



City of Lacey, Washington

Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, August 28, 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 July 24, 2024 meeting minutes
 - 1. July 24, 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

10. Old Business

- A. **Thurston County Site Specific Rezone Request: Ryan Andrews, Community Planning Manager.** The Planning Commission will review 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. At the conclusion of the review, the Planning Commission will make a formal recommendation to Thurston County on the request.

1. Staff Report

11. Communications and Announcements

- A. Planning Commission Schedule

12. Next Meeting - September 11, 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_KfkPi9KIT76WUGXsKUtefA
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=b8BLjPzx4zc
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 812 1823 4501)

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_KfkPi9KIT76WUGXsKUtefA

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



MINUTES

Lacey Planning Commission Meeting
Wednesday, July 24, 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, Kyrian MacMichael, Judith Doyle, Tonya Moore, Spencer Zeman & Elliot Kirk. Staff present: Ryan Andrews, Hans Shepherd and Erin Skelley.

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

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

- 1) **Public Comments:** Vanessa Herzog and Mike Slattery introduced themselves to the Commissioners and spoke about possibly rezoning a property in NE Lacey.
- 2) **Commission Members Reports:** None
- 3) **Department Report:** Ryan Andrews notified the Planning Commission that Daphne Retzlaff would be part of the Ad Hoc committee related to Parks improvements. Ryan went over the recent staff changes as well, with Terry McDaniel as the new Building Official and Sarah Schelling as the Current Planning Manager starting August 1, 2024. Ryan let the Commission know that the August 14th meeting was cancelled along with the bus tour scheduled for September 2024.
- 4) **New Business:**
 - a. **Thurston County Site Specific Rezone Request: Ryan Andrews, Community Planning Manager.** The Planning Commission received 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.
- 5) **Old Business:**
 - a. **Comprehensive Plan Engagement and Outreach Update: Hans Shepherd, Senior Planner.** Hans briefed the Planning Commission on the ongoing engagement efforts associated with the Comprehensive Plan update.
- 6) **Communications and Announcements:** Ryan Andrews provided the Planning Commission schedule.
- 7) **Next Meeting:** August 28, 2024
- 8) **Adjournment:** 7:10 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=vziBdJ0EVa0>

**Comprehensive Plan Amendment: 2024-2025 Docket Item #CPA-23
Martin Way Land Use and Rezoning Amendment**

Date: August 28, 2024
Public Hearing Date: October 2, 2024

Prepared by: Leah Davis, Associate Planner

Proponent/Applicant: Steven Fine

Action Requested: Amend the future land use and associated zoning from Low Density (LD) residential to Mixed-use High Density Corridor (MHDC)

Location: 7809 Martin Way East
APN: 11814210200
Acres: 7.1± acres
Current Land Use and Zoning: Residential/Low Density

☒ Map Changes ☐ Text Changes ☐ Both ☒ Affects Comprehensive Plans/documents
☐ Affected Jurisdictions

REQUEST OF PLANNING COMMISSION AND PROPOSED REVIEW TIMELINE

The Martin Way Land Use and Rezoning Amendment, County docket item CPA-23, is priority 7 of 10 on the 2024-2025 Official Thurston County Comprehensive Plan Docket. Staff requests Thurston County Planning Commission hold a second work session after the public hearing and produce a recommendation for the Board of County Commissioners.

Timeline:

- **July 24, 2024** – City of Lacey Work Session (1)
- **August 7, 2024** – Thurston County Work Session (1)
- **August 28, 2024** – City of Lacey Work Session (2)
- **October 2, 2024** – Thurston County Planning Commission Public Hearing, Work Session (2), and Recommendation

BACKGROUND

Application

The applicant requests a site-specific land use and associated zoning amendment of approximately 7.1 acres (parcel 11814210200) located at 7809 Martin Way East. The request is to change the current land use designation and associated zoning from Low Density (LD) residential to Mixed-use High Density Corridor (MHDC).

If approved, this proposal would amend the Thurston County Comprehensive Plan Future Land Use Map (Map L-1), Table 2-3 on p. 2-12 within Chapter 2 “Land Use,” and the “Official Zoning Map for Thurston County, Washington.”

Property Details & Surrounding Neighborhoods

The 7809 Martin Way East property currently contains no structures. The residentially zoned properties around the parcel are fully developed.

