

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, May 17, 2016 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Call to Order: 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items*
Approval of the May 3, 2016, 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.

6-Year Transportation Improvement Plan: Martin Hoppe, Transportation Manager.

The Planning Commission will conduct a public hearing on the proposed 2017 Six-Year Transportation Improvement Plan and make a recommendation to the City Council.

New Business: 7:30 p.m.

Private Applicant-Initiated Rezone and Comprehensive Plan Amendment: Ryan Andrews, Planning Manager. Staff will present an introductory briefing on the private applicant-initiated comprehensive plan amendment and rezone application from Econet, Inc. for re-designation of 37.08 acres located at 7250 Britton Parkway NE from Business Park to Hawks Prairie Business District-Business Commercial.

Old Business: 8:15 p.m.

Residential Height Zoning Text Amendment: Ryan Andrews, Planning Manager. The Planning Commission will continue the review of draft changes to modify the residential height standards in the Moderate and High Density Residential zoning districts.

Communications and Announcements: 8:55 p.m.

Next Meeting: June 7, 2016.

Adjournment: 9:00 p.m.

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
May 17, 2016**

Packets due: May 12th

1. **Public Hearing:** 6-Year TIP (Martin Hoppe)
2. **Worksession:** Econet Rezone
3. **Worksession:** Comp Plan Implementation

**Planning Commission Meeting
June 7, 2016**

Packets due: June 2nd

Meeting Cancelled

**Planning Commission Meeting
June 21, 2016**

Packets due: June 16th

1. **Public Hearing:** 2016 Comprehensive Plan Update and Implementation Code Revisions
2. **Public Hearing:** Econet Rezone
3. **Worksession:** LID Code Update Work Session (Doug Christenson & Samra Seymour)

**Planning Commission Meeting
July 5, 2016**

Packets due: June 30th

1. **Worksession:** 2016 Comprehensive Plan Update and Implementation Code follow-up
2. **Worksession:** LID Code Update Meeting #2 (Doug Christenson & Samra Seymour)

Pending items:

SDM Work Session, July 19

SDM Work Session #2, August 2

LID Hearing, August 16

LID Hearing Follow-up Work Session, September 6

MINUTES

Lacey Planning Commission Meeting
Tuesday, May 3, 2016 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Mike Beehler.

Planning Commission members present: Mike Beehler, Carolyn Cox, Jason Gordon, Paul Enns, Carolyn St. Claire, and Mark Morgan. Staff present: Ryan Andrews, Christy Osborn, and Leah Bender. Rick Walk, Sarah Schelling, and Samra Seymour arrived after the meeting was in session.

Mike Beehler noted a quorum present.

Mike Beehler noted that Rick Walk would be arriving later and would give the Director's Report after other agenda items are discussed. Carolyn Cox made a motion, seconded by Mark Morgan, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Mark Morgan made a motion, seconded by Jason Gordon, to approve the April 19 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Member's Report:** Carolyn Cox said that she spoke with Gail Madden at a convention and Gail said she hopes to be involved with Planning Commission again at some point in the future.

3. **New Business:**

Update on Comprehensive Plan EIS.

- Christy Osborn gave some background information and went over the three chapters of the EIS. Chapter one provides a summary, chapter two provides objectives and chapter three outlines the key issues and recommended actions based on the three alternatives that have been identified for discussion.
- Christy noted that on April 29 public notice was published in The Olympian and the notice and draft EIS were made available to federal, state, and local jurisdictions. A 30-day comment period will be open until May 30, 2016.
- Following the comment period, a final EIS will be prepared and will address the comments received. A public hearing is tentatively scheduled for June 21, 2016.

Transit Policies Review.

- Ryan Andrews went over the draft of Chapter 3 of the Comp Plan that relate to transit policies.
- It was suggested that stronger language be added regarding service in the northeast area of Lacey to say that service is "non-existent" instead of "severely lacking," and to "continue to request" rather than "encourage" IT to increase service.
- There was a discussion regarding encouraging developing businesses to work with IT to help fund future service in the northeast area, and re-allocating resources.
- Suggestions were made to define "distinctive quality," and to add Lacey's current and projected population statistics.
- Rick Walk noted that with the continued increase in commercial development, IT will see an increase in revenue which should encourage them to increase services.
- Ryan went over the Land Use Hawks Prairie Planning Area and explained that it makes a strong case for the need for service.
- Ryan explained that he distributed only the sections of the IT Strategic Plan that pertain to Lacey.
- Rick noted that at Councilman Gadman will be discussing IT issues at the June 2 Council worksession.

Residential Height and Density Zoning Text Amendment.

- Ryan explained that the 2016 Comp Plan identified an update to residential height and density standards to help further the City's vision related to diversifying housing types.
- Ryan noted that in 2008, standards were amended as part of the residential design review process. The draft amendments would revert height regulations back to pre-2008 standards.
- Staff is also proposing the repeal of Chapter 16.20 related to Transition Areas for Multi-Family Development as the standards are outdated and do not encourage multi-family development.
- Setback and buffer standards were discussed.

4. **Director's Report:**

- Rick announced the upcoming bus tour in July.
- Rick reported on his attendance at tonight's US Health Vest public information meeting. Another meeting will take place at 10:30 a.m. on May 4 at the Lacey Library.
- Rick informed Planning Commission about the Council Retreat. The three main topics discussed were annexation, conversion of septic systems to sewer connection, and branding/identification for the City.

5. **Communications and Announcements:** None.

6. **Next meeting:** May 17, 2016.

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



PLANNING COMMISSION
MAY 17 2016

SUBJECT: 2017 Six-Year Transportation Improvement Plan

RECOMMENDATION: Hold a Public Hearing for the proposed 2017 Six-Year Transportation Improvement Program and make a recommendation to the City Council.

