

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, April 18, 2023 – 6:00 p.m.
MEETING WILL BE IN-PERSON IN THE COUNCIL CHAMBERS AT LACEY CITY HALL
420 COLLEGE ST SE
AND BY VIDEO CONFERENCE

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_RSBCRP0kREChLxwHDB0uQ

Webinar ID: 858 8552 2024

YouTube:

<https://youtube.com/live/Cy7Osje4iac>

Call to Order: 6:00 p.m.

Approval of Agenda & Consent Items: 6:01 p.m.

- A. Approval of Agenda
- B. Approval of March 21st meeting minutes

Public Comments: 6:02 p.m.

Commission Members' Reports: 6:04 p.m.

Department Report: 6:05 p.m.

New Business: 6:10 p.m.

Gwinwood Retreat Center Comprehensive Plan Amendment and Rezone Application—Project no. 23-83: Ryan Andrews, Planning Manager. Staff will provide an introduction on the Gwinwood Retreat Center Comprehensive Plan Amendment and Rezone application. The applicant will also be present to provide additional information and answer any questions from the Planning Commission. The application will be scheduled for a public hearing later in the year with the other Comprehensive Plan Amendments.

Joint Planning: Hans Shepherd, Senior Planner. Staff will brief the Planning Commission on development of the Joint Plan for the Lacey Urban Growth Area including an overview of the Plan and the timeline for joint review with the Lacey and Thurston County Planning Commissions.

Old Business: None.

Communications and Announcements: 6:45 p.m.

Next Meeting: May 2, 2023

Adjournment: 7:00 p.m.

4/10/23

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

Planning Commission Meeting
April 18, 2023

Packets due: April 13th

1. **Work Session:** Gwinwood Retreat Center Comp Plan Amendment and Rezone Application
2. **Work Session:** Joint Planning Intro

Planning Commission Meeting
May 2, 2023

Packets due: April 27th

- 1.

Planning Commission Meeting
May 16, 2023

Packets due: May 11th

1. **Public Hearing:** Gwinwood Retreat Center Comp Plan Amendment and Rezone Application

Pending Items: June 20: Parks and Recreation Comprehensive Plan Briefing

MINUTES

Lacey Planning Commission Meeting

Tuesday, March 21, 2023 – 6:00 p.m.

Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

Meeting was called to order at 6:00 p.m. by Dave Wasson

Planning Commission members present: Dave Wasson, Kyrian MacMichael, Mark Mininger, Daphne Retzlaff, Judith Doyle, and Gail Madden. Staff present: Ryan Andrews, Grant Beck, Hans Shepherd and Sarah Bartz.

Dave noted a quorum present.

Gail Madden made a motion, seconded by Daphne Retzlaff, to approve the agenda for tonight's meeting. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Members Reports:** Kyrian MacMichael mentioned that she completed the Planning Short Course training from Department of Commerce. Daphne Retzlaff asked about the regional Aquatic Center proposal.

3. **Department Report:** Ryan Andrews gave a staffing update which included the Housing Coordinator and Climate & Sustainability Coordinator, which are in the interview phase of the process.

4. **Public Hearing:**

Capital Facilities Plan Interim Update: Ryan Andrews, Planning Manager. The Planning Commission conducted a public hearing on an interim update to the 2019 Capital Facilities Plan to add the construction of the new Lacey Police facility. No written or oral public testimony was given. **After conclusion of the public hearing, Gail Madden made a motion, seconded by Mark Mininger, to recommend the interim update to the City Council. All were in favor, the motion carried.**

5. **New Business:**

Carbon Sequestration White Paper: Hans Shepherd, Senior Planner. Hans Shepherd briefed the Planning Commission on a draft white paper developed by the Thurston Regional Planning Council that informs next steps for increasing carbon sequestration to meet regional goals for reducing greenhouse gas emissions.

6. **Old Business:** None.

7. **Communications and Announcements:** None.

8. **Next Meeting:** April 4th

9. **Adjournment:** 6:50 p.m.

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube: <https://youtube.com/live/lpVK9wbw2Ho>



PLANNING COMMISSION STAFF REPORT

April 18, 2023

SUBJECT: Gwinwood Retreat Center Comprehensive Plan Amendment and Rezone Application. Project no. 23-83.

RECOMMENDATION: Call for a public hearing to consider the Comprehensive Plan Amendment and Rezone Application for approximately 7.5 acres located south of the intersection of Hicks Lake Road SE and 30th Avenue SE from High Density Residential to Open Space Institutional.

