



City of Lacey, Washington

Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, July 24, 2024

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgement

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge, and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the Medicine Creek Treaty of 1854.

4. Approval of Agenda and Consent Agenda Items

- A. Approval of Agenda
- B. Approval of June 26, 2024 meeting minutes
 - 1. June 26, 2024 Minutes

5. Public Comment

Refer to the bottom of the agenda for instructions on how to provide public comment.

6. Commission Members' Reports

7. Department Report

8. Public Hearing

9. New Business

A. Thurston County Site Specific Rezone Request: Ryan Andrews, Community Planning Manager.

1. The Planning Commission will receive an introductory briefing on an out-of-cycle rezone request from Thurston County for a property located along the Martin Way corridor in the unincorporated portion of the Lacey Urban Growth Area.

Martin Way rezone attachments

10. Old Business

A. Comprehensive Plan Engagement and Outreach Update: Hans Shepherd, Senior Planner.

1. Staff will brief the Planning Commission on the ongoing engagement efforts associated with the Comprehensive Plan update.

11. Communications and Announcements

- A. Planning Commission Schedule

12. Next Meeting - August 28, 2024

13. Adjournment

Attendance and Public Comment

Attend Remote or In-Person

The public may attend the meeting in-person, or you may view or listen to the meeting using one of the following platforms:

In-Person	Council Chambers at Lacey City Hall 420 College Street SE, Lacey, WA 98503
Zoom:	https://us02web.zoom.us/webinar/register/WN_d0LnQuqlQXeQHUcCpY-eWw
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=vziBdJ0EVa0
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 853 8142 6269)

Verbal Public Comment

Those wishing to provide verbal public comment may do so in-person or by Zoom:

In-Person: Use the sign-up sheet located at the meeting location.



Zoom:

Preregister using the following Zoom link no later than two hours prior to the meeting:

https://us02web.zoom.us/webinar/register/WN_d0LnQuqlQXeQHUCpY-eWw

Instructions and access details will be provided once registration is complete.



MINUTES

Lacey Planning Commission Meeting
Wednesday, June 26, 2024 – 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 Jeff Gadman

Planning Commission members present: Jeff Gadman, Daphne Retzlaff, Gail Madden, Eddie Bishop, Judith Doyle, Spencer Zeman & Elliot Kirk. Staff present: Ryan Andrews, Hans Shepherd and Erin Skelley.

Jeff noted a quorum present. Eddie read the Land Acknowledgement.

Daphne Retzlaff made a motion, seconded by Spencer Zeman to approve the agenda for tonight's meeting. Gail Madden made a motion, seconded by Spencer Zeman to approve June 26th minutes for tonight's meeting. All were in favor, both motions carried.

- 1) **Public Comments:** None
- 2) **Commission Members Reports:** Daphne Retzlaff asked about the Pride flag. The Planning Commission discussed Juneteenth and the newly painted fountain at City Hall.
- 3) **Department Report:** Ryan Andrews reminded the Planning Commission about the Ad Hoc committee related to Parks improvements. Daphne Retzlaff said she would volunteer. Ryan let the Commission know that the July 10 meeting was cancelled. Starting in August, there will be outreach for the Comprehensive Plan Update. Ryan asked that the Planning Commission join events when their schedules allow.
- 4) **New Business:** None
- 5) **Old Business:**
 - a. **Comprehensive Plan Update Communications and Engagement Plan: Ryan Andrews, Planning Manager.** The Planning Commission reviewed the draft Communications and Engagement Plan prepared for the 2025 Comprehensive Plan Update.
- 6) **Communications and Announcements:** Ryan Andrews provided the Planning Commission schedule.
- 7) **Next Meeting:** July 24, 2024
- 8) **Adjournment:** 7:12 PM

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube: <https://www.youtube.com/watch?v=YrYxLljD1xY>



PLANNING COMMISSION STAFF REPORT

July 24, 2024

SUBJECT: Thurston County Site-Specific Rezone Request

RECOMMENDATION: Receive an introductory briefing from staff on an out-of-cycle rezone request for a property located in the Lacey Urban Growth Area. This is a briefing only and no formal action is requested at this time.

