

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, May 16, 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_e3v8Mi1eSnuTmenLs3Usw

Webinar ID: 852 7974 9450

YouTube:

<https://www.youtube.com/watch?v=a-RFoPeX9y4>

Call to Order: 6:00 p.m.

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

- A. Approval of Agenda
- B. Approval of April 18th meeting minutes

Public Comments: 6:02 p.m.

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

Department Report: 6:05 p.m.

Public Hearing: 6:10 p.m.

6-Year Transportation Improvement Plan: Martin Hoppe, Transportation Manager. The Planning Commission will conduct a public hearing on the proposed 2024 Six-Year Transportation Improvement Plan and make a recommendation to the City Council.

Private Applicant Comprehensive Plan Amendment: Ryan Andrews, Planning Manager. The Planning Commission will conduct a public hearing to take public testimony on the following Private Comprehensive Plan Amendment. After the public hearing, the Planning Commission is requested to make a formal recommendation on the amendment to the City Council or schedule a follow-up work session for additional deliberation.

Gwinwood Retreat Center Comprehensive Plan Amendment and Rezone, Project #23-83:

A proposed Comprehensive Plan Amendment and Rezone for a portion of four parcels totaling approximately 7.5 acres that contains the Gwinwood Retreat Center. The application is to rezone these parcels from High Density Residential to Open Space Institutional.

Old Business: None.

Communications and Announcements: 6:45 p.m.

Next Meeting: June 6, 2023

Adjournment: 7:00 p.m.

5/4/23

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
May 16, 2023**

Packets due: May 11th

1. **Public Hearing:** Gwinwood Retreat Center Comp Plan Amendment and Rezone Application
2. **Public Hearing:** 6-Year TIP

**Planning Commission Meeting
June 6, 2023**

Packets due: June 1

1. **Work Session:** Manufactured Home Park Preservation

**Planning Commission Meeting
June 20, 2023**

Packets due: June 15

1. **Work Session:** Parks and Recreation Comprehensive Plan

MINUTES

Lacey Planning Commission Meeting

Tuesday, April 18, 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, Peg Evans-Brown, Eddie Bishop, Cathy Murcia and Gail Madden. Staff present: Ryan Andrews and Hans Shepherd.

Dave noted a quorum present.

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

1. **Public Comments:** None.

2. **Commission Members Reports:** Mark Mininger complimented the Lacey Depot District. Dave Wasson updated previous comments on the Transportation Policy Board's involvement with the Thurston County airport proposal. Peg Evans-Brown reported that she will be leaving the Lacey Planning Commission. Judith Doyle complimented the current construction work being done out at Meridian Campus.

3. **Department Report:** Ryan Andrews gave a staffing update for the department and mentioned the community meeting at Jubilee held on Monday night.

4. **New Business:**

Gwinwood Retreat Center Comprehensive Plan Amendment and Rezone Application—Project no. 23-83: Ryan Andrews, Planning Manager. Ryan Andrews provided an introduction on the Gwinwood Retreat Center Comprehensive Plan Amendment and Rezone application. Kate Ayers, representative for the applicant, also provided a brief overview of the request and answered questions.

Joint Planning: Hans Shepherd, Senior Planner. Hans Shepherd briefed 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.

5. **Old Business:** None.

6. **Communications and Announcements:** None.

7. **Next Meeting:** May 2nd

8. **Adjournment:** 7:07 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/Cy7Osje4iac>



PLANNING COMMISSION
May 16, 2023

SUBJECT: 2024 Six-Year Transportation Improvement Program (TIP)

RECOMMENDATION: Hold a Public Hearing for the proposed 2024 Six-Year Transportation Improvement Program and make a recommendation to the City Council.

STAFF CONTACT: Scott Egger, Director of Public Works *SE*
Aubrey Collier, City Engineer *AC*
Martin Hoppe, Transportation Manager *MH*

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). The primary purpose of the TIP is to track transportation grant funds and regionally significant projects. 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 16, 2023.