STAFF CONTACT: Scott Egger, Director of Public Works *SE*
Roger Schoessel, City Engineer *RAK*
Martin Hoppe, Transportation Manager *MHP*
Tyson Poeckh, Project Administrator *TP*

ORIGINATED BY: Public Works Department

ATTACHMENTS: TIP Summary

**BUDGET IMPACT/
SOURCE OF FUNDS:** None

**PRIOR COUNCIL/
COMMITTEE REVIEW:** Annual Requirement

BACKGROUND:

The City is required to prepare an annual Transportation Improvement Program (TIP) and submit it to the Washington State Department of Transportation (WSDOT) and Thurston Regional Planning Council (TRPC) by July 31. The primary purpose of the TIP is to track federal transportation funds. In addition, several sources have given projects additional points on grant funding if they are listed in the TIP. The funds shown on the TIP do not obligate the City to any specific amount of matching dollars. All projects on the TIP are consistent with the Transportation Comprehensive Plan.

The Public Hearing is scheduled for May 17, 2016.

ADVANTAGES: The TIP will allow the City to comply with state regulations and apply for grants on specific projects.

DISADVANTAGES: None

2017 SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM SUMMARY

Current Process	LACEY STIP ID	PROJECT TITLE	2016 Total Project Cost
R/W	11-001	College St Corridor -- Phase 1 (College St and 22nd Ave Roundabout)	\$ 5,300,000
R/W	11-002	Hogum Bay Truck Route	\$ 7,200,000
PE	11-005	College Street Extension NE	\$ 2,723,873
Planned	11-010	Carpenter Rd Capacity and Safety Improvements Pacific to Shady Lane	\$ 3,631,831
PE	11-011	Carpenter Road /Mullen Road Intersection Improvements	\$ 950,000
Const	11-012	Martin Way / Hoh Street Intersection Improvements	\$ 635,698
Planned	11-013	Marvin Road from Britton Parkway to Columbia Drive	\$ 12,829,860
Planned	11-014	Martin Way / I-5 Interchange Improvements	\$ 40,000,000
Planned	11-015	Carpenter Road Widening from Martin Way to Britton Parkway	\$ 15,767,917
Planned	11-016	Rainier Road from Yelm Hwy to City Limits (near Beckonridge)	\$ 2,360,690
Planned	11-017	Britton Parkway and Carpenter Road Intersection Improvements	\$ 534,578
Planned	11-018	Britton Parkway -- Phase II	\$ 2,054,000
On Hold	11-019	Lebanon Street Extension	\$ 466,833
Planned	11-020	Sleater-Kinney at 14th Ave Improvements	\$ 741,772
Planned	11-021	College Street Corridor Improvements	\$ 28,756,000
Planned	11-022	31st Avenue Extension Hogum Bay to Marvin Road	\$ 4,276,620
Planned	11-024	Yelm Highway Improvements from Ruddell Rd to Amtrak Bridge	\$ 4,085,809
Planned	11-025	Martin Way East Roadway Improvements	\$ 4,740,910
Planned	11-026	Lacey Hawks Prairie Business District (LHPBD) Commercial Corridors	\$ 10,488,817
Planned	14-001	Willamette Drive / Campus Glen Drive Roundabout	\$ 1,500,000
Total TIP Costs			\$ 149,045,207

Indicates Fully Funded

Indicates Partial Funding

Projects to be Removed

PE	11-008	Marvin Road and Britton Parkway Intersection Improvements	\$ 320,747
Planned	11-023	Marvin Road/ I-5 Interchange Improvements	\$ 100,000,000



CITY COUNCIL
ANDY RYDER
Mayor
CYNTHIA PRATT
Deputy Mayor

VIRGIL CLARKSON
JEFF GADMAN
LENNY GREENSTEIN
JASON HEARN
MICHAEL STEADMAN

CITY MANAGER
SCOTT SPENCE

DATE: May 2, 2016
TO: Interested Citizen
FROM: City of Lacey Public Works Department

SUBJECT: City of Lacey Six-Year Transportation Improvement Program

Each year the cities and counties in the State of Washington are required to submit their Six-Year Transportation Program. A draft summary of the proposed program for years 2017-2022 is attached.

The City Council, Planning Commission, and your Public Works staff appreciate your continuing interest and support. A public hearing to take testimony on the Six-Year Transportation Program will be held at 7:00 pm at the Planning Commission meeting on May 17, 2016.

Please call me at 491-5600, and I will be happy to answer any questions you may have about the program.

Sincerely,

Martin A. Hoppe, PE, PTOE
Transportation Manager

Enclosure





PLANNING COMMISSION STAFF REPORT

May 17, 2016

SUBJECT: Econet, Inc. Comprehensive Plan Amendment and Rezone Application.
Project no. 15-291.

RECOMMENDATION: Call for a public hearing for June 21st to consider the Econet, Inc. Comprehensive Plan and Rezone Applications from Business Park to Hawks Prairie Business District-Business Commercial.

TO: Lacey Planning Commission

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

ATTACHMENT(S):

1. Econet CPA and Rezone Application
2. Map of Existing Zoning
3. Aerial Photo

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

Joint Worksession, February 4, 2016

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 2016, the City received one private applicant-initiated request submitted by Econet, Inc. The request was added to the Comprehensive Plan Amendment Docket at the joint worksession with the Planning Commission and City Council held on February 4th.

The application is for two parcels totaling 37.08 acres located at 7250 Britton Parkway NE in the Hawks Prairie Planning Area. The property was to be developed as the corporate headquarters for Univera, a naturopathic and alternative medicine manufacturer and distributor previously headquartered in Meridian Campus in Hawks Prairie, but the company made the business decision to locate the headquarters in Seattle. The application is for a rezone request from Business Park to Hawks Prairie Business District—Business Commercial.