STAFF CONTACT: Vanessa Dolbee, Community and Economic Dev. Director *VD*
Ryan Andrews, Planning Manager *RA*

ATTACHMENTS: Background Slides

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

BACKGROUND:

Under the Countywide Planning Policies, Thurston County and its cities jointly plan for the unincorporated portions of the urban growth areas. For Lacey, this coordination is reflected in the joint plan which was recently updated in 2023. Through the joint plan update process, Thurston County processed several rezone applications that had been added to the Thurston County Docket of amendments, however, one zoning discrepancy was brought to light at the end of the process which was not able to be considered.

This application is now being brought forward as an out-of-cycle request for consideration. Since this application was submitted outside of the joint planning update process, a formal recommendation will need to be made by the Lacey Planning Commission to the Thurston County Planning Commission to occur at a future meeting.

The property is an 8.17-acre parcel located in the unincorporated portion of the Lacey Urban Growth Area along Martin Way. The property is currently split-zoned with the northern portion immediately abutting Martin Way as Mixed Use High Density Corridor (MHDC) and the southern portion being zoned as Low Density (LD) Residential. The request is to rezone the entire property to MHDC.

Additional background information is attached which will also be reviewed at the meeting. At the meeting, the Planning Commission will review the request and identify any

preliminary issues that may require additional analysis. The request and the full staff analysis will be brought back to the Planning Commission for a formal review and recommendation at the meeting on August 28th.

