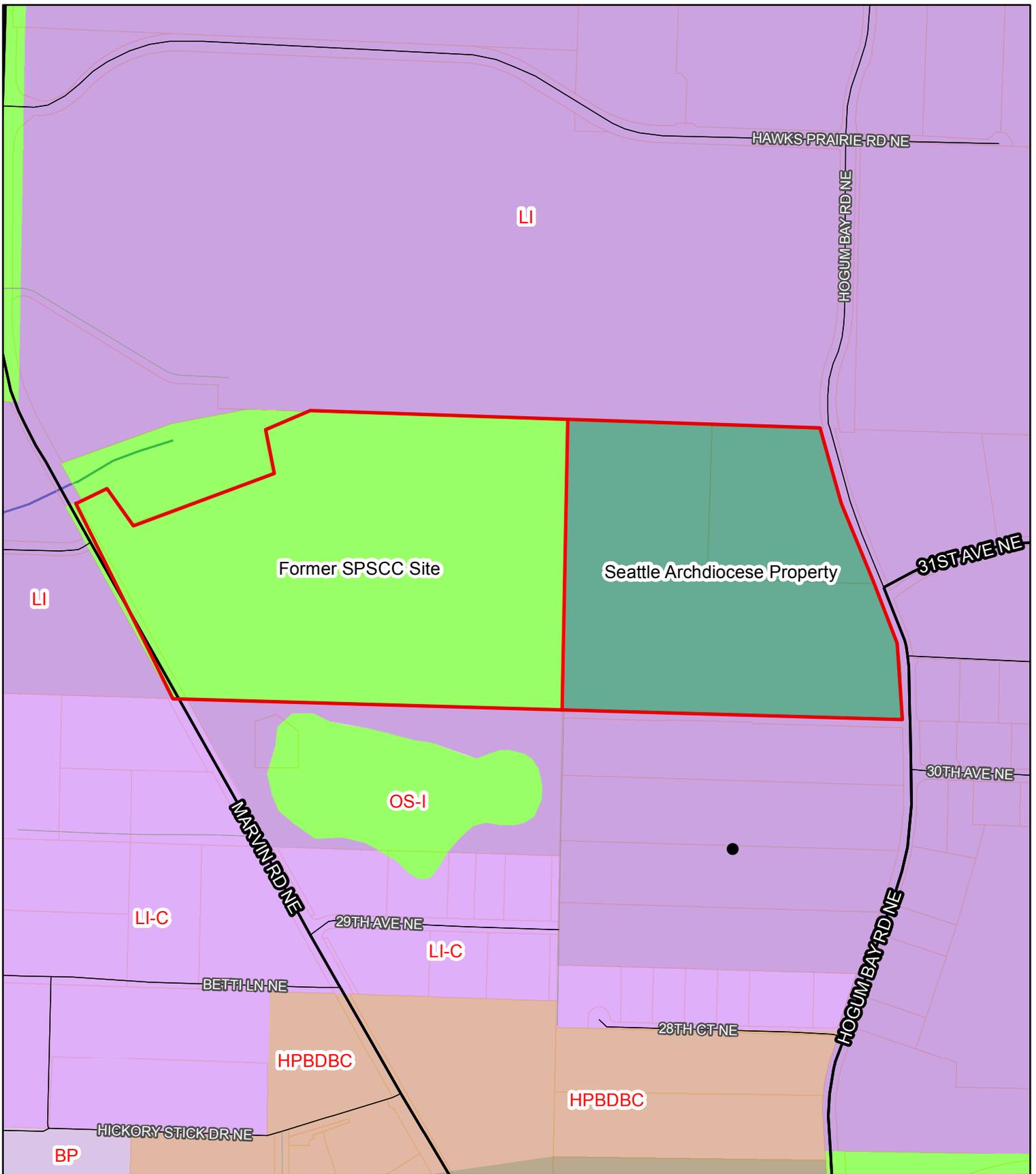
1. Location of proposed uses, buildings, parking areas, landscaping areas, ingress, egress, etc.
2. Location of all existing uses and structures on the property, with distances from property lines.
3. Major physical features of the property to be rezoned.
4. Barscale and north arrow.

**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.

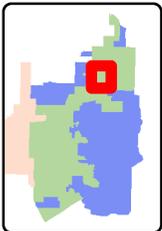
How would the proposed zone change be in the interests of not only the applicant but also the surrounding properties and the public as a whole? Public would gain tax revenue and employment.



## SPSCC and Seattle Archdiocese Rezone Existing Zoning

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





# SPSCC and Seattle Archdiocese Rezone Aerial Photo

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