The surrounding properties have a mixture of zoning types. To the south across Britton Parkway is Hawks Prairie Business District—Business Commercial and is slated for future development as part of the Gateway Town Center project. To the north is property zoned Light Industrial-Commercial and is part of the Hill-Betti Business Park that was recently annexed into

Lacey. This property contains a single-family residence but is otherwise undeveloped. To the west, is property zoned High Density Residential and is part of the Gateway single-family residential development. To the east is property owned and operated by Callison's, Inc. for mint oil extraction and refining purposes. This property is zoned Business Park. In addition, Gateway Blvd will be extended north along the property's west boundary becoming a primary north-south corridor connecting residential properties to the north to Britton Parkway.

The purpose of the rezone request is to consider re-designating the property to HPBD-BC to make the property more marketable primarily because the HPBD zoning and development standards allow for more flexibility for uses. The current Business Park zone reflects the suburban-style office park market of the mid-1980's and hasn't kept pace with the flexibility needed in current development and has led to a variety of zoning changes in northeast Lacey over the past few years.

As part of the 2016 update to the Land Use Element of the Comprehensive Plan, the City is amending the development standards of the Business Park zone. The Planning Commission has reviewed updated standards to the Business Park zone (now known as the Community Office zone) to focus on flexibility of uses and adjustment of other development standards to bring the new Community Office zone more in line with the Hawks Prairie Business District. The primary distinction between HPBD and the new Community Office zone is that HPBD allows for a full variety of retail uses. Retail uses in the Community Office zone is limited to the first floor of multi-story buildings.

Rezoning these parcels to Hawks Prairie Business District-Business Commercial will afford the property owner with flexibility of uses and will allow a full range of development options including commercial, office, residential and mixed-use. Applicable policies of the Land Use Element of the Comprehensive Plan address the request:

Land Use Element Policies:

L. Commercial, Goal 1, Policy n. Auto-oriented businesses should be located functionally convenient to major arterials as a part of other business areas. Preferably, the location should be on the edge of the business area convenient to arterials, freeway, or expressway interchanges, dependent upon the intensity of the use.

L. Commercial, Goal 1, Policy s. Future regional commercial/retail shopping centers should be located in one of the Central Business Districts, Woodland District, the General Commercial zone at the Marvin Road I-5 Interchange, or in the Hawks Prairie Planning Area. Stand-alone regional uses are also encouraged to locate in these zones. Industrial areas should be located with access to major transportation routes, including major arterial truck routes and transit facilities.

Mixed Use, Policy k. Promote the following essential mix of land uses in mixed use proposals: housing, neighborhood-oriented shopping and services, offices, civic uses and spaces, workplaces, open spaces, and natural systems network.

Mixed Use, Policy l. Mixed use concepts must promote efficient land use by encouraging infill, ensuring development at more compact, higher urban densities, and placing residential uses in close proximity to basic retail and support services, as well as work places.

The profile associated with the Hawks Prairie area also addresses the request by stating: "Lacey's Northeast Area Plan articulates a vision for the Hawks Prairie Planning Area that includes accommodation of mixed uses within the Hawks Prairie zone with a business and a retail commercial component. Because of the extensive vacant land resources and prime location, many alternatives for innovative development are available."

The Northeast Area Planning Element, a sub-area plan completed in the early 1990's for the Hawks Prairie Area, contains several policies that address this request that support a mix of uses and more intensive and higher density development to support alternate modes of transportation (including transit).

The proposal is also consistent with the policies of the Economic Development Element which sets forth policies for diversification of sales tax base and employment opportunities to support this area of Lacey.

RECOMMENDATION:

Staff will provide an introductory briefing at the May 17th Planning Commission meeting related to the request. The full staff analysis will be presented at the Planning Commission public hearing scheduled for June 21st. Public notice of the hearing will be published in *The Olympian* and directly mailed to all property owners within 300 feet of the subject property. The applicant will also be available at the May 17th meeting to provide their insight and answer any questions.

FEB 23 2016



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

OFFICIAL USE ONLY

Case Number: 15-291

Date Received: _____

By: _____

Related Case Numbers:

**REZONE
APPLICATION**

OWNER NAME: ECONET, Inc
MAILING ADDRESS: 3005 1st Avenue
CITY, STATE, ZIP: Seattle, WA 98121
TELEPHONE: 360-486-8300

[Signature] DATE: 2/17/2016

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: Sang Shin, Vice President ECONET
MAILING ADDRESS: ECONET, Inc. 3005 1st Ave
CITY, STATE, ZIP: Seattle, WA 98121
TELEPHONE: 360-486-8300
SIGNATURE: [Signature] DATE: 2/17/2016
ENGINEER/ARCHITECT NAME: N/A
MAILING ADDRESS: _____
CITY, STATE, ZIP: _____
TELEPHONE: _____
SIGNATURE: _____ DATE: _____

AUTHORIZED REPRESENTATIVE: _____

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE: _____

SIGNATURE: _____ **DATE:** _____

NAME OF PROJECT: _____

SUMMARY OF REQUEST (List Type of Uses): _____

Property ownership would like to rezone our two parcels from Business Park
to Hawks Prairie Business District. Either in conjunction with neighbor Callison or without.

PROPERTY LOCATION

North South East West Side of Britton Parkway between Gateway Blvd
(ROAD NAME)

and Callison Road NE
(ROAD NAME)

Property Address: Not yet assigned.

Section: 3 Township: 18N Range: 1W Assessor's Parcel Number: 11803440100 and 0000

Full legal description of subject property: SE 1/4, SE 1/4, Section 3, Township 18 North,
(ATTACH SEPARATE SHEET IF NECESSARY)

Range 1 West, W. M. See Attached.

TOTAL SQUARE FOOTAGE OF THE REZONE AREA: 1615204.8 sqft or 37.08 acres

How does the rezone request conform to the Comprehensive Plan? _____

Request for rezoning was discussed with Planning & Development in scheduled meeting.