- The parcels to the east and west are designated Low Density residential. To the east is a manufactured home park, and to the west is a neighborhood of single-family detached houses.
- The parcels south of the property are zoned Moderate Density residential and are also developed with single-family detached houses.
- The properties to the north, including the “panhandle” of the parcel in question, are zoned Mixed-use High Density Corridor. On them are used car sales lot and a strip mall.

Residential uses on the subject property would be permitted at a minimum density of at least 12 units per acre and no greater than 20 units per acre. Certain types of commercial uses are also permitted. The requested zoning may impact surrounding neighborhoods through increased noise, traffic, and the potential for new goods and services.



Figure 1. Aerial photo of 7809 Martin Way East, parcel 11814210200

Property History

The parcel has been cleared of large fir trees and was, until recently, being used to store trailers for sale. The land clearing, grading, and filling of the land was done without permits, so is in violation of Thurston County Code (TCC). Any violations would be required to be resolved prior to future permits being issued, per Title 26 TCC.

One of the violations on the property include use of the property for trailer storage and sales - since then, the property has been cleared of trailers and is currently empty. Trailer sales is not an allowed use currently in the Low Density zoning designation, even through the Special Use Permit process. The requested rezone from the applicant to MHDC zoning designation would permit vehicle sales on the subject property under 21.23.025(B) TCC through a Special Use Permit. A land use amendment and rezone does not condition the future use on the property, so future development could range from a variety of commercial uses (permitted outright or by special use permit) to high-density residential. There is no minimum residential development currently required in Thurston County Code for the MHDC zoning designation.

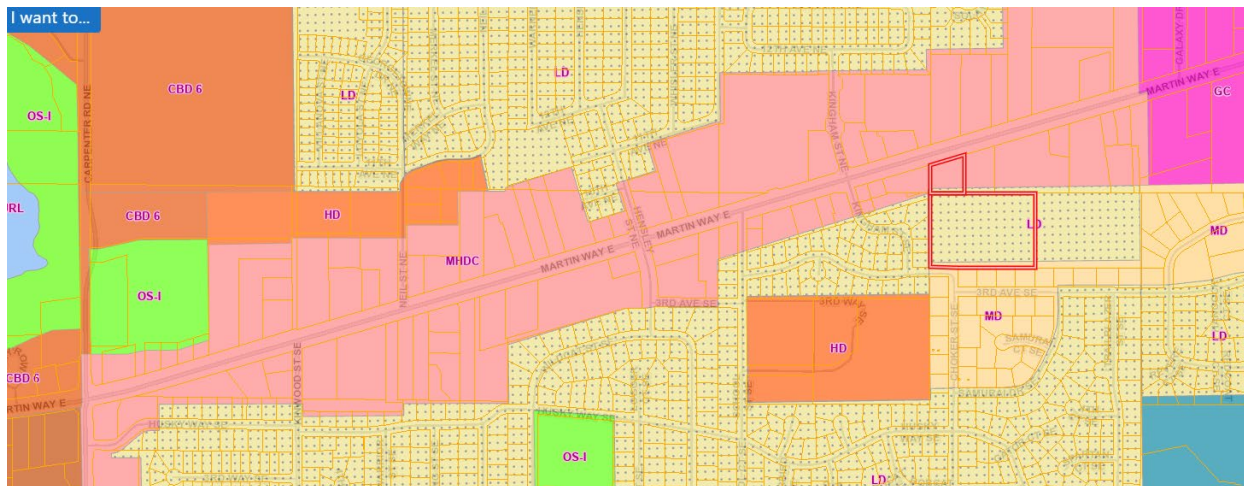


Figure 2. Tax, parcel 11814210200 and surrounding zoning (see Attachment B for zoning maps).

DEPARTMENT ANALYSIS

Intent of Land Use Designations

Low Density residential (LD): To enhance the residential quality of the urban growth area by allowing a broad range of housing options; guide residential development to those areas where public sewers are in place or can be extended; guide development of residential areas to encourage and plan for public services and community facilities; and guide development to provide protection between noncompatible uses.

Mixed-use High Density Corridor (MHDC): Over time to move away from strip development and create a mixed-use corridor that includes high density residential development mixed with commercial business where people enjoy walking, shopping, working, and living.

Utilities

The site has access to city sewer and water that is already installed along Martin Way. It is also subject to the Thurston County Municipal Stormwater Permit (NPDES).