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

DISADVANTAGES: None



CITY COUNCIL

ANDY RYDER

Mayor

MALCOLM MILLER

Deputy Mayor

LENNY GREENSTEIN

MICHAEL STEADMAN

CAROLYN COX

ED KUNKEL

ROBIN VAZQUEZ

INTERIM CITY MANAGER

RICK WALK

DATE: May 1, 2023
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 2024-2029 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 during the Planning Commission meeting on Tuesday, May 16, 2023, at 6:00 p.m. Meeting may occur in person, remotely, or a combination of both.

The purpose of the public hearing is to give citizens an opportunity to testify to the Planning Commission regarding the program. Any interested citizen may testify. Anyone who cannot attend the meeting may give testimony in a letter addressed to: Lacey Planning Commission, 420 College St. SE, Lacey, WA 98503 or e-mailed to randrews@ci.lacey.wa.us. If your comment is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal may be obtained from the Lacey Community and Economic Development Department at City Hall; or you may phone (360) 491-5642.

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

2024 SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM SUMMARY

Current Process	LACEY STIP ID	PROJECT TITLE	2023 Total Project Cost
Planned	11-010	Carpenter Rd Capacity and Safety Improvements Pacific to Shady Lane	\$ 5,400,000
Planned	11-013	Marvin Road from Britton Parkway to Columbia Drive	\$ 19,000,000
Planned	11-014	Martin Way / I-5 Interchange Improvements	\$ 52,000,000
Planned	11-015	Carpenter Road Widening from Martin Way to Britton Parkway	\$ 23,000,000
Planned	11-016	Rainier Road from Yelm Hwy to South City Limits	\$ 3,500,000
Planned	11-018	Britton Parkway -- Phase II	\$ 2,500,000
Planned	11-021	College Street Corridor Improvements	\$ 46,000,000
Planned	11-024	Yelm Highway Improvements from Ruddell Rd to Amtrak Bridge	\$ 6,000,000
Planned	11-025	Martin Way East Roadway Improvements	\$ 6,000,000
Planned	11-026	Lacey Hawks Prairie Business District (LHPBD) Commercial Corridors	\$ 11,000,000
Secured R/W Grant Pending CN Grant Design	19-001	College St Corridor -- Phase 3 (College St and 16th Ave Roundabout)	\$ 18,000,000
	20-002	Willamette Dr and Campus Glen Dr Roundabout	\$ 2,000,000
Total TIP Costs			\$ 194,400,000

Current Phase	Projects to be Removed from TIP (Funds Obligated)
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Indicates Changes



PLANNING COMMISSION STAFF REPORT

May 16, 2023

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

RECOMMENDATION: Conduct a public hearing and make a formal recommendation to the City Council on the Gwinwood Retreat Center Comprehensive Plan Amendment and Map Re-designation request. Staff recommends approval of the request.

TO: Lacey Planning Commission

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

ATTACHMENT(S):

1. Gwinwood CPA and Map Re-designation Application
2. Map of Existing Zoning and Aerial Photo
3. Public Comments received through May 9, 2023

**PRIOR COUNCIL/
COMMISSION/**

COMMITTEE REVIEW: Planning Commission Briefing April 18, 2023
City Council/Planning Commission Joint Worksession February 9, 2023

I. GENERAL INFORMATION

A. Applicant/Owner:

Gwinwood Retreat Center
Kate Ayers, Representative
PO Box 3445
Lacey, WA 98509

Physical address: 6015 30th Avenue SE, Lacey, WA 98503

B. Action:

Designation of a portion of four parcels from High Density Residential (HD) to Open Space Institutional (OS-I) on the Comprehensive Land Use Plan and Zoning map.