MARTIN WAY LAND USE AMENDMENT AND REZONE

JULY 24, 2024



Today's Work Session

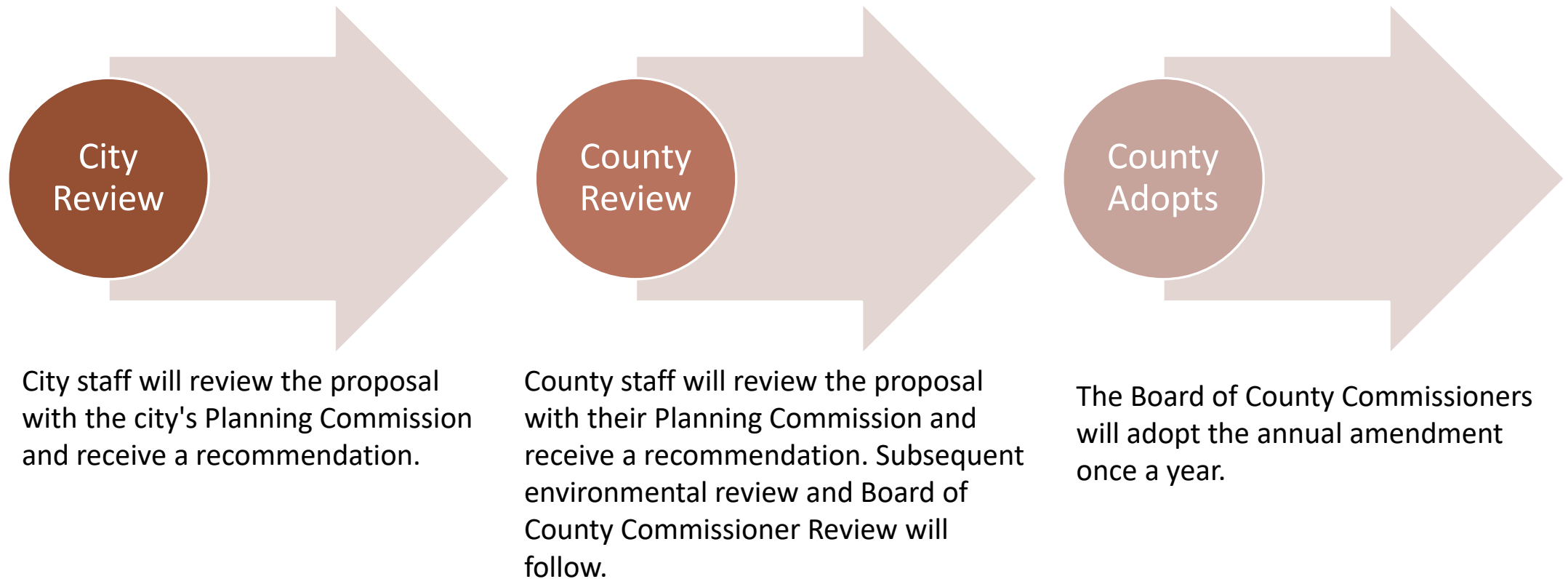


PROCESS



REVIEW PROPOSAL

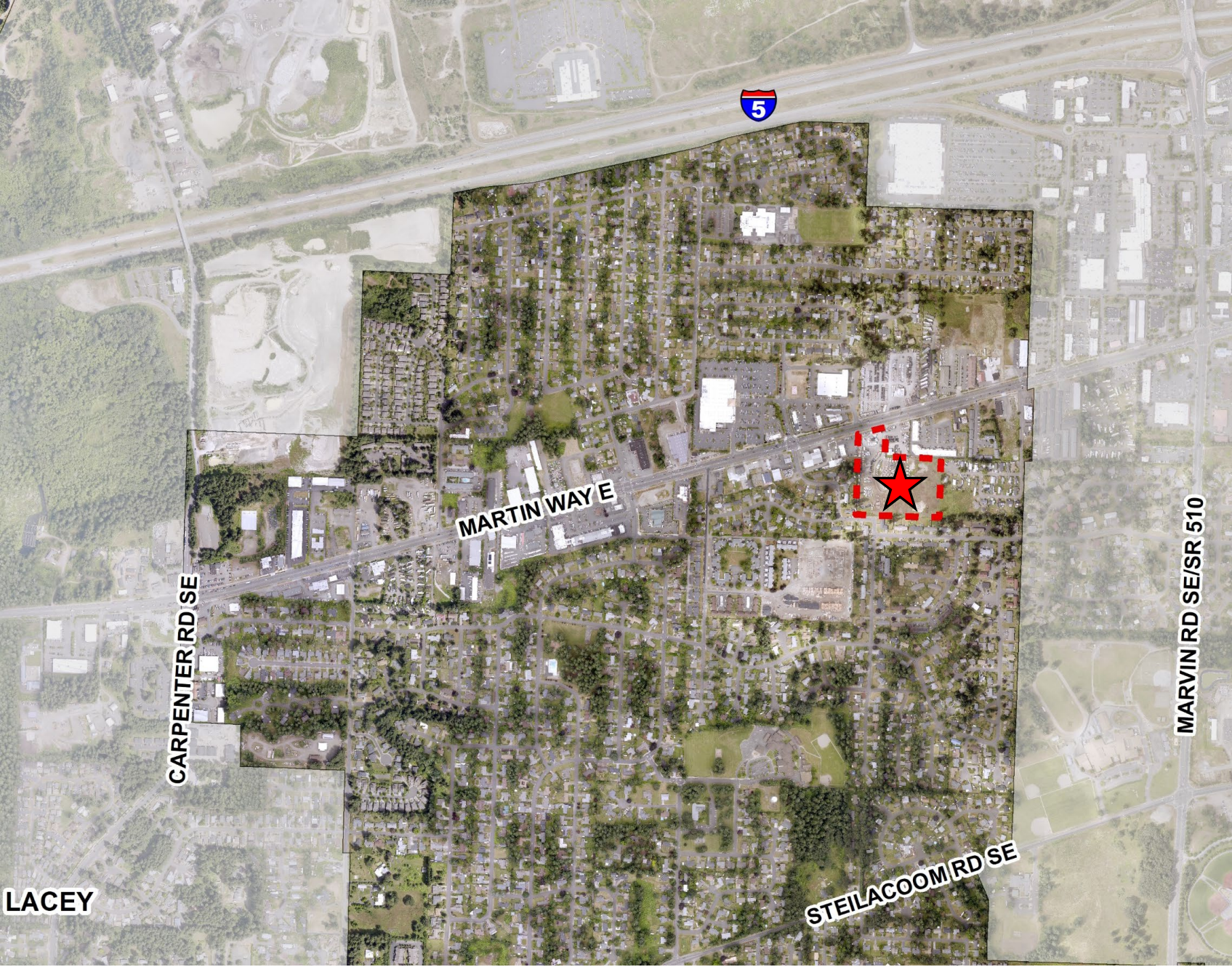
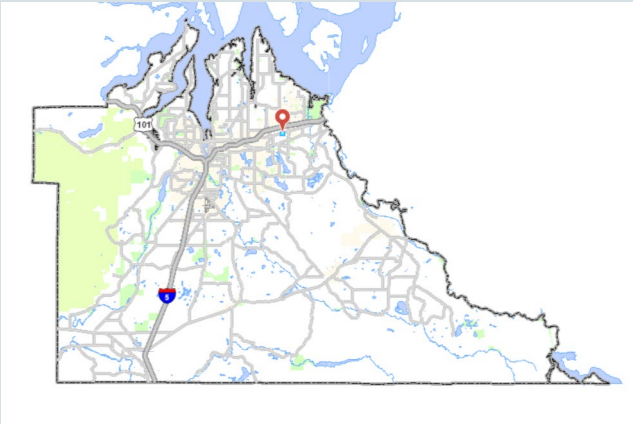
Process