Environmental Characteristics

The site includes the following environmental areas as mapped in GeoData: 10-year wellhead protection area, prairie indicator soils, mazama pocket gopher soils, and is rated a Category II critical aquifer recharge area. At the time of development permit application or other permitting processes, other regulations may apply in addition to critical area regulations. Environmental Health exerts jurisdiction of development in the urban growth area and may have specific requirements. Future development would be required to comply with Thurston County Sanitary Code, Washington Administrative Code, Thurston County development code, and all applicable policies.

Non-residential development that abuts residential uses would require a 15-foot, Type I landscape buffer. A Type I buffer is described as “a very dense sight barrier and physical buffer to significantly separate conflicting uses and land use districts.”

Access

The property is accessed via the “panhandle” of the parcel on Martin Way East, which is classified as an “arterial” road and considered an Urban Strategy Corridor by Thurston County. Public Works assumes that the primary access will be from Martin Way with a potential emergency or secondary access from 3rd Avenue on the south side of the parcel, dependent upon future project design. Intercity Transit operates two bus routes along Martin Way, providing transit service every 15 minutes, with bus stops located within easy walking distance of the property.

MARTIN WAY CORRIDOR STUDY

Thurston Regional Planning Council sponsored a multi-year study – the [Martin Way Corridor Study](#) (MWCS, 2022) – that included Thurston County, City of Lacey, City of Olympia, and Intercity Transit. According to the MWCS, vehicle traffic along the section of the corridor from Carpenter to Marvin is forecasted to increase by 58% at year 2045. The goal of the study was to make the Martin Way corridor safer for pedestrians and bicycles, improve access to transit, encourage mixed-use development to beautify the corridor, and increase both residential housing density and affordable housing availability. These goals could be realized through changing land use and transportation policy and updating development code. The goals of the study were incorporated into the Lacey Joint Plan update in 2023.

The proposed land use and zoning change amendment could support the vision of goals identified in the Martin Way Corridor Study. While MHDC zoning and a corridor exists currently along Martin Way, in its current state it ranges from 300-850 feet in each perpendicular direction outward from Martin Way. Directly adjacent to the west of the subject parcel, MHDC zoning is particularly narrow at 200 feet on the southern side of Martin Way (i.e., 200 feet marks the existing separation of the commercial corridor and existing low-density neighborhoods beyond that). Changing the parcel to the requested zoning expands the corridor width in that area to 700 feet out from the southern side of Martin Way, which will be the upper end of corridor

size along the Lacey-UGA and City of Lacey strip, but still not the highest. Because the requested zoning would change to allow for increased commercial and higher density residential development, it is generally supportive of the following goals within the Martin Way Corridor Study:

- Identifies the section of Martin Way from Carpenter Road to Galaxy Drive as a prime location for commercial development and notes three Commercial Center “Nodes” at the intersections of Martin Way with Carpenter Road, Hensley Road, and Hoh Street. This section is also identified as the location for a future subarea planning effort to spur private investment and increase character and sense of place. (Lacey Comprehensive Plan, 2016; Martin Way Corridor Study, 2022)
 - *Staff Comment: While the subject property is not at a commercial center node, it does fall in the “prime location” identified under this policy.*
- Includes a policy to apply different mixes of commercial and high-density land uses along the corridor, based on sensitivity to existing uses. (Lacey Comprehensive Plan, 2016; Martin Way Corridor Study, 2022)
 - *Staff Comment: The requested zoning of MHDC allows for a wider range of commercial and high-density residential uses.*
- Support for inclusive growth.
 - *Staff Comment: Because this section of the corridor is expected to see the greatest growth by the year 2045 (MWCS, 2022), this change in zoning could allow for a wider range of housing types at greater densities than the current zoning permits. According to the MWCS (pg. 171), demand for housing, specifically apartments which could be supported by the requested zoning, is expected to remain strong. Additionally, retail opportunities would be expanded with the change in zoning.*

CONSISTENCY WITH LACEY JOINT PLAN

Excerpts from the Lacey Joint Plan, which provides the vision for the future of the Lacey Urban Growth Area, point to a desire to increase housing density, particularly along the Martin Way corridor.

Land Use Designations

The dominant land use within the Lacey UGA is residential at 81.2%, not including mixed-use. Low-density residential accounts for 56.5%. Mixed-use High Density Corridor designation accounts for 2.1% of the land in the UGA and exists only along the Martin Way Corridor.