C. Proposal Description:

This is a non-project action to designate a portion of four parcels totaling approximately 7.5 acres of the 28 total acres of the property that is used as a private retreat center including a lodge, cabins, and various other outbuildings located at the southwest corner of Hicks Lake south and east of the intersection of Hicks Lake Road SE and 30th Avenue SE. The northern portion of the property is currently zoned High Density Residential. The application is to re-designate the High Density portion of the property to Open Space Institutional.

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

D. Legal Description

See attached application packet for legal description.

E. Location:

The location of the proposal is generally south and east of the intersection of Hicks Lake Road SE and 30th Avenue SE. The retreat center is addressed as 6015 30th Avenue SE. The application will apply to a portion of parcel numbers 11828140900 and 11828110800.

F. Site Information

Project size: approximately 7.5 acres

Site Access: 25th Avenue SE to south on Hicks Lake Road SE to east on 30th Avenue SE

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 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.

H. Existing Zoning

High Density Residential (HD): This designation permits the highest acceptable residential density in strategic locations where public services such as utilities, police and fire protection, streets, schools, and parks are available. This zone provides ensures that a variety of housing types are accommodated across the community.

I. Proposed Zoning

Open Space Institutional (OS-I): This designation is important to protect and preserve certain areas of land devoted to existing and future use for civic, cultural, education and similar facilities as well as the social needs of the community whether publicly or privately sponsored. The designation also is intended to protect parks, open space and other natural physical assets of the community.

II. LAND USE OF THE SUBJECT SITE AND SURROUNDING AREA

Existing Land Use and Ownership Patterns:

Subject Site:

The subject property is currently used as a private retreat center at the southwest corner of Hicks Lake containing various outbuildings including cabins and a lodge building that was originally developed in 1947. The property contains other amenities including a playground and dock at the edge of the lake. The remainder of the site includes stands of Douglas Fir and a wetland that connects from Hicks Lake to Ruddell Road on the southern portion of the site.

Surrounding Properties:

The surrounding properties have a mixture of zoning. Properties to the south are zoned Open Space Institutional associated with the wetland system. The properties to the north are zoned High Density Residential. These properties have approval for two separate multi-family developments totaling 310 units. The zoning to the west is Low Density Residential and contains the existing Forest Grove apartment complex which is accessed off of Ruddell Road SE. Hicks Lake is located immediately to the east of the property. An Open Space Institutional zone can 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.

III. ENVIRONMENTAL DETERMINATION:

A Determination of Nonsignificance (DNS) was issued on April 19, 2023. 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 May 3, 2023. The City did not receive any comments; therefore, the DNS became final on May 4, 2023. 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 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 Environmental Element.

A. Land Use Element

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.

B. Environmental Element

The Environmental Element Contains an important discussion on how the City will grow as land supply becomes limited:

“As the City matures and additional growth occurs, available green-field areas will become limited and available land supplies will increasingly contain environmentally sensitive areas. Urban environmental concerns will continue to be a priority for the community. Public investment in the urban environment, efficient use of land supply and resources, enhancement of the urban ecosystem, and minimizing adverse environmental impacts will assist in nurturing a healthy, sustainable environment.”

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 A: Recognize that Lacey’s quality of life is one of its competitive advantages and promote economic growth that maintains and enhances this quality of life.

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.

V. STAFF ANALYSIS

In considering the application, it is important to analyze the impact that the potential re-designation would have on the housing supply since the property could currently be developed for high density purposes.

There are currently 2,493 multifamily units within the development pipeline in Lacey. Those units are in some stage of the permit process with either a land use application submitted or approved, an active building permit under review, or a project that is currently under construction. A reasonable assumption is that the Gwinwood properties could develop at 20 units per acre for an addition of 150 units to the pipeline as the developable portion of the property is approximately 7.5 acres. 150 units would equal approximately 6% of the total number of multifamily units within the development pipeline. While this number of units would provide more housing supply to the community, it is not significant enough to warrant retaining under its current designation. Additionally, these units would not provide any affordable housing resources as they would likely be developed at the very top of the multifamily market given their proximity to Hicks Lake and the amenities that would provide.