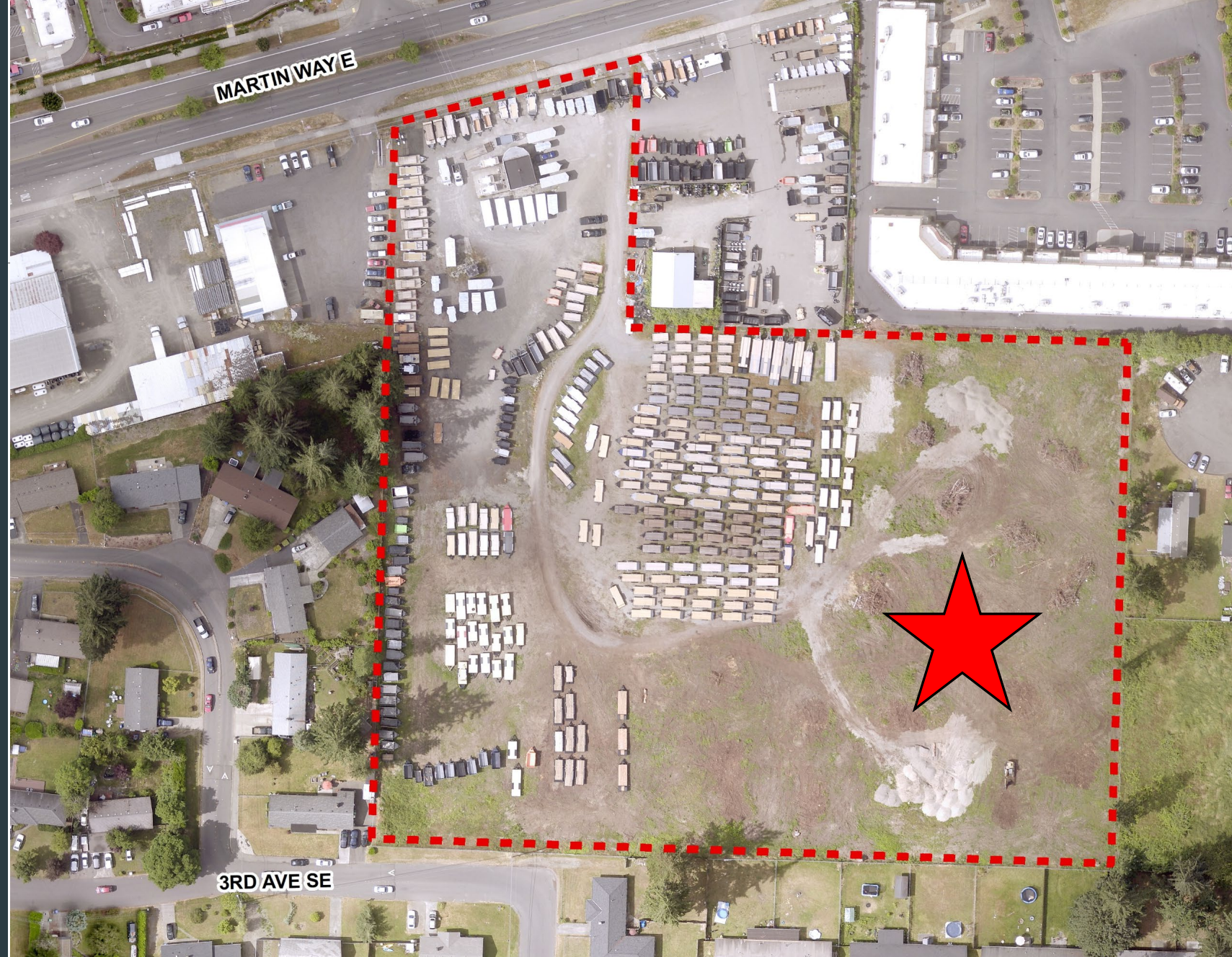
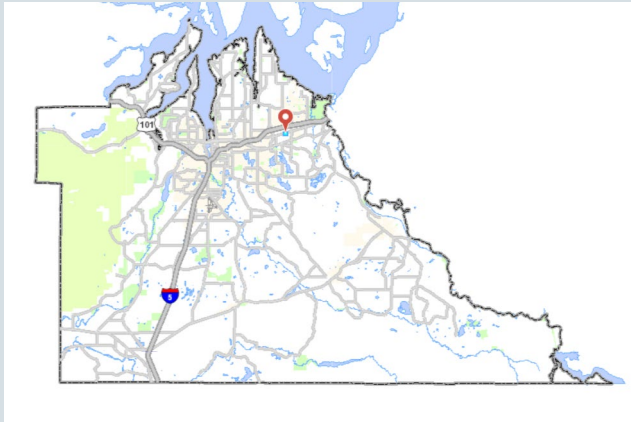
Background