TO: Lacey Planning Commission

STAFF CONTACTS: Grant Beck, Planning and Development Services Manager
Ryan Andrews, Planning Manager *RA* *G*

ATTACHMENT(S): 1. Gwinwood CPA and Rezone Application
2. Aerial Photo and Map of Existing Zoning

**PRIOR COUNCIL/
COMMISSION/**

COMMITTEE REVIEW: Joint Worksession, February 9, 2023

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 2023, the City received a request from Kate Ayers on behalf of the ownership of the Gwinwood Retreat Center for approximately 7.5 acres located at the southwest corner of Hicks Lake south and east of the intersection of Hicks Lake Road SE and 30th Avenue SE. The request was added to the Comprehensive Plan Amendment Docket at the joint worksession with the Planning Commission and City Council held on February 9th.

The application is for a portion of four parcels totaling approximately 7.5 acres currently zoned High Density Residential. The Gwinwood Retreat Center property totals approximately 28 acres, however, the area zoned High Density makes up approximately 7.5 acres of the total area. The application is to rezone these parcels to Open Space Institutional.

The purpose of the request is to consider rezoning the property to Open Space Institutional to provide more consistency between the current and future uses on the property than what the High Density Residential zone provides. The existing High Density residential zone requires residential uses at a density of 12 units per acre or greater. This means that any future

development of the property will be required to be developed for multifamily units to meet the density requirements of the zone. The property is owned by a group of churches who wish to continue to utilize the property as a retreat center into the future. The High Density zoning district allows the use to continue, however, any future development of the property would have to adhere to the requirements of the High Density zone. Rezoning to Open Space Institutional would be more appropriate for the current and future use of the property.

An Open Space Institutional zone can also provide a transition to the environmentally sensitive areas to the east associated with Hicks Lake and to the south associated with a wetland that connects from Hicks Lake to Ruddell Road. The properties to the north are zoned High Density Residential. These properties have approval for two separate multi-family developments totaling 310 units.

TRANSPORTATION AND UTILITIES

Both Hicks Lake Road SE and 30th Avenue SE are identified as local streets by the “Functional Classification Map” within the *2030 Transportation Plan*. Both are connected to the nearest collector at 25th Avenue SE which connects to Ruddell Road SE. Hicks Lake Road is currently a two-lane road with very little improvement other than a two-lane paved section, however, there are sidewalks and frontage improvements installed adjacent to the Donegal Hills subdivision. As properties develop, they will be required to dedicate right-of-way and ultimately develop the improvements consistent with the project approvals. 30th Avenue is unimproved outside of an existing paved area providing access to the retreat center and residential parcels to the north.

City utilities are available on the site and will be further extended at the time of development. Water lines enter the Gwinwood site from 30th Avenue SE with a 6-inch line. The water lines on the Gwinwood site dead end in an 8-inch line. Sewer on site is provided by a small-diameter grinder line that runs east down 30th Avenue SE and eventually connects to a gravity line near the intersection of 30th Avenue and Hicks Lake Road. It is anticipated that any development on the Gwinwood site would be less intensive under the proposed zoning than under the existing High Density zone. Any development on the site would be required to extend and connect to City utilities. The proposed rezone would be adequately served by the existing utilities.

LAND USE

Zoning

According to the representative of the Gwinwood Retreat Center, the plans for the property are to operate the retreat center as such for the foreseeable future. The current zoning of High Density Residential is not consistent with the current or desired future use of the property. The proposed zone of Open Space Institutional would be more consistent with the desired use. According to LMC 16.48.020, Permitted Uses, the retreat center would be a permitted use under community meeting or recreation halls. Should the existing zoning of High Density remain, the existing use would remain as non-conforming with the underlying zoning.

Comprehensive Plan

The Comprehensive Plan contains few specifics to support the application. Primarily, the focus within the Plan is to protect and enhance the environmentally sensitive areas and to utilize environmental amenities. Specific policies from the applicable Comprehensive Plan elements are listed below.

Land Use Element Policies (from Lakes Planning Area):

Goal 1: Protection of environmental resources in this planning area shall be a priority.

Policy A: Require development to work around environmentally sensitive areas and take advantage of and promote environmental resources as an amenity.

Policy B: All development shall be sensitive to protecting environmentally sensitive areas.

Goal 4: Improve infrastructure in the planning area particularly related to sewer and transportation.

Policy A: Consistent with the policies of the Shoreline Master Program, extension of sewer service shall be prioritized around lakes to protect water quality.