Additionally, it is important to consider the community benefit that the retreat center provides. The facility is one-of-a-kind in the community as it provides opportunity for the rental of space for gatherings, trainings, and retreats in a natural environment. The property is a resource for the surrounding community as well as the entire state. 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.

The Gwinwood site is relatively limited for transportation options. 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 Map Re-designation would be adequately served by the existing utilities.

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 amendment and map re-designation application. 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. Staff has developed the following proposed findings and conclusions that can be adopted by the Planning Commission in making a formal recommendation to the City Council.

VII. STAFF FINDINGS AND CONCLUSIONS:

- A. The Land Use and Environmental Elements of the Comprehensive Plan identify the need to balance the development of an urbanizing community with environmental protection when adjacent to sensitive areas.
- B. The Open Space Institutional zoning designation will be consistent with the surrounding properties and will act as a logical transition between the High Density Residential zone to the north and the wetland complex to the south.
- C. The Open Space Institutional zone will support the goals of the property owner to operate the retreat center as such for the foreseeable future. The retreat center provides an important community resource for gathering space not provided elsewhere.
- D. Re-designating the High Density Residential zone to Open Space Institutional will not have a marked impact on the amount of multi-family residential development within the community.
- E. The property is adequately served with City utilities and will extend utilities throughout the property as a condition of development.

- F. The location is fairly limited in transportation options. However, these options will be improved with the eventual development of the multi-family projects to the north.

VIII. STAFF RECOMMENDATION CONCERNING ACTION ON THE PROPOSED COMPREHENSIVE PLAN AND 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 approval of the change from High Density Residential to Open Space Institutional on the Comprehensive Land Use Plan map and the official zoning map for the Lacey Urban Growth Area.

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.

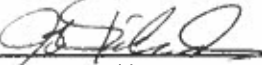
INITIATED BY:

☐ 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**

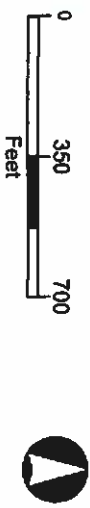
**VBT Summer Ridge LLC
1911 65th Ave W
Tacoma WA 98466**