Several strategies have been identified to achieve the goals and policies of the Joint Plan:

- Development and Land Use Strategies (Sec. 2.4),
 - Review the Mixed-use High Density Corridor zone along Martin Way and update the zoning code for the corridor, specifically focusing on facilitating a mix of uses on larger parcels, a mix of uses within the corridor, and identifying strategic parcels for more intensive study.
- Housing Goals and Policies (Ch. 3)
 - Increase affordable housing along the Martin Way corridor, specifically at the nodes identified as priorities (Goal 3). The policies that support this goal include:

- Utilizing tax incentives, government purchase of lots for development, and partnering with Thurston Housing Authority.
- Transportation and Infrastructure (Ch 8, Sec 8.2) has a section dedicated to the Martin Way corridor, that:
 - Encourages developing a subarea plan to integrate the transportation and land use vision and goals more easily.
 - Increases safety for pedestrian and bicycles, making transit safer and easier, supports inclusive housing, and building a sense of place and ownership.

THURSTON COUNTY CODE

The following summaries highlight the differences in the two options for future development on the subject parcel.

Low Density (Existing Zoning)

- **Intent of LD zoning designation (TCC 21.12.010)**—to enhance the residential quality by providing a high standard of development with a broad range of housing options; to guide development where sewer exists or can be extended; and to guide development to encourage protection between noncompatible uses.
- **Permitted uses in LD (TCC 21.12.020)**—single-family detached, cottage housing, planned residential developments, and townhouses. All uses must meet 0-6 units per acre. The maximum number of dwellings on the 7.1-acre parcel, currently zoned LD, is 42.

Mixed High-Density Corridor (Requested Zoning)

- **Intent of MHDC (21.23.1010)**—allow for commercial and mixed uses in a way that serves the needs of the neighborhood and the community and enhances the appearance and identity of the corridor; integrate new development with existing uses to achieve a better environment for pedestrians and to maintain or enhance the livability of the adjacent residential neighborhood.
- **Permitted uses in MHDC (21.23.020, .024, .025)**—general retail uses, financial services, hotels, business services, repair services, and any residential use that meets 12-20 dwellings per acre. The maximum number of dwellings on the 7.1-acre parcel, if rezoned, would be 140.

It is important to note that Thurston County and City of Lacey have committed to implementing the goals and policies of the Martin Way Corridor Study. Those goals may include requiring mixed use along the corridor, increasing housing—particularly incorporating affordable housing, or future updates to development regulations.

SEPA

An environmental determination for the proposed amendment is required pursuant to WAC 197-11-704 and will be completed prior to the Board of County Commissioners public hearing.

Any future project level applications may require SEPA and environmental review unless they are a categorical exemption as listed under WAC 197-11-800(1)(c) and TCC 17.09.055.

STAKEHOLDER COMMENTS

Thurston County has done early noticing of the October 2 Planning Commission public hearing to properties within 300 feet of the proposed rezone. To date, one comment has been received on the proposal (Attachment D). More comments are expected to be received during the extended public comment period, where stakeholders, agencies, and the public will submit their comments.

OPTIONS (SEE ATTACHMENT B FOR A MAP OF EACH OPTION)

Option 1: No Change. Maintain the current future land use and zoning.

Considerations:

- Makes no changes to the Comprehensive Plan or Official Zoning Map for Thurston County, WA.
- Land use and zoning remains the same, which allows for low-density residential development.
- Does not meet the request of the applicant.
- Preserves option for low-density neighborhoods at the subject site.
- Keeps low density zoning consistent with surrounding uses on 3 sides of subject property.

Option 2: Amend the land use and associated zoning of the applicant's parcel (11814210200) from LD to MHDC.

Considerations:

- Amends the Future Land Use Map (L-1), Chapter 2, and the Official Zoning Map for Thurston County, WA.
- Rezones approximately 7.1 acres to MHDC.
- Would increase opportunities for higher-density housing and additional commercial and retail opportunities, which contributes to the vision of the Martin Way corridor.
- Meets the request of the applicant.
- Existing violations would still need to be resolved prior to any future permit issuance.

ATTACHMENTS

Attachment A: Application Materials & Applicant-submitted SEPA Checklist

Attachment B: Map Packet

Attachment C: Public Works Memo

Attachment D: Comment Letter



Building Development Center
 3000 Pacific Ave SE, Suite 100 Olympia, WA 98501
 (360)786-5490 / (360)754-2939 (Fax)
 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.thurstoncountybdc.com
Creating Solutions for Our Future

MASTER APPLICATION

This application must accompany a project specific supplemental application.