- 2024-2025 Official Docket of Comprehensive Plan Amendments
 - 7 of 10
- Property owner requests to amend the land use and rezone of 8.17-acre parcel
 - In the Lacey UGA
 - Split Zoned

Proximity Map



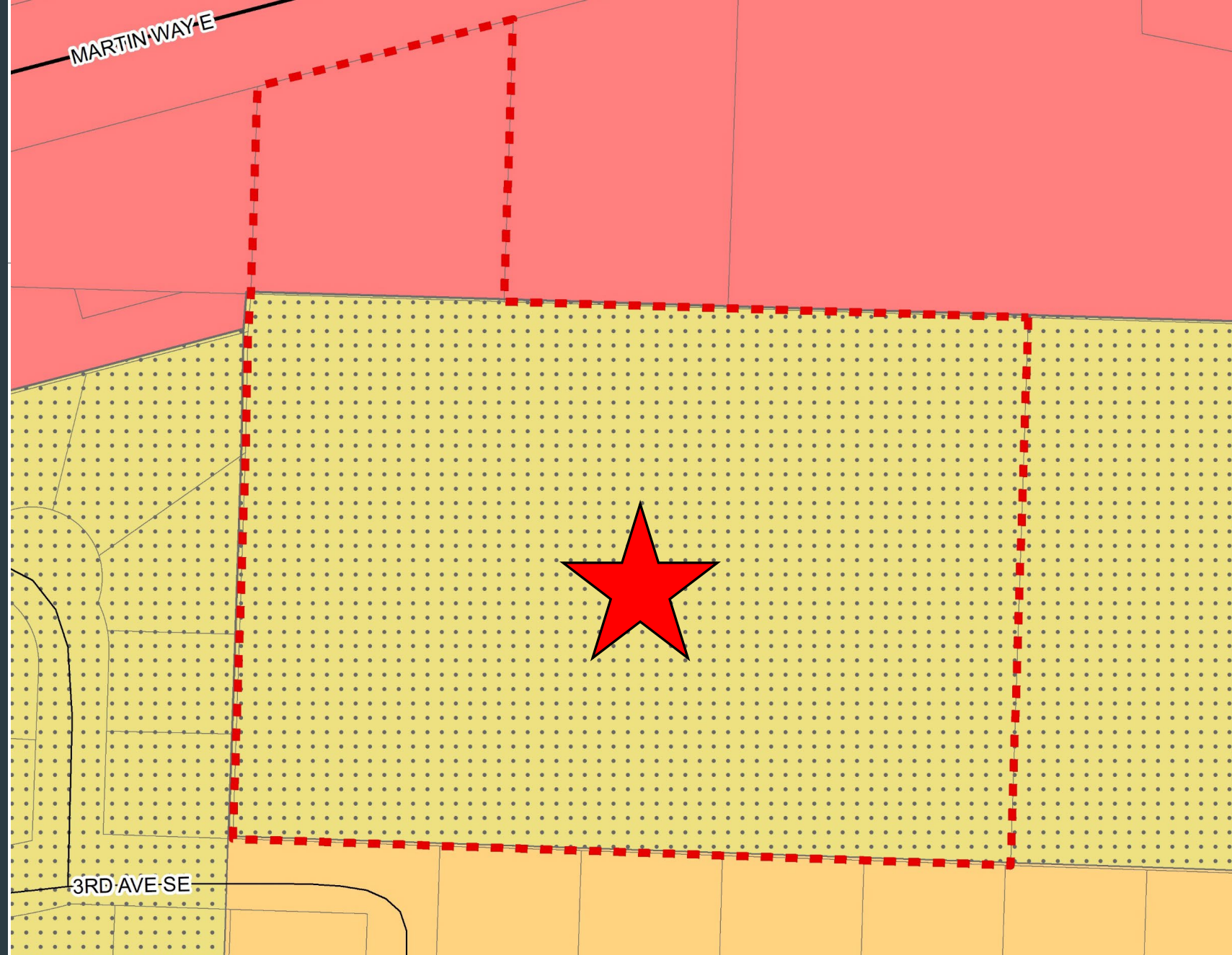
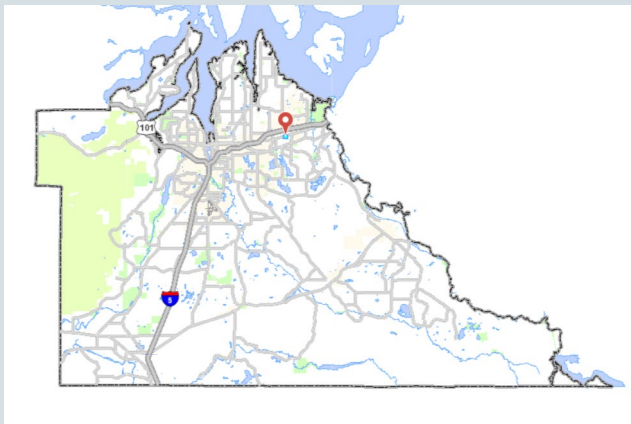
Aerial Map