Gwinwood map

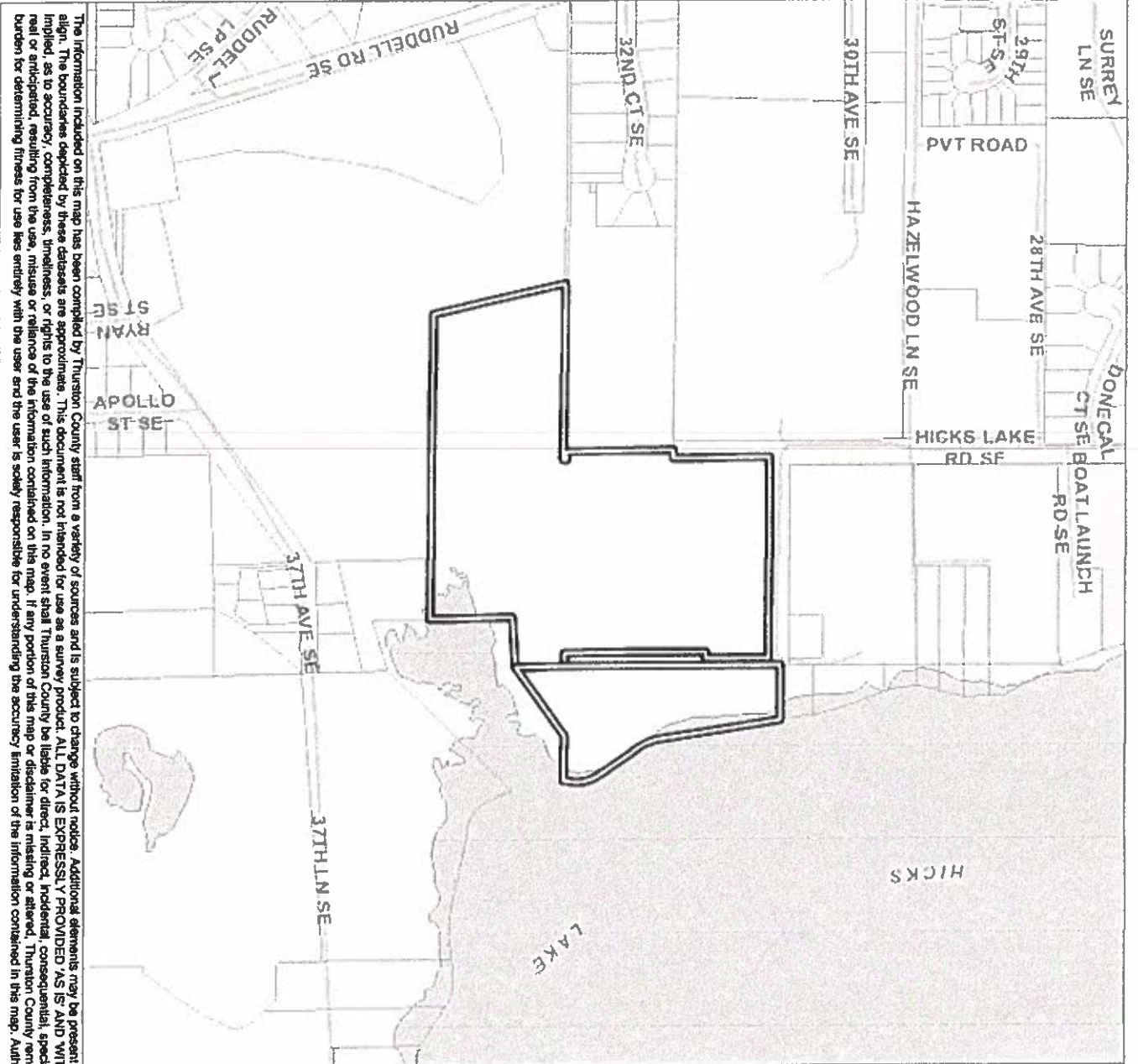
Legend

- ☐ 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

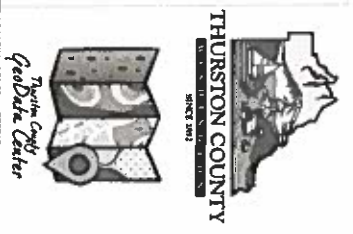
Scale 1: 8,112