Policy C: Ensure that the various transportation elements identify strategies to improve corridors to meet growth projections.

The Environmental Element also addresses the request by stating the following related to critical areas:

Goal 1 (Critical Areas): Incorporate a systems perspective into policy, regulatory, and service decisions, recognizing the interrelationship of people, nature, and the economy.

Policy C: Continue to preserve and protect significant environmental features including unique wetlands, shorelines, hillsides, and habitat areas to support wildlife and protect surface and groundwater resources.

Staff will provide an introductory briefing at the April 18th Planning Commission meeting related to the request. The full staff analysis will be presented at the Planning Commission public hearing. 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 April 18th meeting to provide their insight and answer any questions.

RECEIVED

MAR 23 2023

BY 23-0083



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

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

COMPREHENSIVE PLAN AMENDMENT GENERAL APPLICATION

OWNER NAME: Gwinwood Retreat Center

MAILING ADDRESS: PO Box 3445

CITY, STATE, ZIP: Lacey WA 98509

TELEPHONE: 360-491-0195

APPLICANT NAME: * Kate Ayers

MAILING ADDRESS: PO Box 3445

CITY, STATE, ZIP: Lacey WA 98509

TELEPHONE: 360-491-0195

ADDRESS OF PROPOSAL: 6015 30th Ave SE, Lacey WA 98503

* 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

Gwinwood Retreat Center is requesting that all owned parcels have consistent zoning of Open

Space Industrial. The property currently has three different zones, two of which, currently zoned as
High Density Residential and Low Density Residential do not reflect current or past land use.

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.) 6015 30th Ave SE, Lacey WA 98503

SECTION: 28 (S28181W) **TOWNSHIP:** 18N **RANGE:** 01 West

ASSESSOR'S TAX PARCEL NUMBER: 11828140900, 11828110800, 09450022001

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

COMPREHENSIVE PLAN, ZONING, AND LAND USE ISSUES

CURRENT ZONE CLASSIFICATION: HD, LD, 0-4, URBCON, OS-I, Natural

COMPREHENSIVE DESIGNATION:

CURRENT LAND USE AND IMPROVEMENTS: Gwinwood is currently a Retreat Center offering space for personal/group wellness retreats in a natural environment

PAST LAND USE OR HISTORY: The Gwinwood property has been a private home, training grounds for the Red Cross and Girl Guides and since 1947 has been the Gwinwood Camp and Retreat Center

CURRENT COMPREHENSIVE PLAN LANGUAGE (if applicable): N/A This is a map amendment and will not amend language within the comprehensive plan

REQUESTED NEW COMPREHENSIVE PLAN LANGUAGE (if applicable): The future plan for the Gwinwood Retreat Center is to maintain its natural environment of old growth forest for programming of retreats for renewal and restoration.

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

(PLEASE EXPLAIN): No. This proposal is property specific

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

No, this is property specific

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:

No

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? OS-I allows for various developed & undeveloped uses including parks ets.

IS THERE A DEMONSTRATED NEED FOR THIS CHANGE AND IS IT A WISE ALLOCATION OF LAND RESOURCES? PLEASE EXPLAIN: This change will align with current and future property use.

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

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

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): 30th Ave SE

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: See Attached

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.

 John Richards
Signature Printed Name

ADDRESS: 6015 30th Ave SE, Lacey WA 98503

 Katherine M Ayers
Signature Printed Name

ADDRESS: 6015 30th Ave SE, Lacey WA 98503

Signature Printed Name

ADDRESS: _____

Signature Printed Name

ADDRESS: _____

ADJACENT PROPERTY OWNERS LIST

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

SAMPLE Joe Jones PO Box 1900 Lacey, WA. 98503
--

PROPERTY OWNERS:

Mission Gathering
15318 SE Newport Way
Bellevue, WA 98006

First Christian Church
495 E Bakerview Rd
Bellingham, WA 98226

First Christian Church
811 Veneta Ave
Bremerton, WA 98337

Korean Crystal Christian Church
14227 20th Pl W
Lynnwood, WA 98087

Mannam Korean Church
915 Elgin Way
Everett, WA 98208

First Christian Church
11717 SE 240th St
Kent, WA 98031

Samoan Congregational Christian Church
26505 Military Rd S
Kent, WA 98032

Lake Washington Christian Church
343 15th Ave
Kirkland, WA 98033

First Christian Church
2000 E Kessler Blvd
Longview, WA 98632

First Christian Church
PO Box 2850
Olympia, WA 98507-2850

First Christian Church
2606 S Race St
Port Angeles, WA 98362

First Christian Church
PO Box 516
Puyallup, WA 98372

United Christian Church
15509 116th Ave SE
Renton, WA 98058

All Pilgrims Christian Church
509 10th Ave E
Seattle, WA 98102

Journey Christian Church
1933 NE 125th St
Seattle, WA 98125

Northwest Christian Church
7503 18th Ave NW
Seattle, WA 98117

Queen Anne Christian Church
1316 3rd Ave W
Seattle, WA 98119

Welcome Table Christian Church
1322 S Bayview St
Seattle, WA 98144

First Christian Church
432 Wood Ave
Sumner, WA 98390

First Christian Church
602 N Orchard St
Tacoma, WA 98406

First Christian Church
111 W 19th St
Vancouver, WA 98660

LEGAL DESCRIPTIONS:

Parcel 11828140900

28-18-1W AND HARTSOCK DLC LOT B SS-6080 BAP ON N LN NE SE N 8

Parcel 11838110800

28-18-1W LA SS-6080 PT NE COM 50 F W of SE COR SW SE NE N RD SO

Parcel 09450022001

HARTSOCK DLC PT SE 4 28-18-1W BEING 10F ON EACH SIDE C/L DAF; BAP N LN SE 4 28-18-1W W 40
RODS FROM E4 COR; W to CO RD

ADJACENT PROPERTY OWNER LIST:

**Robert and Deanna K Krell
2812 Hicks Lake Rd SE
Lacey WA 98503**

**Alan David Baum
2811 Hicks Lake Ln SE
Lacey WA 98503**

**Edwin and Mary Tays
2809 Hicks Lake Ln SE
Lacey WA 98503**

**Gayteway @ Hicks Lake LLC
PO Box 1727
Bellevue WA 98009**

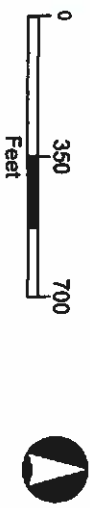
**VB Summer Ridge LLC
1911 65th Ave W
Tacoma WA 98466**