The Hawks Prairie Business District was suggested by members present to be in the city's
and owners best interest for any future development.

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: _____

No, this change makes the parcels more compliant with surrounding parcels and their current zoning. Answer to above; Parcels contain only trees, no structures.

Why is the property not usable as presently zoned, including the events that led you to this conclusion? _____

Current Business Park zoning is more restrictive in it's use/application, and does not offer the same level of flexibility that HPBD offers. That was suggested by City as the best alternative zoning.

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? _____

With the current new residential development to the west we granted the ROW to, and the commercial development set to start in 2016-17 to the south. BP is currently to the east of our parcels who perform manufacturing, but these new emerging developments change the landscape of the area and make it more difficult to best meet the market need of the future.

ADJACENT PROPERTY OWNERS LIST

PROJECT: _____

PLEASE SUBMIT AN ADJACENT PROPERTY OWNERS MAILING LIST

**Include all property owners within 300 feet of exterior boundary
of the property involved.**

Addresses are to be obtained from:

Office of County Assessor, Bldg #1, First Floor. Phone: 786-5410

*** * * Please be sure to also include the mailing information for the:
OWNER, APPLICANT, ENGINEER/ARCHITECT & REPRESENTATIVE.**

SEE EXAMPLE BELOW

<p>SAMPLE Joe Jones PO Box 1900 Lacey, WA. 98503</p>
--

HILL-BETTI BUSINESS PARK LLC
2929 MARVIN RD NE
OLYMPIA, WA 98516

ECONET INC
3005 1ST AVE
SEATTLE, WA 98121

CALLISONS INC
2400 CALLISON ROAD NE
LACEY, WA 98516

ECONET INC
3005 1ST AVE
SEATTLE, WA 98121

HILL-BETTI BUSINESS PARK LLC
2929 MARVIN RD NE
OLYMPIA, WA 98516

GATEWAY DIVISION 1 LLC
15 LAKE BELLEVUE DR # 102
BELLEVUE, WA 98005

HILL-BETTI BUSINESS PARK LLC
2929 MARVIN RD NE
OLYMPIA, WA 98516

GATEWAY 850 LLC
15 LAKE BELLEVUE DR # 102
BELLEVUE, WA 98005

WIG PROPERTIES LLC
4811 134TH PL SE
BELLEVUE, WA 98008

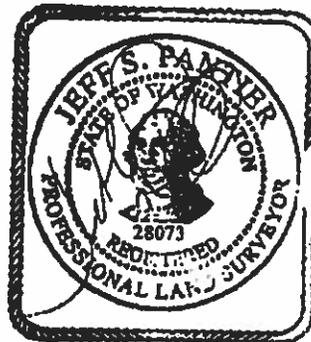
WIG PROPERTIES LLC
4811 134TH PL SE
BELLEVUE, WA 98008

EXHIBIT B

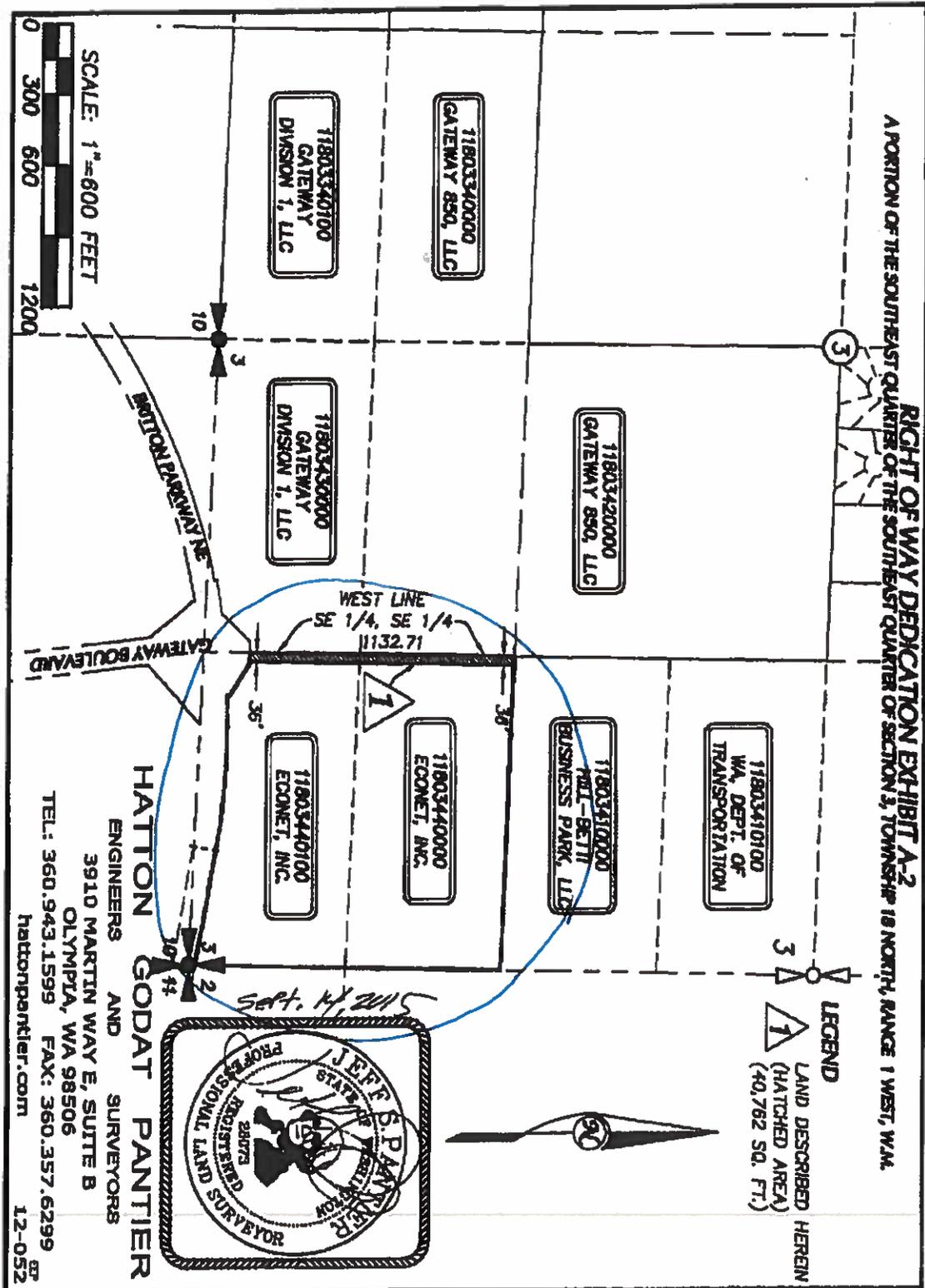
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF LACEY FOR
STREET PURPOSES BY DEED RECORDED FEBRUARY 17, 2000 UNDER
AUDITOR'S FILE NO. 3279665 AND BY DEED RECORDED JUNE 20, 2007 UNDER
AUDITOR'S FILE NO. 3936235.