STAFF USE ONLY	DATE STAMP
NOTE: IN BLA 2023105269 23-114376 VC Area: Site: 7809 MARTIN WAY E OLYMPIA 11814210200 Sub Type: Quasi-judicial	RECEIVED NOV 14 2003 BUILDING DEVELOPMENT
Gopher soils ☐ YES ☐ NO Prairie Soils ☐ YES ☐ NO	Intake By: _____

PROJECT DESCRIPTION Comprehensive Plan Amendment zoning map change

PROPERTY INFORMATION

1. Tax Parcel Number(s) 11814210200 ; _____ ; _____
2. Subdivision Name SS-0200 Lot # _____
3. Property Address 7809 Martin Way E City Olympia Zip Code 98513
4. Directions to Property (from Thurston County Courthouse)
 I-5 North to exit 109, proceed east on Martin Way to property on south side of road (right).

PROPERTY ACCESS

5. Property Access ☒ Existing ☐ Proposed
6. Access Type ☒ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road
7. Property Access Issues (locked gate, gate code, dogs or other animals) ☐ No ☒ Yes Gate call 360-951-8888
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.

WATER/SEPTIC

8. Water Supply ☒ Existing ☐ Proposed
9. Water Supply Type ☐ Single Family ☐ Two Party Well ☐ Group A ☐ Group B
 WATER SYSTEM NAME City of Lacey
10. Waste Water Sewage Disposal ☒ Existing ☐ Proposed
11. Sewage Disposal System Type ☐ Individual Septic System ☐ Community System ☒ Sewer
 NAME OF PUBLIC SYSTEM City of Lacey

BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the Project exceed the base hours allotted, billing invoices shall be mailed to: ☒ Owner ☒ Applicant ☐ Point of Contact

PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)

Property Owner Name Steven Fine

Mailing Address 3030 137th Ln SW City Tenino State WA Zip Code 98589

Phone (360) 508-9583 Cell () Fax ()

EMAIL steven.w.fine@gmail.com

Communication from staff provided by Email? ☒ YES ☐ NO

Property Owner Signature* Steven W. Fine Date 11/14/2023

APPLICANT

Applicant Name Steven Fine

Mailing Address 3030 137th Ln SW City Tenino State WA Zip Code 98589

Phone (360) 508-9583 Cell () Fax ()

EMAIL steven.w.fine@gmail.com

Communication from staff provided by Email? ☒ YES ☐ NO

Signature* Steven W. Fine Date 11/14/2023

POINT OF CONTACT (Person receiving all County correspondence)

Name Jon Pettit

Mailing Address 9725 Rich Road SE City Olympia State WA Zip Code 98501

Phone (360) 951-8888 Cell () Fax ()

EMAIL jon@jonpettit.us

Communication from staff provided by Email? ☒ YES ☐ NO

Signature* Jon A. Pettit Date 11/14/2023

*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.



BUILDING DEVELOPMENT CENTER

3000 Pacific Ave SE, Suite 100 Olympia, WA 98501

(360)786-5490 / (360)754-2939 (Fax)

TTY/TDD Line 7-1-1 or 1-800-833-6388

Email: permit@co.thurston.wa.us

www.co.thurston.wa.us/permitting

Supplemental Application COMPREHENSIVE PLAN AMENDMENT

STAFF USE ONLY	DATE STAMP
2023105269 23-114376 VC Area: Site: 7809 MARTIN WAY E OLYMPIA 11814210200 Sub Type: Quasi-judicial	THURSTON COUNTY RECEIVED NOV 14 2023 BUILDING DEVELOPMENT CENTER
	Intake by:

This application cannot be submitted alone. In addition to this form, a complete package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
☐	Master application	☐
☐	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	☐
☐	Supplemental requirement checklist (attached)	☐
☐	SEPA Checklist	☐

- What type of amendment are you requesting: ☒ Map ☐ Policy
- Are you the property owner or under contract to purchase the property? ☒ Yes ☐ No

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed. The County reserves the right to request additional studies or information necessary to process the application. An amendment that affects an Urban Growth Boundary will require additional studies.

- A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.

The property is located at 7809 Martin Way E, on the Martin Way corridor inside of the Lacey Urban Growth Area. The property is a single parcel totaling approximately 8 acres, which was subdivided in 1975. The only entry and exit access to the property is on Martin Way E.