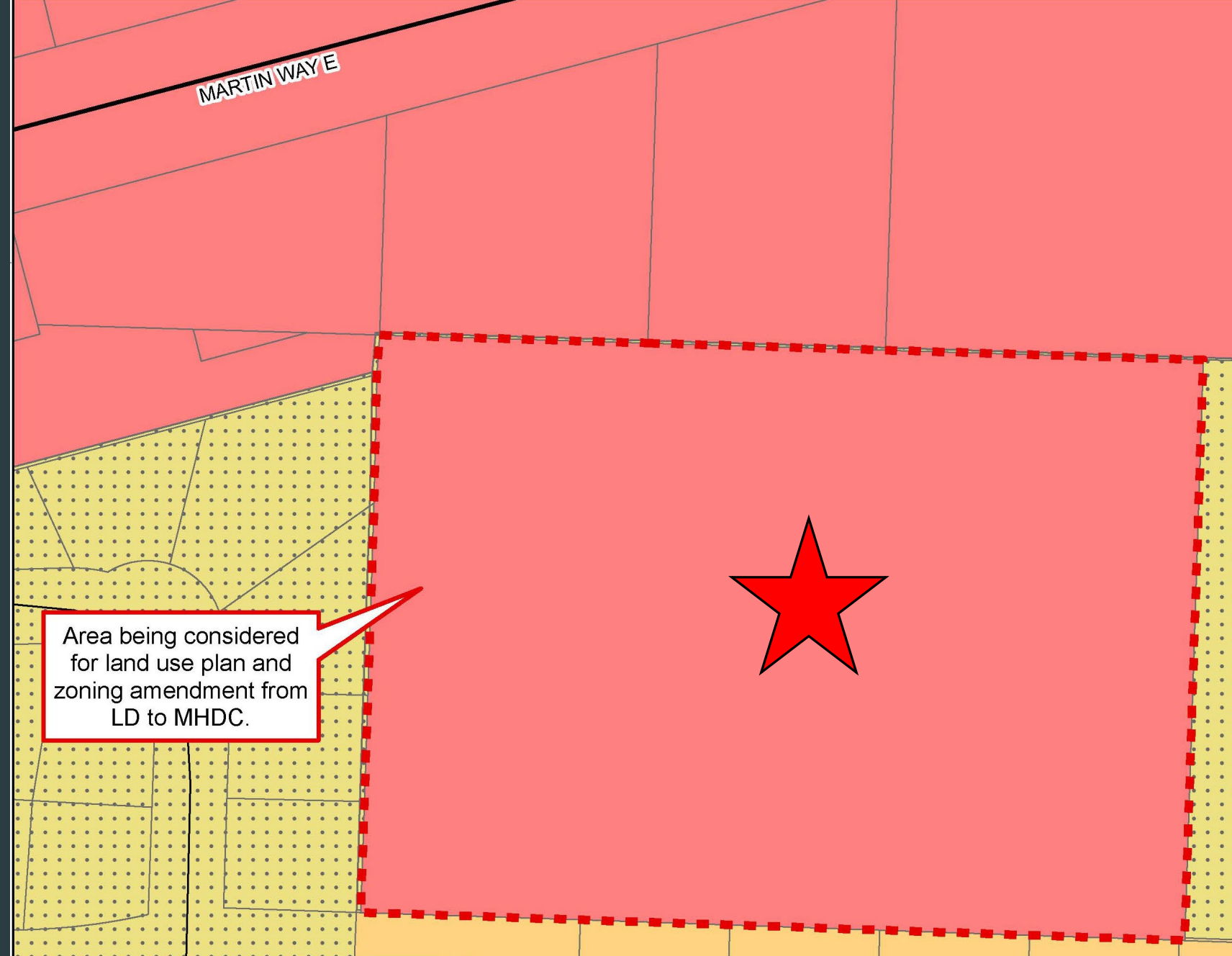
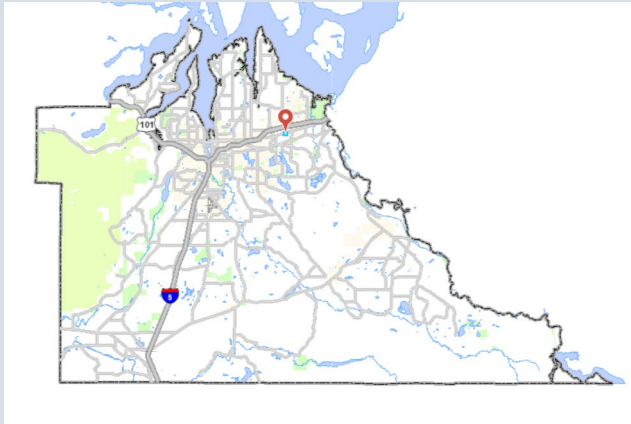
Site Details