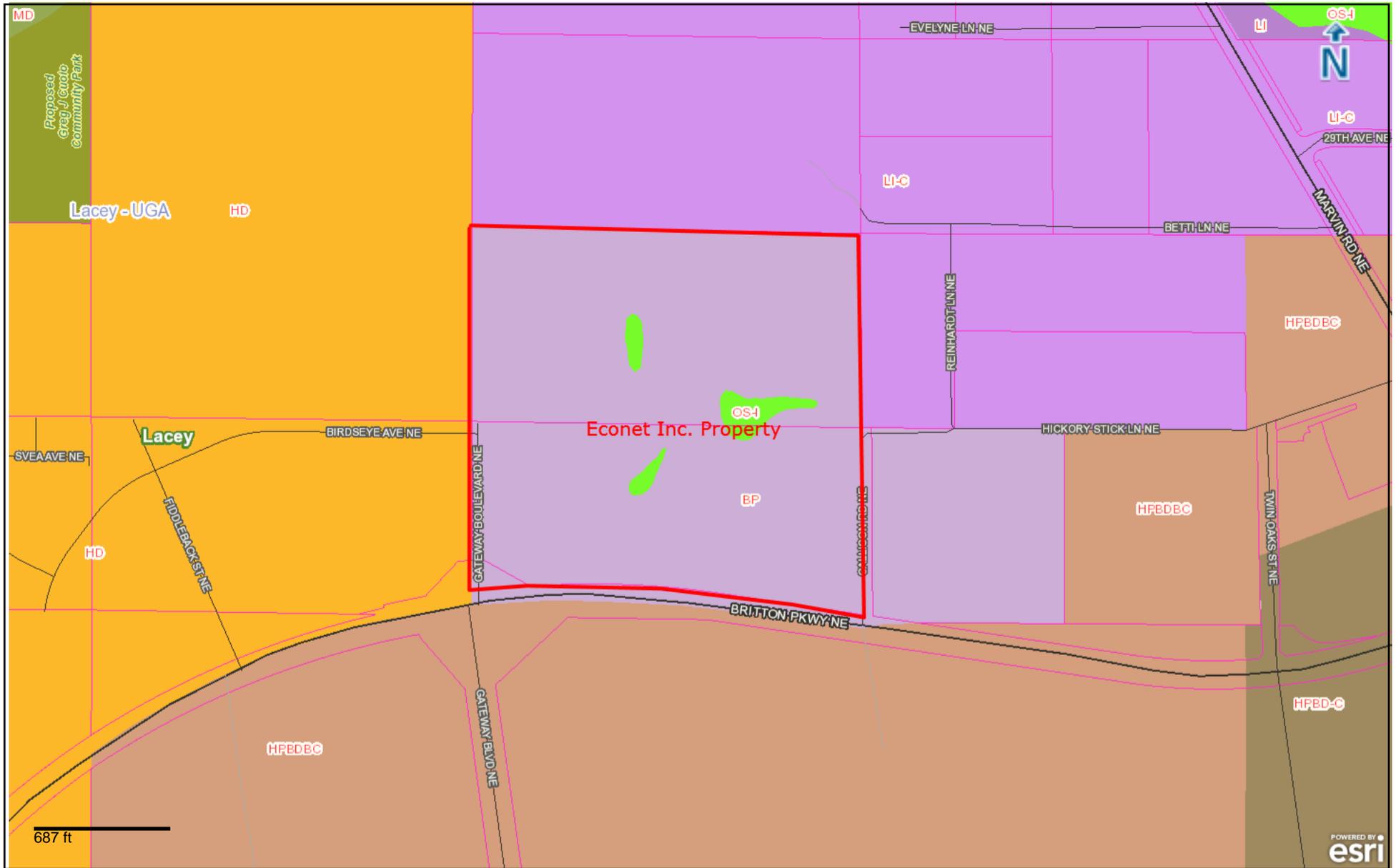
IN THURSTON COUNTY, WASHINGTON.