The property shows split zoning along a section line, of which the north portion is zoned MHDC () and the south portion is zoned LD 3-6 (). The northern portion of the property has MHDC zoning to the east, north and west boundaries. The southern portion has MHDC zoning to the north side and various residential zoning to the east, south and west.

There would be no direct affect to the adjoining parcels, as there would be no change in noise, road access/useage, or air quality.

- B. Explain why the existing land use designation is not appropriate.
The current land use designation is not appropriate as it was not specifically identified as a single parcel of property when the split zoning was mapped over the parcel. The only designated entry and exit is onto a major commercial arterial, through established commercial businesses driveway and parking area.
- C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.
The conditions have not changed as no change of access has ever been made. The parcel was incorrectly mapped as residential because of a section line running accross the subdivided lot/parcel.
- D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.
The parcel is already used for commercial vehicle sales and service. The proposed change is for the ability of the property owner to obtain permitting necessary for expansion of the commercial purposes. The correction of zoning designation for expansion of current commercial purpose already located on the same parcel of property, will provide increased value of services to the public and increase tax revenue for local government. The benefit includes economic developemnt to support services and provide additional employment for the area.
- E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.
The property is not in a rural area.

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: N?A

Chapter:

Page:

Section/Other:

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?
N/A

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?
N/A

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.
N/A

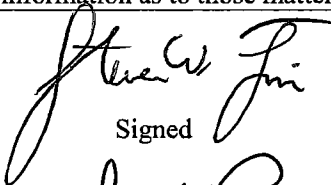
4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)
N/A

Applicant Signature(s)

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

Steven W. Fine

Printed Name



Signed

11/14/2023

Date

Jon Pettit

Printed Name



Signed

11/14/2023

Date

Printed Name

Signed

Date

Planning Goals
Washington State Growth Management Act
RCW 36.70A.020

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

SUPPLEMENTAL REQUIREMENT CHECKLIST

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	USE BLACK or BLUE INK ONLY	Staff Use Only
☒	1. One 8.5" x 11" or 11" x 17" map, drawn to scale, using a standard interval of engineer scale, which shall include the following:	☒
☒	a. All information drawn to scale (standard engineer scale).	☒
☒	b. A north arrow, map scale, date and directions to the site.	☒
☒	c. Property line boundaries and dimensions for <u>all</u> property lines.	☒
☒	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	☒
☒	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	☒
☒	f. The location of all existing easements.	☐
☒	g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drain field and reserve areas, water lines, wells and springs.	☐
☒	h. Vicinity map, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	☒
☐	i. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitats.	☐
☐	2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).	☐



THURSTON COUNTY
RECEIVED

NOV 14 2023

BUILDING DEVELOPMENT CENTER

Community Planning & Economic Development
3000 Pacific Avenue S.E. Olympia, WA 98501
(360)786-5490 / (360)754-2939 (Fax)
TDD Line (360) 754-2933
Email: permit@co.thurston.wa.us
www.thurstoncountybdc.com

STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact. Find form details and instructions for completing each section on [Department of Ecology's SEPA website](#). Instructions for each section are linked below.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL CHECKLIST

A. Background [HELP]

1. Name of proposed project, if applicable:

Rezone of Mapped area

2. Name of applicant:

Find Holdings Martin Way LLC

3. Address and phone number of applicant and contact person:

3030 137th Ln SW, Tenino WA 98589. Contact Person: Jon Pettit, 9725 Rich Road SE, Olympia WA 98501

4. Date checklist prepared:

11/11/2023

5. Agency requesting checklist:

Thurston County Planning

6. Proposed timing or schedule (including phasing, if applicable):

Immediate

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Use for commercial purpose of south portion of parcel to align with north portion of property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Previously had Gopher Exemption Report in March 2021 by Land Services NW.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

Not known at this time.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

***** OFFICIAL USE ONLY *****

Folder Sequence # Click or tap here to enter text.

Project # Click or tap here to enter text.

Related Cases: Click or tap here to enter text.

Date Received: Click or tap to enter a date.

By: Click or tap here to enter text.

***** OFFICIAL USE ONLY *****

The proposal is to change the current mapped area of the parcel (south portion), from residential 3-6 Low-Density Residential to align to current use of MHDC, Mixed Use High Density already operating and approved by previous Hearing Examiner on February 5, 1997, by Theodore Paul Hunter, Thurston County Hears Examiner cause AAPL 96-1306 for the parcel or north portion of the parcel.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The parcel is located at 7809 Martin Way East, Olympia WA 98503. The parcel is located in section 14 Township 18 Range 1W Quarter NE NW SS-0200, LT 2 Document 950913



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL ELEMENTS

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: (check one):

- ☒ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☐ Other: Click or tap here to enter text.

b. What is the steepest slope on the site (approximate percent slope)?