Gwinwood map

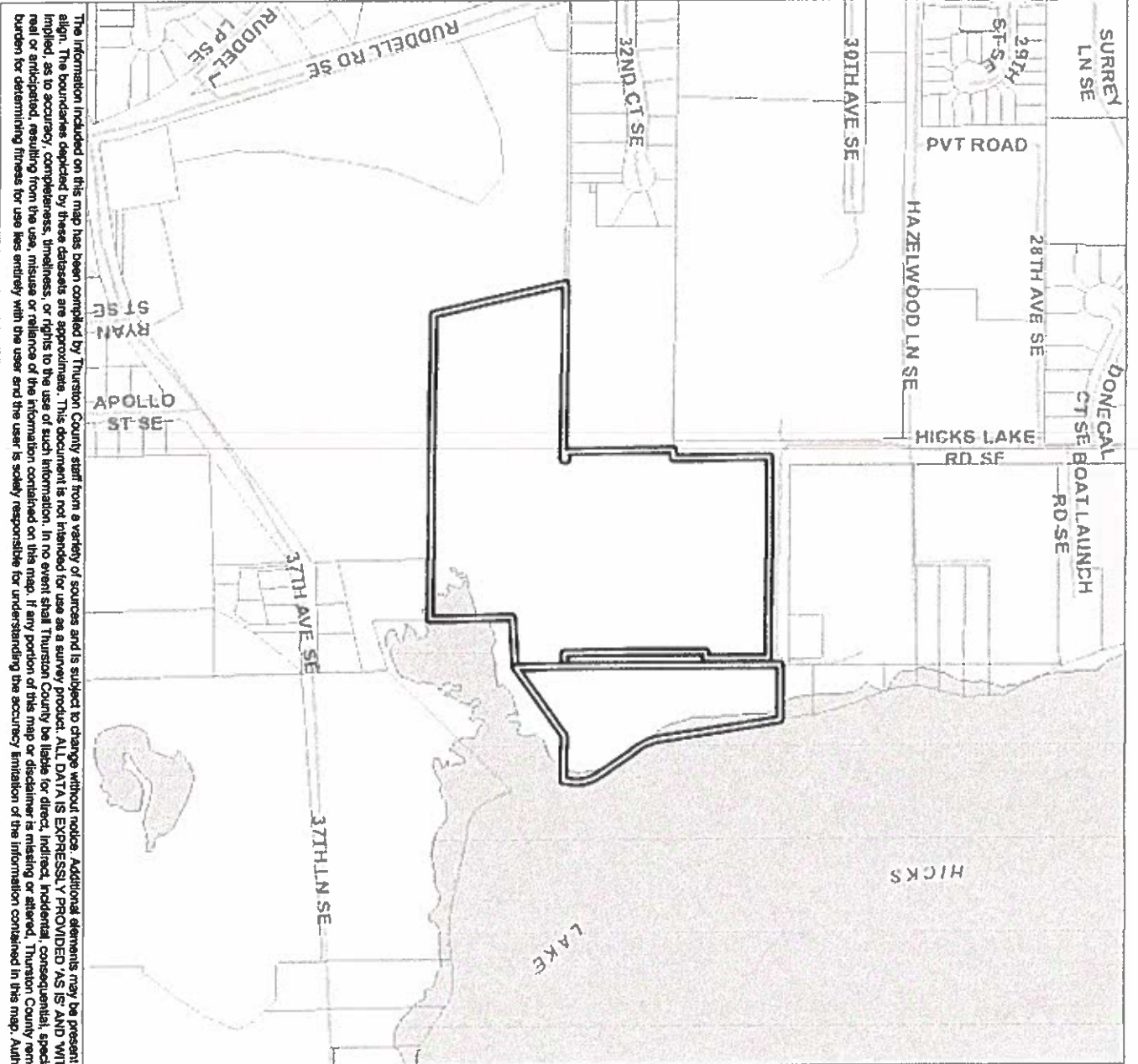
Legend

- ☐ Parcel Boundaries
- ☐ Cities
- ☐ Roads - Major (Large Scale)
- ☐ Capital Forest
- ☐ County Background
- ☐ Roads - Major
- ☐ Roads (Large Scale)
- ☐ Roads
- ☐ Railroads
- ☐ County Border
- ☐ Olympia Municipal Airport
- ☐ Water Bodies (River - Small Scale)
- ☐ Water Bodies (River - Large Scale)
- ☐ Water Bodies (Other)
- ☐ Parks