Sept. 14, 2015



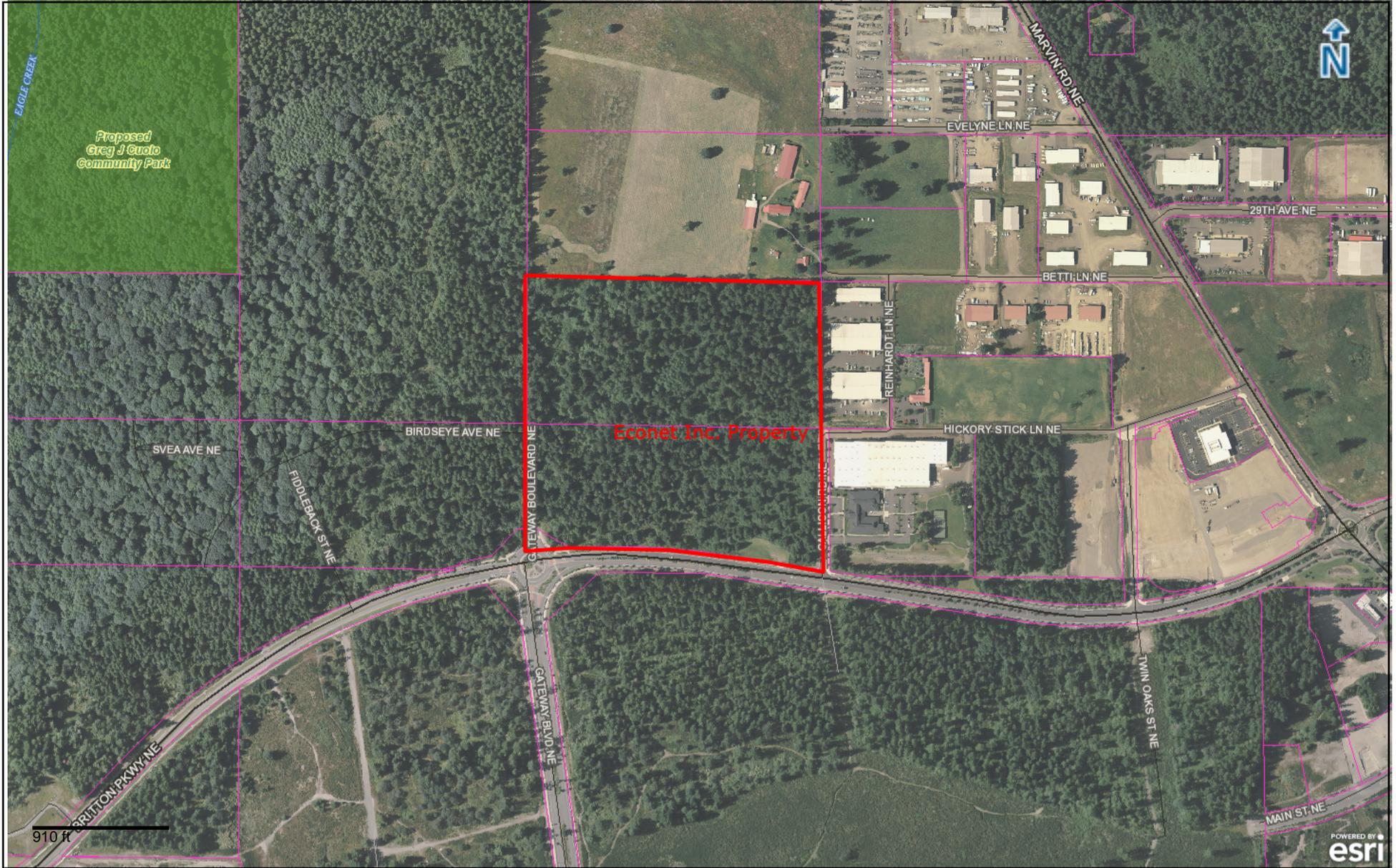
Econet--Existing Zoning



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



Econet--Aerial Photograph



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





PLANNING COMMISSION STAFF REPORT

May 17, 2016

SUBJECT: Moderate and High Density Residential Zones: Building Height Follow-Up

RECOMMENDATION: Conduct a follow-up work session on draft changes to building height in the Moderate and High Density Residential zones (LMC 16.15 and 16.18). The amendments will be scheduled for public hearing with the Comprehensive Plan Update on June 21st.

TO: Lacey Planning Commission

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

ATTACHMENT(S): 1. Draft amendments to LMC 16.15, 16.18 and 16.20 (track changes version)

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:** May 3, 2016 Planning Commission Meeting

BACKGROUND:

At the May 3rd work session, the Planning Commission reviewed the proposed amendments to density and height standards in the Moderate and High Density Residential zoning districts. These amendments were identified as priority implementation items that would be addressed and adopted concurrently with the 2016 Comprehensive Plan Update to further the City's vision for increasing densities and providing a variety of housing types in these zones.

After discussion with the Planning Commission, additional analysis and refinement of the height standards were needed before moving the proposed amendments forward for public hearing—specifically the compatibility standards between taller buildings and existing single-family residential uses. Staff conducted research to see what techniques other similar-sized jurisdictions used and discussed options with planning staff. Several other jurisdictions have height compatibility standards use options very similar to those proposed.

Based on the Planning Commission's discussion and the additional research, staff refined the proposed standards. These standards are attached in an updated draft. The main points of the revised standards include:

- Require additional design considerations for buildings greater than 40 feet in height (previous requirement applied at 35 feet) consistent with 40-foot height standard proposed in Moderate Density Residential. Standards only apply within 80 feet of existing single-family residence and not separated by street or alley based on previous John Owen report on compatibility.

- Require 15' of Type 1 landscaping abutting a single-family residential property line including a 6' sight-obscuring wall or fence. This was based on discussions of the Planning Commission at the last meeting to prefer landscaping over harder solutions (i.e. building walls with no openings). The landscaping and fencing will address ground-level impacts (parking lots, etc.) while also providing the benefits of additional privacy.
- Buildings over 40 feet provide one foot of step back for one foot of building height over 40 feet. This is consistent with the Owen report to keep a 45 degree angle for sunlight and privacy.
- Provide additional clarity on upper-story balconies to be constructed with opaque sides up to 42 inches in height.