1%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Spanaway gravelly sandy loam. No removal of any soil.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Non-Project

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Non-Project

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Non-Project

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities

if known.

Click or tap here to enter text.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No Non-Project

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (Examples: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Non-Project

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Non-Project

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Non-Project

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Non-Project

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Non-Project

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐deciduous tree: alder, maple, aspen, other
☒evergreen tree: fir, cedar, pine, other
☐shrubs
☒grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐water plants: water lily, eelgrass, milfoil, other
☐other types of vegetation: [Click or tap here to enter text.](#)

b. What kind and amount of vegetation will be removed or altered?

Non-Project

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Non-Project

- e. List all noxious weeds and invasive species known to be on or near the site.

Non-Project

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: ☐ hawk, ☐ heron, ☐ eagle, ☐ songbirds, ☐ other: Unknown Non-Project

mammals: ☐ deer, ☐ bear, ☐ elk, ☐ beaver, ☐ other: No Non-Project

fish: ☐ bass, ☐ salmon, ☐ trout, ☐ herring, ☐ shellfish, ☐ other: No Non-Project

- b. List any threatened and endangered species known to be on or near the site.

None Non-Project

- c. Is the site part of a migration route? If so, explain.

Unknown Non-Project

- d. Proposed measures to preserve or enhance wildlife, if any:

Non-Project

- e. List any invasive animal species known to be on or near the site.

Non-Project

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Non-Project

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Non-Project

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Non-Project

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No Non-Project

- 1) Describe any known or possible contamination at the site from present or past uses.

None Non-Project

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No Non-Project

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Non-Project

- 4) Describe special emergency services that might be required.

Non-Project

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Non-Project

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Non-Project

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Non-Project

- 3) Proposed measures to reduce or control noise impacts, if any:

Non-Project

8.Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Non-Project. The current site and adjacent properties are commercial and residential. No affect is expected to impact nearby properties

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No Non-Project

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

None

- d. Will any structures be demolished? If so, what?

No

- e. What is the current zoning classification of the site?

Residential 3-6 Low Density (southern portion of property).

- f. What is the current comprehensive plan designation of the site?

Residential 3-6 Low Density (southern portion of property) and Mixed Use High Density (northern portion of property)

- g. If applicable, what is the current shoreline master program designation of the site?

N/A Non-Project

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None Known, Non-Project

- i. Approximately how many people would reside or work in the completed project?

Non-Project

- j. Approximately how many people would the completed project displace?

Non-Project

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Non-Project

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Non-Project

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Non-Project

9.Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Non-Project

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Non-Project

- c. Proposed measures to reduce or control housing impacts, if any:

Non-Project

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Non-Project

- b. What views in the immediate vicinity would be altered or obstructed?

Non-Project

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Non-Project

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Non-Project

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Non-Project

- c. What existing off-site sources of light or glare may affect your proposal?

Non-Project

- d. Proposed measures to reduce or control light and glare impacts, if any:

Non-Project

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Non-Project

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Non-Project

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Non-Project

13. Historic and Cultural Preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No Non-Project

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No Non-Project

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Non-Project

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Non-Project

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Non-Project. Martin Way is a high density commercial arterial. No change in access is needed.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Non-Project. Intercity Transit on Martin Way E.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No. Non-Project.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Non-Project.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these

estimates?

Non-Project. No change.

- f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. Non-Project.

- g. Proposed measures to reduce or control transportation impacts, if any:

Non-Project

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Non-Project

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Non-Project

16. Utilities [\[help\]](#)

- a. Check utilities currently available at the site:

☒electricity ☒natural gas ☒water ☒refuse service ☒telephone ☒sanitary sewer ☐septic system
Other: Click or tap here to enter text.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Non-Project

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Click or tap here to enter text.

Name of signee: Steven W. Fine

Position and Agency/Organization: Owner

Date Submitted: 11/14/2023

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Unlikely to increase any significant amount.

Proposed measures to avoid or reduce such increases are:

Final use not determined. Could be used for storage area, but unknown.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not likely to have any changed impact.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Non-Project, final use undetermined and subject to future permitting process.