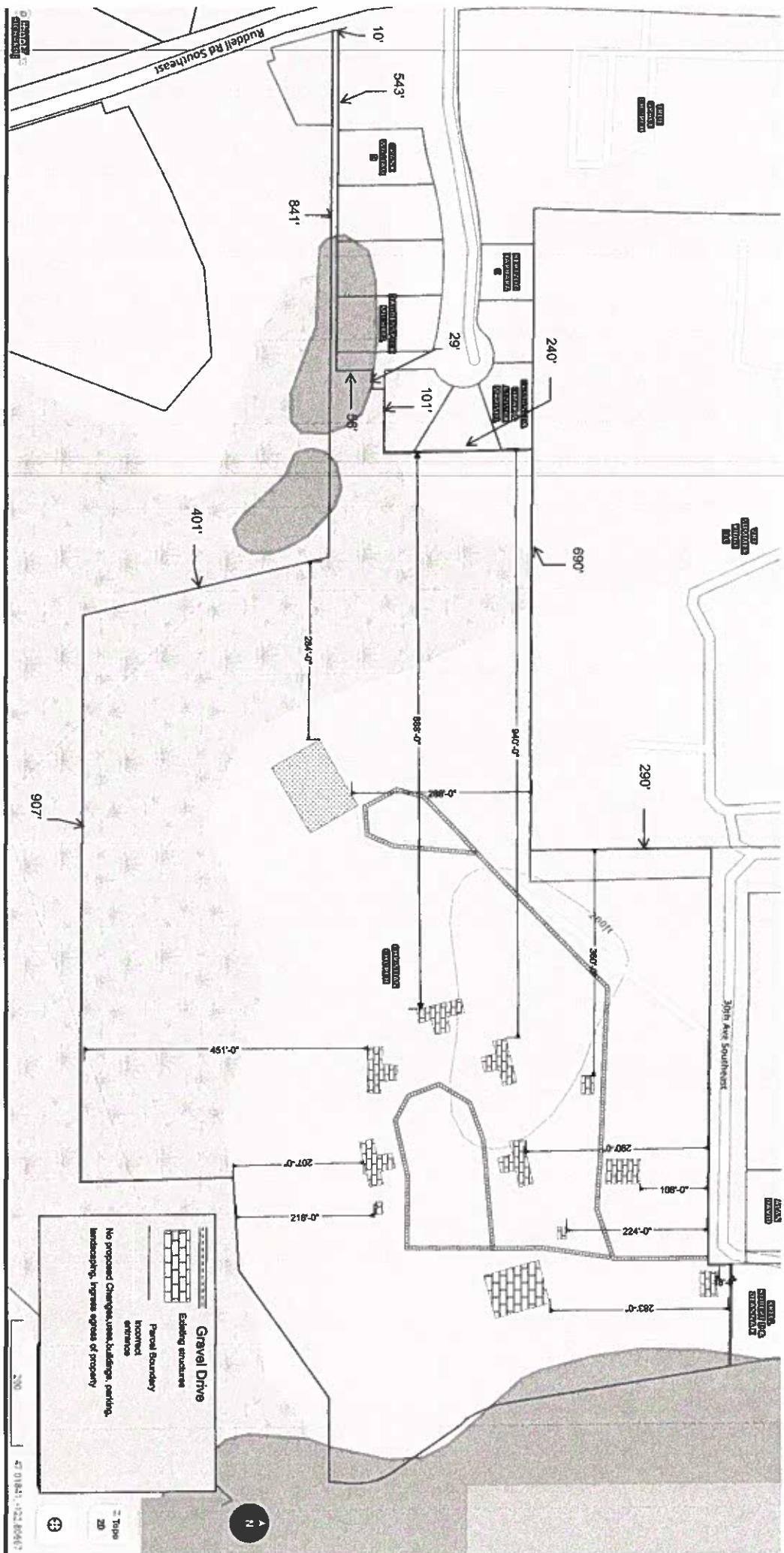


Map Created Using GeoData Public Website
Published: 3/14/2023
Note:



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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