Implementation of these standards will ensure that in High Density Residential zones, where the proposed building height will revert to the pre-2008 standard of 80 feet, taller buildings will be compatible with surrounding single-family residential uses. This is especially important given that most of the High Density Residential property in the City is developed and these standards will apply to infill projects with taller buildings over 40 feet. However, it is unlikely that the High Density Residential zones will see buildings approaching 80 feet as construction costs, utility capacity, and parking needs are more likely to be the limiting factors for taller buildings.

RECOMMENDATION:

The Planning Commission will conduct a follow-up work session on draft changes to building height standards in the Moderate and High Density Residential zones (LMC 16.15 and 16.18). The amendments will be scheduled for public hearing with the Comprehensive Plan Update on June 21st.

**MD & HD HEIGHT AND DENSITY
DRAFT AMENDMENTS**

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16.15.020 Types of uses permitted.

A. Specific Types Permitted in the **Moderate-Density Residential District.**

1. Any residential use with a density of at least ~~six~~ eight but not greater than ~~twelve~~ sixteen units per acre and any additional bonus density that might be applicable. All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter 14.23 LMC that is applicable to the particular type of residential use.
2. Housing for people with functional disabilities.

B. Other or Related Uses Permitted.

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC 14.23.071;
2. Home occupations as provided in Chapter 16.69 LMC;
3. Accessory dwelling as defined in LMC 16.06.055;
4. Conditional uses as provided in Chapter 16.66 LMC;
5. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC;
7. Family day care homes as provided in Chapter 16.65 LMC. (Ord. 1480 §14, 2015; Ord. 1368 §21, 2011; Ord. 1310 §29, 2008; Ord. 1192 §137, 2002; Ord. 1137 §5, 2000; Ord. 1024 §31, 1995; Ord. 931 §7, 1992; Ord. 927 §6, 1992; Ord. 691 §10, 1984; Ord. 583 §2.13(B)(1,2), 1980).

...

16.15.050 Lot area.

...

D. Other Lot Standards.

...

4. Maximum height:

~~Main building and accessory dwelling, twenty five feet; thirty five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.~~

~~Townhouse and multi-family buildings, thirty feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.~~

~~An accessory building is permitted a height of sixteen feet, provided accessory buildings within an apartment complex and designed with a green roof occupying at least fifty percent of the area of the roof can be up to the height of the main structure.~~

40 feet.

Accessory structures over sixteen feet in height are subject to design review requirements. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

5. Accessory Buildings. All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, five feet.

Rear yard, three feet. (Ord. 1480 §§15, 28 (part), 29 (part), 2015; Ord. 1427 §6, 2013; Ord. 1310 §32, 2008; Repealed Ord. 1310 §31, 2008; Ord. 1220 §8, 2004; Ord. 1218 §14, 2004; Ord. 1179 §4, 2002; Ord. 1044 §9, 1996; Ord. 1024 §31, 1995; Ord. 691 §11, 1984; Ord. 618 §3, 1981).

...

16.18.020 Permitted uses.

A. Specific types permitted in the **high-density residential district**:

Any residential use with a density of at least ~~six-twelve~~ units per acre ~~but not greater than twenty units per acre and any additional bonus density that might be applicable~~. All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter 14.23 LMC that is applicable to the particular type of residential use.

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC 14.23.071;
2. Home occupations as provided in Chapter 16.69 LMC;
3. Accessory dwelling as defined in LMC 16.06.055;
4. Conditional uses as provided in Chapter 16.66 LMC;
5. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;

- 6. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC;
- 7. Family day care homes as provided in Chapter 16.65 LMC. (Ord. 1480 §16, 2015; Ord. 1368 §23, 2011; Ord. 1310 §35, 2008; Ord. 1192 §139, 2002; Ord. 1137 §6, 2000; Ord. 1024 §32, 1995; Ord. 931 §9, 1992; Ord. 927 §8, 1992; Ord. 691 §12, 1984; Ord. 583 §2.14(B), 1980).

16.18.040 Lot area.

...

- C. Other lot standards for all uses:

...

- 4. Maximum height of buildings:

~~Main building and accessory dwelling, thirty five feet; forty five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.~~

Eighty feet, provided the following apply where building height is greater than 40 feet and within 80 feet of an existing single-family residence (measured from the foundation walls) and not separated by a street or alley:

- a. A 15-foot buffer of Type 1 landscaping is required between the building wall and any abutting single-family residential property line and shall include a 6' sight obscuring wall or fence.
- b. Buildings over 40 feet shall step back one foot for each one foot of additional building height above 40 feet.
- c. Upper-story balconies facing existing single-family residential uses on buildings exceeding 40 feet shall be constructed with opaque sides up to 42 inches high.

Accessory structures over sixteen feet in height are subject to design review requirements. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

~~Accessory building, sixteen feet;~~

~~An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof.~~

- 5. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, three feet.

Rear yard, five feet, three feet to rear yard line or paved surface if adjacent to an alley. (Ord. 1480 §§17, 28 (part), 29 (part), 2015; Ord. 1310 §38, 2008; Repealed Ord. 1310 §37, 2008; Ord. 1220 §9, 2004; Ord. 1218 §16, 2004; Ord. 1044 §10, 1996; Ord. 1024 §34, 1995; Ord. 691 §13, 1984; Ord. 618 §4, 1981; Ord. 583 §2.14(C)(2)(a), 1980).