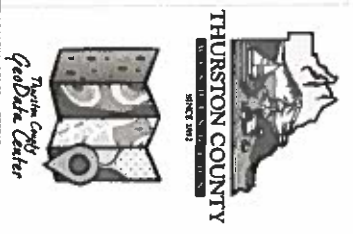
Scale 1: 8,112

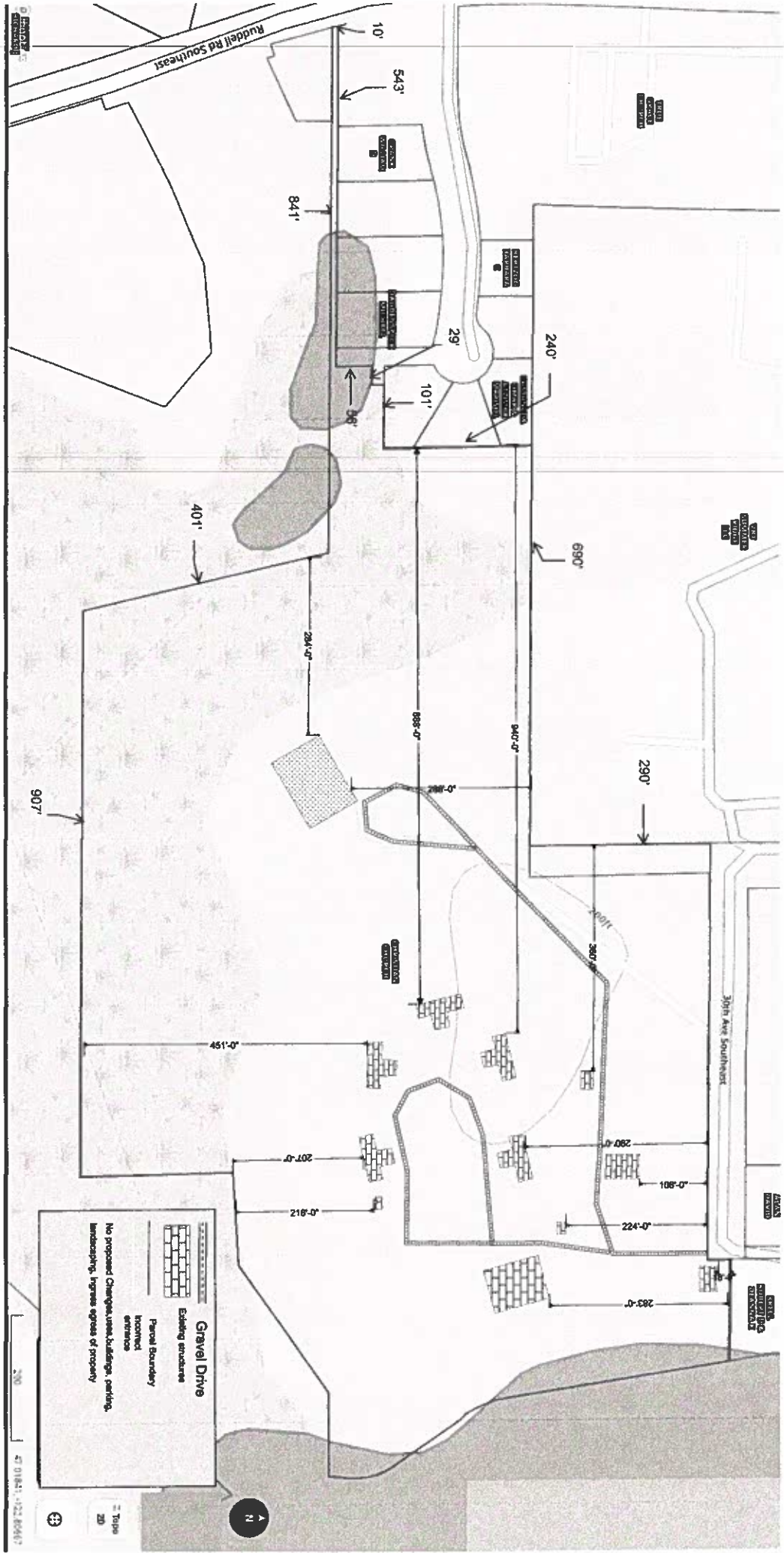


Map Created Using GeoData Public Website
Published: 3/14/2023
Note:



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND WITH ALL FAULTS. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.





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RECEIVED

MAR 23 2023



CITY OF LACEY BY **23-0083**
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

**REZONE
APPLICATION**

OWNER NAME: See Attached

MAILING ADDRESS: PO Box 3445

CITY, STATE, ZIP: Lacey WA 98509

TELEPHONE: 360-401-0195

[Signature]
[Signature]

DATE: 03/17/23

DATE: 03/17/23

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: Kate Ayers

MAILING ADDRESS: PO Box 3445

Lacey WA 98509

CITY, STATE, ZIP: _____

360-491-0195

TELEPHONE: _____

SIGNATURE: *[Signature]*

DATE: 03/17/23

ENGINEER/ARCHITECT NAME: N/A

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE: _____

SIGNATURE: _____

DATE: _____

AUTHORIZED REPRESENTATIVE: Kate Ayers

MAILING ADDRESS: PO Box 3445 CITY, _____

STATE, ZIP: Lacey WA 98509 **TELEPHONE:** 360-

491-0195 **SIGNATURE:** _____ **DATE:** _____

03/17/23

NAME OF PROJECT: N/A

SUMMARY OF REQUEST (List Type of Uses): Rezoning all owned property to Open Space Industrial to align with current use and maintain constancy of zoning for all property owned.

PROPERTY LOCATION

| |North |X|South | |East | |West Side of 30th Ave SE between 30th Ave SE
(ROAD NAME)

and Wetlands

(ROAD NAME)

Property Address: 6015 30th Ave SE, Lacey WA 98503

09450022001, 11828110800.

Section: 28 S28181W **Township:** 18N **Range:** 01 West **Assessor's Parcel Number:** 11828140900

Full legal description of subject property: See Attached

(ATTACH SEPARATE SHEET IF NECESSARY)

TOTAL SQUARE FOOTAGE OF THE REZONE AREA: 22.31

How does the rezone request conform to the Comprehensive Plan? This rezoning fits in with the comprehensive plan by maintaining the shore line of Hicks Lake, preserving the old growth forest, and

protecting the wetlands surrounding the property. Gwinwood is available to the community to enjoy renewal, restoration, and retreat in nature. This rezoning will maintain the health of the natural environment surrounding

Hicks Lake.

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: This rezoning is consistent with the current and future planned use of the property

Why is the property not usable as presently zoned, including the events that led you to this conclusion? We wish to change the zoning to be consistent with current use.