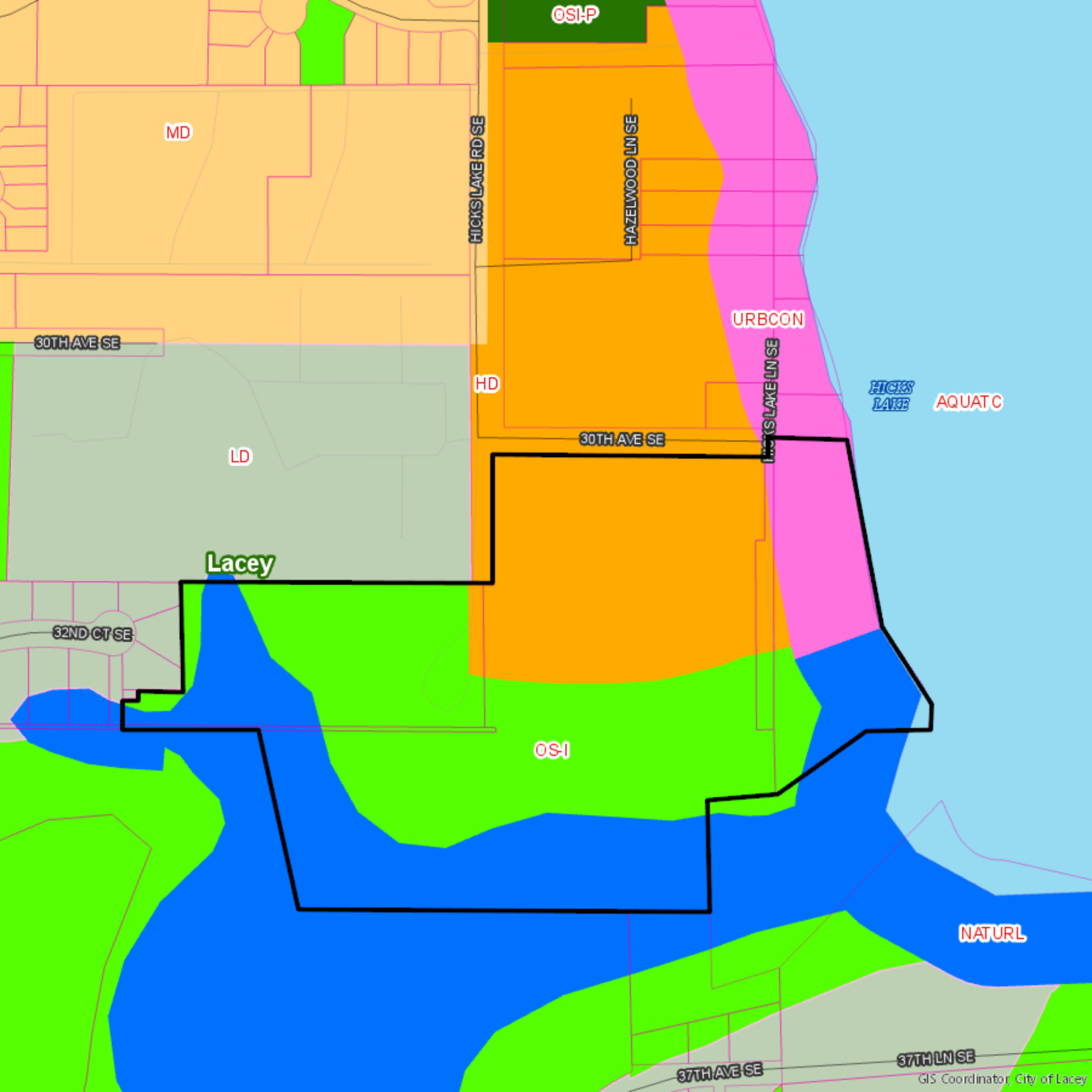
*** * * Please be sure to also include the mailing information for the:
OWNER, APPLICANT, ENGINEER/ARCHITECT & REPRESENTATIVE.**

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

GIS Coordinator, City of Lacey

From: [DOUGLAS CATEY](#)
To: [Ryan Andrews](#)
Subject: Gwinwood Retreat request for zoning change
Date: Wednesday, May 3, 2023 8:44:34 PM

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IS Department

To: Lacey Planning Commission

Via: Ryan Andrews, Planning and Economic Development Department

From: Doug and Elayne Catey
6511 27th Lane SE, Lacey

We offer our support to the zoning change proposed by the entity that owns Gwinwood Retreat.

The owners wish to retain the current use of the property in perpetuity. The proposed Open Space Institutional zoning best fits the historical, current, and anticipated future use of the property.

The Retreat and its predecessor entities have been a responsible neighbor, and an asset to the community. The proposed zoning will enable them to continue their good work and protection of the environmental asset the property provides.

Thank you for your opportunity for input on this important request.