(REPEAL)

Chapter 16.20

TRANSITION AREAS FOR MULTI-FAMILY DEVELOPMENT

Sections:

~~16.20.010 — Intent~~

~~16.20.020 — Definitions~~

~~16.20.030 — Transition standards for multi-family development~~

~~16.20.040 — Control of uses~~

~~16.20.010 — Intent.~~

~~It is the intent of this chapter to provide an effective area of transition between adjacent land use zones and between conflicting land development. The transition zone shall mitigate or minimize land use impacts and promote visual and physical compatibility and harmony between adjacent areas. Transition area requirements are superimposed over development standards of the underlying zones. Transitional requirements of this chapter shall be reviewed concurrently with the appropriate chapter of the Lacey Municipal Code containing design guidelines. (Ord. 945 (part), 1992).~~

~~16.20.020 — Definitions.~~

~~A. — “Buffer” means land area used to visibly separate one use from another or to shield or block noise, lights or other nuisances.~~

~~B. — “Compatibility” means harmony in the appearance of two or more external design features in the same vicinity.~~

~~C. — “Harmony” means a quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.~~

~~D. — “Incompatible” means the presence of a structure in an existing neighborhood that does not replicate the area.~~

~~E. — “Multi-family” means a dwelling or a single undivided ownership containing two or more dwelling units.~~

~~F. — “Site” means any plot or parcel of land or combination of contiguous lots or parcels of land utilized for development.~~

~~G. — “Site plan review committee”, designated herein as SPRC, means the director of public works, director of community development and the city manager or designee.~~

~~H. — “Transition areas” shall be that portion of property used to mitigate adverse impacts of proposed development on adjacent, existing developments with incompatible uses. Techniques to mitigate impacts may employ the following: buffers, clustering, height limitations, landscaping, landscaping berms and fences. (Ord. 1024 §35, 1995; Ord. 945 (part), 1992).~~

~~16.20.030 — Transition standards for multi-family development.~~

~~One or more of the following impact mitigation techniques shall be required when a multi-family development is to be sited adjacent to a single family development, a commercial development, industrial development, or other incompatible uses:~~

~~A.— Buffers. Buffer areas shall be provided between single family and multi family developments or other incompatible uses. Buffers shall meet the requirements set forth in this section.~~

~~1.— Width and Setback. Buffer areas shall range or may meander from between twenty five feet to one hundred feet. The SPRC shall determine the specific setback based upon individual site conditions. The SPRC's determination shall include but is not necessarily limited to the following criteria:~~

- ~~a.— Project size;~~
- ~~b.— Neighborhood compatibility;~~
- ~~c.— Zoning density of the proposal and surrounding developments;~~
- ~~d.— Type and configuration of native vegetation on site;~~
- ~~e.— Identified impacts of the project.~~

~~2.— Buffer Types and Criteria. Buffers shall be reviewed by the following criteria:~~

~~a.— Natural. A natural buffer shall be an area containing natural features such as streams, wetlands, etc. and/or existing vegetation that provides an effective screen between the proposed development and the existing development. Natural features and vegetation, as far as practicable, shall remain untouched during construction activity. This area shall contain extensive vegetation that consists of trees, bushes, and ground cover. This buffer shall be preserved in accordance with the Tree and Vegetation Protection and Preservation Ordinance.~~

~~b.— Enhanced. An enhanced buffer shall be considered an area where a portion of the existing vegetation on site is saved and/or supplemented with additional landscaping in accordance with Chapter 16.80 LMC. This shall also include sites that contain minimum landscaping, e.g., no trees or other significant vegetation with the exception of Scotch Broom and/or grasses. Therefore, in accordance with Chapter 16.80 LMC, an enhanced buffer area shall be composed of Type I and Type II landscaping for visual separation between two incompatible uses. For sites less than five acres in size, the buffer area may be counted toward the open space requirement if it is placed directly adjacent to the open space. On lots larger than five acres, the SPRC may determine that up to one half of the buffer can count toward the open space requirements if placed adjacent to the open space. The project will be encouraged to meet the criteria listed under subsection (A)(1) of this section. Placement of recreational items such as tot lots should be located away from heavily vegetated buffer areas to more visible open space areas.~~

~~c.— Streetscape. Multi family developments which adjoin freeway, arterial or neighborhood collector streets shall maintain a twenty foot landscape buffer that is composed of street trees designated within the urban beautification plan, grass and a six foot solid wood fence or wall.~~

~~d.— Nonvegetative Techniques. Nonvegetative landscaping techniques may also be utilized for enhanced or streetscape buffering. Such items may include fencing and berming. Nonvegetative techniques cannot replace specifications listed under subsections (A)(1)(b) and (c) of this section.~~

~~B.— Height. Multi family developments shall limit the height of units directly adjacent to a single family neighborhood where the development site is five acres or larger or when the SPRC determines that height limitations are reasonable on smaller lots. Within the transition area, heights shall be restricted to those compatible with adjacent uses. This height restriction shall apply to that property~~

~~adjacent to the required landscaping buffer. Beyond this area, heights may increase up to the maximum height and density permitted in the underlying zone. The SPRC may also consider height characteristics of surrounding uses if the height and architectural style will be compatible and harmonious with the existing area. When the SPRC determines that height restrictions may be modified or waived, other alternatives to limit impacts may include such approaches as clustering, landscaping buffers, berming and fencing, setbacks and architectural design review in accordance with Chapter 14.23 LMC.~~

~~C.— Clustering. On five acres or more, or where the SPRC determines it is a reasonable technique, clustering may be utilized to increase buffer areas and reduce nuisance to adjacent developments. For sites that are smaller than five acres, the viability of clustering may be determined by the SPRC to ensure applicability.~~

~~D.— Design Guidelines. The architectural style of multi-family developments shall be considered in order to achieve neighborhood compatibility and harmony. Proposed developments shall enhance and not detract from existing single-family developments. Therefore, proposed multi-family developments shall consider building materials, colors, bulk, scale, building modulation, and massing of structures. All proposed multi-family developments shall be reviewed under Chapter 14.23 LMC for multi-family design guidelines. This review shall be concurrent with this chapter for transitional requirements. (Ord. 945 (part), 1992).~~

~~**16.20.040—Control of uses.**~~

~~All developments shall be subject to site plan review, environmental review, and administrative design review processes. (Ord. 945 (part), 1992).~~