- Current Land Use: Trailer storage
- Structure(s): Zero structures
- Zoning: Parcel split zoned. Low Density (LD) and Mixed Use High Density Corridor (MHDC)
- Utilities: No water or sewer on site
- Violation: There is one violation for vehicle storage. Rezone will resolve the violation.

Split Zoning Situation



Applicant's Proposal



Zoning District Comparison



LOW DENSITY

The intent of the LD district is to allow a broad range of housing options and guide development in such a manner as to provide protection between incompatible uses.

- Density: up to 6 houses per acre (total of 49 potential housing units).
- Residential Uses: Single-dwelling, Cottage, Planned Residential Development, Townhouse, and group housing
- Commercial Uses: No commercial uses permitted.



MIXED USE HIGH DENSITY CORRIDOR

The intent of the MDHC district is to gradually change from an area dominated by strip commercial development into a mixed use, high density residential and commercial area where people enjoy walking, shopping, working, and living.

- Density: minimum of 12 and a maximum of 20 units per acre (total of 162 potential housing units).
- Residential Uses: All residential building uses permitted
- Commercial Uses: A variety of commercial uses including retail uses, financial uses, and general services

Lacey Joint Plan Policy

- Chapter 2 – Urban Design & Land Use
 - Goal 4 – Achieve a mix of uses along designated arterial corridors that are walkable and transit oriented.
 - Policy F – Apply different mixes of commercial and high-density residential land uses along the Martin Way Corridor based upon sensitivity to existing uses so they may be integrated into the long-term vision.
 - Policy G – Maintain the health and vitality of existing business along Martin Way by accommodating the continued operation of existing auto-dependent uses that do not meet the intent of the mixed-use high-density corridor.

Staff Contacts

Thurston County

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City of Lacey

Ryan Andrews

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7/15/24

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
July 24, 2024**

1. **Work Session:** Comp Plan Engagement Update
2. **Work Session:** Thurston County Martin Way Rezone

Packets due: July 19, 2024

**Planning Commission Meeting
August 14, 2024**

Meeting Canceled

Packets due: August 9, 2024

**Planning Commission Meeting
August 28, 2024**

1. **Work Session:** Comp Plan Engagement Update

Packets due: August 23, 2024

Pending Items: September 25: Development Guidelines & Public Works Standards
Public Comment Policy