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? The Gwinwood Retreat Center is a resource for the surrounding community and city, as well as the entire state. Occasionally, Gwinwood is a destination for those outside of Washington state as well as the country. Our goal is to maintain the natural environment for all who wish to enjoy it.

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

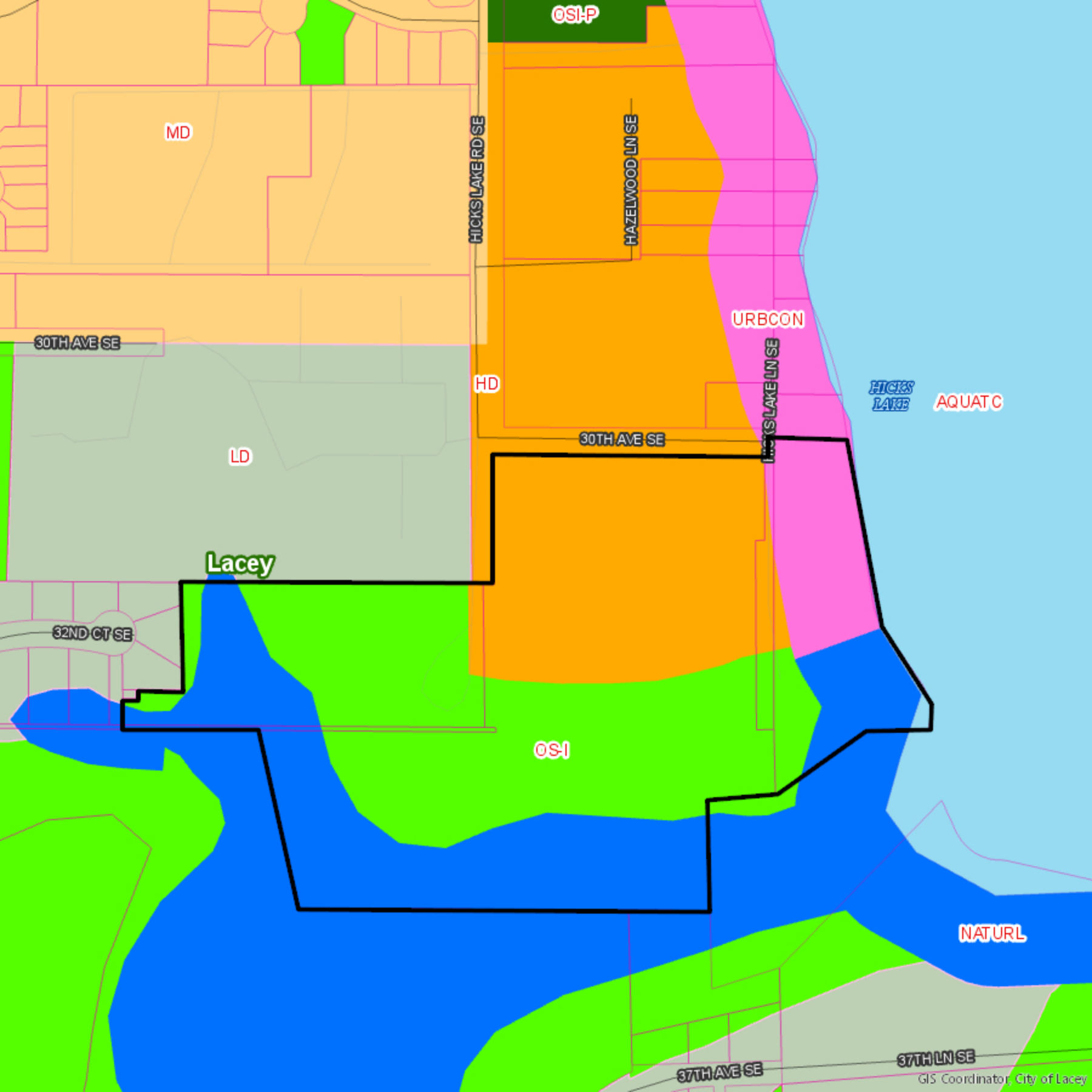
*** * * Please be sure to also include the mailing information for the:
OWNER, APPLICANT, ENGINEER/ARCHITECT & REPRESENTATIVE.**

SEE EXAMPLE BELOW

SAMPLE Joe Jones PO Box 1900 Lacey, WA. 98503



30th Ave SE



OSI-P

MD

HICKS LAKE RD SE

HAZELWOOD LN SE

URBCON

HD

30TH AVE SE

LD

30TH AVE SE

HICKS LAKE LN SE

HICKS LAKE

AQUATC

Lacey

32ND CT SE

OSI

NATURL

37TH AVE SE

37TH LN SE



PLANNING COMMISSION STAFF REPORT

April 18th, 2023

SUBJECT: Lacey Urban Growth Area Joint Plan (Update) – Induction & Timeline

RECOMMENDATION: Staff will provide a briefing to the Planning Commission on the update to the Lacey Joint Plan with Thurston County intended to provide direction and guidance for the UGA over the next 10 years.