From: [Crystal Ashley](#)
To: [Ryan Andrews](#)
Subject: In Favor of Gwinwood Rezoning Request
Date: Tuesday, May 2, 2023 8:03:05 PM

[You don't often get email from crys2life@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IS Department

Dear Ryan,

Please be sure to enact the request of Gwinwood Conference Center for map modification regarding their ~7.5 acres of forest on Hicks Lake.

As a family here in Lacey, we have been concerned about the loss of forest, habitat, green climate renewal and access to nature by our citizens.

We consider the Gwinwood proposal crucial to a beautiful Lacey in the long term.

Yours,
Crystal Ashley,
2302 Lilac St SE
Lacey 989503

May 2, 2023

Scott Goddard
2720 Hazelwood Ln. SE
Lacey, WA 98503

Mail: P.O. Box 3261
Lacey, WA 98509

TO: Members of the Planning Commission
City of Lacey

BY TRANSMISSION TO: Ryan Andrews, Planning Manager
Lacey Community & Economic Development Department
randrews@ci.lacey.wa.us

I am a Lacey resident who supports the application by Gwinwood Retreat Center to change the zoning of their campus to Open Space Institutional. The proposed change codifies their continued usage of the property in a manner similar to that they have employed for many decades.

Reasons for supporting:

- By hosting events for religious and spiritual enrichment, Gwinwood provides a unique and valuable service to the community. Its sense of remoteness, even though it lies within an urban area, grants it special ability to foster thought and consideration.
- The manner in which Gwinwood stewards this property acts as a buffer between surrounding urban activity and Hicks Lake and the adjacent wetland. This increases their capacity to provide for the waterfowl and other wildlife that depend upon them. Conversely, conversion of this property to high-density residential would compromise those.
- There is not adequate road infrastructure to support the 250+ units that would be built upon this tract if the zoning is not changed. It lies at the end of a dead end street where access to Ruddell Road requires more than a mile of passage through residential areas.
- Designating this tract as Open Space Institutional is substantially compliant with *Goal Statements* noted in the Lacey Comprehensive Plan. Among the many supporting instances, consider the *Goal Statements'* commitments to Open Space & Recreation ("Encourage the retention of open space... conserve fish and wildlife habitat") and Environment ("Protect the environment and enhance the state's high quality of life"). Hopefully we can agree that spiritual enrichment is a positive enhancement of Washington's quality of life.
- Even as Gwinwood makes a valuable contribution to life in Lacey, its demands upon city services are negligible. I won't pretend to have researched recorded statistics of police calls...but I'm pretty darn certain that the number of times Lacey police have been summoned to the property is a VERY small number.

As the years pass it is inevitable that Gwinwood campus structures will require modification or replacement. Those needed changes would not comply with the current zoning of High Density Residential, and so Gwinwood's ability to continue in its mission could be endangered.

For over 50 years, Gwinwood Retreat Center has not only been a good neighbor to those who live nearby, it has made incalculable contribution to the community by the spiritual retreats it fosters. They have earned the support they should be granted to continue that mission for another 50 years.

Respectfully Submitted,
Scott Goddard

April 24, 2023

Mr. Andrews,

We live @ 2313 Shirley Street

SE and are in full support of

the rezoning request of Gwinwood

Recreation Center submitted by

Kate Myers. Please rezone

the property to Open Space

instititutional Thank you!

Vern & Lynne Dearing

Post Card
TACOMA WA
OLYMPIA WA

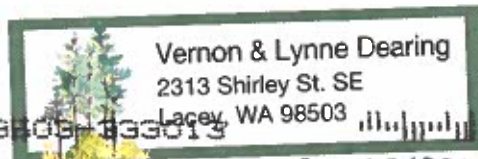


Apr



FOREVER / USA

Mr. Ryan Andrews, Mgr
Planning Commission
420 College Street
Lacey WA 98501



98503-833013

360 4124226 / 701-5380

De Heere