TO: Lacey Planning Commission

STAFF CONTACTS: Ryan Andrews, Planning Manager *RA*
Hans Shepherd, Senior Planner *HS*

ATTACHMENT(S):

1. Preliminary Joint Plan Draft
2. Joint Plan Milestones (Included as page 3)
3. County-Wide Planning Policies (CWPP's) - [Direct Link](#)

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:** None.

Background:

Thurston County, with the Cities of Lacey, Olympia, and Tumwater agreed upon a process of joint planning in a 1988 Memorandum of Understanding: An Urban Growth Management Agreement. This agreement established short- and long-term urban growth areas for the Cities of Lacey, Olympia, and Tumwater, outlining a process for utility expansion into these unincorporated areas while requiring Thurston County to jointly plan for these areas with each City.

In 1990, the Washington State Legislature passed the Growth Management Act (GMA). The Act requires Thurston County and each of its Cities to adopt a Comprehensive Plan and to establish a 20-year urban growth boundary jointly for each urban area. To guide this planning effort, the Act mandated Thurston County to create County-Wide Planning Policies (CWPP's).

Thurston County adopted CWPP's in 1992 in collaboration with its cities and towns. The CWPP's reaffirmed joint planning within each City's urban growth area. In collaboration with Thurston County, the City of Lacey completed its first Joint Plan in 2003.

In the last 20 years, a range of land use and zoning regulations have been implemented within the City of Lacey to improve our quality of life, offer urban level amenities, and to prepare for and accommodate growth – as required by the GMA. Many of these actions have yet to be reflected within the Lacey UGA, leading to inconsistencies in how regulations are implemented, our ability to accommodate growth while ensuring critical resource protections, and a heightened level of confusion as community members work to navigate diverging regulations.

This update will be the first revision to the Joint Plan since it was first adopted in 2003.

Next Steps:

Between now and the end of 2023, the City of Lacey and Thurston County will be working to update the Joint Plan for a target adoption before the end of this year (2023). This process will involve strong collaboration between jurisdictional staff, the Lacey and Thurston County Planning Commissions, Lacey City Council, and the Thurston County Board of County Commissioners who hold the responsibility of final Plan adoption.

As part of this update process, the Planning Commissions of Thurston County and the City of Lacey will provide guidance and direction on the Joint Plan Update and the goals and policies contained within. To ensure a collaborative process and direct communication, joint Planning Commission meetings are anticipated to discuss and provide direction on the Joint Plan. These meetings will need to be scheduled collaboratively between commission members and jurisdictional staff at different stages within the update process.

High level goals for the 2023 Update may include:

- Updated housing types and mix for consistency within Residential Zones
- Revisions to the Mixed-Use High-Density Corridor District along Martin Way
- Expanded sewer requirements for new development
- Updated development standards for Agriculture Zones
- Revised urban holdings within Pleasant Glade & McAllister Geologically Sensitive Areas
- Incorporation of 2018 Pedestrian & Bicycle Plan
- Community lead zoning changes within the UGA

Recommendations:

City staff will continue to develop and advance the Lacey Joint Plan while providing updates to the Planning Commissions on their findings, program milestones, and potential next steps for consideration.

Joint Thurston County and City of Lacey Planning Commission meetings will be scheduled based on project needs and the proposed project timeline to gain targeted feedback on Joint Plan draft elements.

Proposed Project Timeline:



2023 Target Adoption Milestones:

Joint PC Review (May-June)

- April - Brief 1
- May - Brief 2
- June - Public Hearing and recommendation
- May - Commerce Notice of Intent

Legal Review (May)

Recommendation from City of Lacey (July)

SEPA (July)

BCC Review (August-December)

- August - Brief
- September - Brief 2
- September - request hearing
- October - BCC public hearing
- Oct/Nov - post-hearing brief
- November - Draft final resolution, ordinance, amendments, and maps
- November - final legal review
- December - Final Action Adoption
- Commerce Notice