3. How would the proposal be likely to deplete energy or natural resources?

Unknown as Non-Project. Will be subject to future permitting process.

Proposed measures to protect or conserve energy and natural resources are:

Non-Project. Unknown measures needed dependent of future plans and permitting process.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Unlikely.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Non-Project. Unknown measures needed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

Unknown measures for Non-Project. No significant issues or shorelines.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Unknown but not likely increase demands or services significantly.

Proposed measures to reduce or respond to such demand(s) are:

Will be determined through future permitting process for current unknown specific project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Non-Project. Should not conflict with local, state or federal law or protection for the environment.

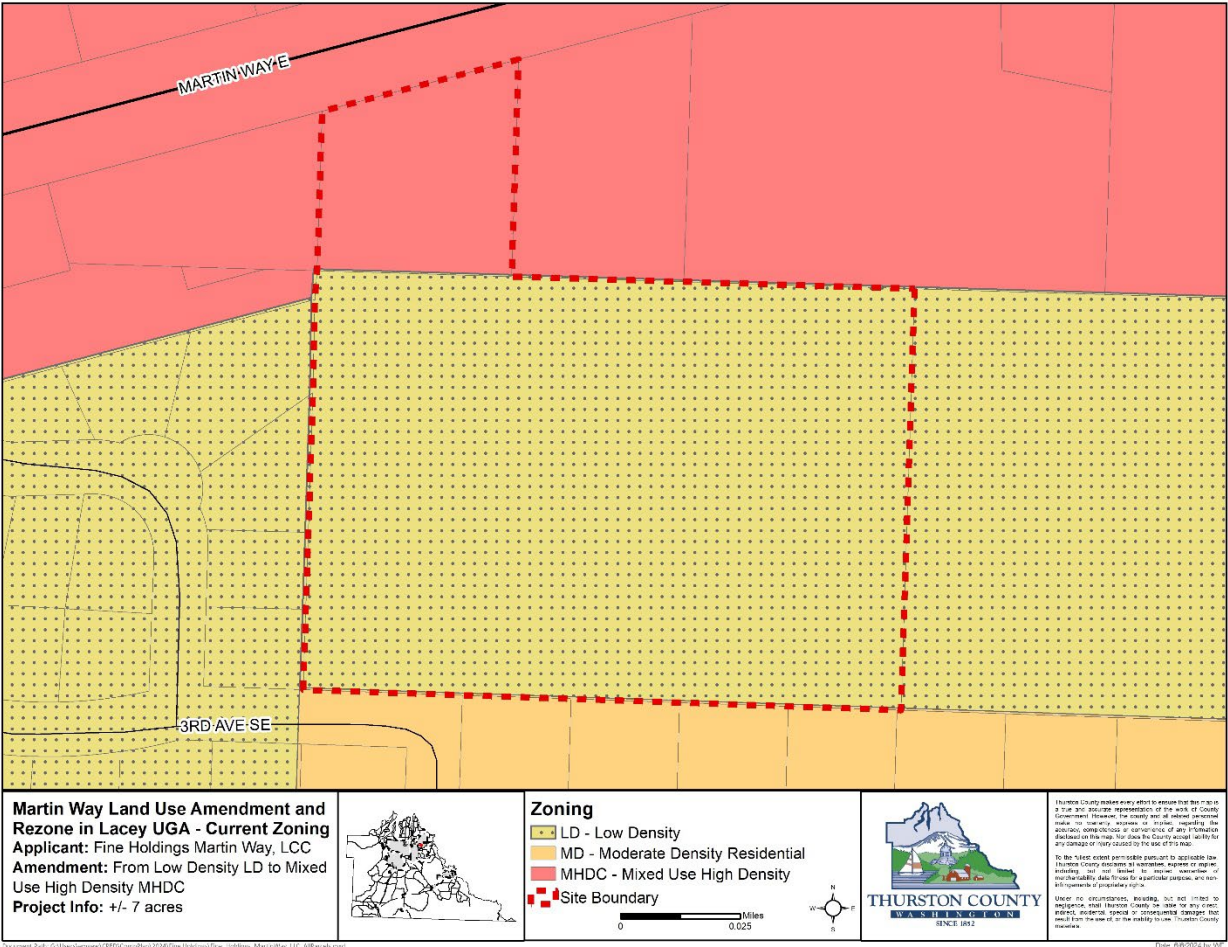
Attachment B

Aerial of 7809 Martin Way East



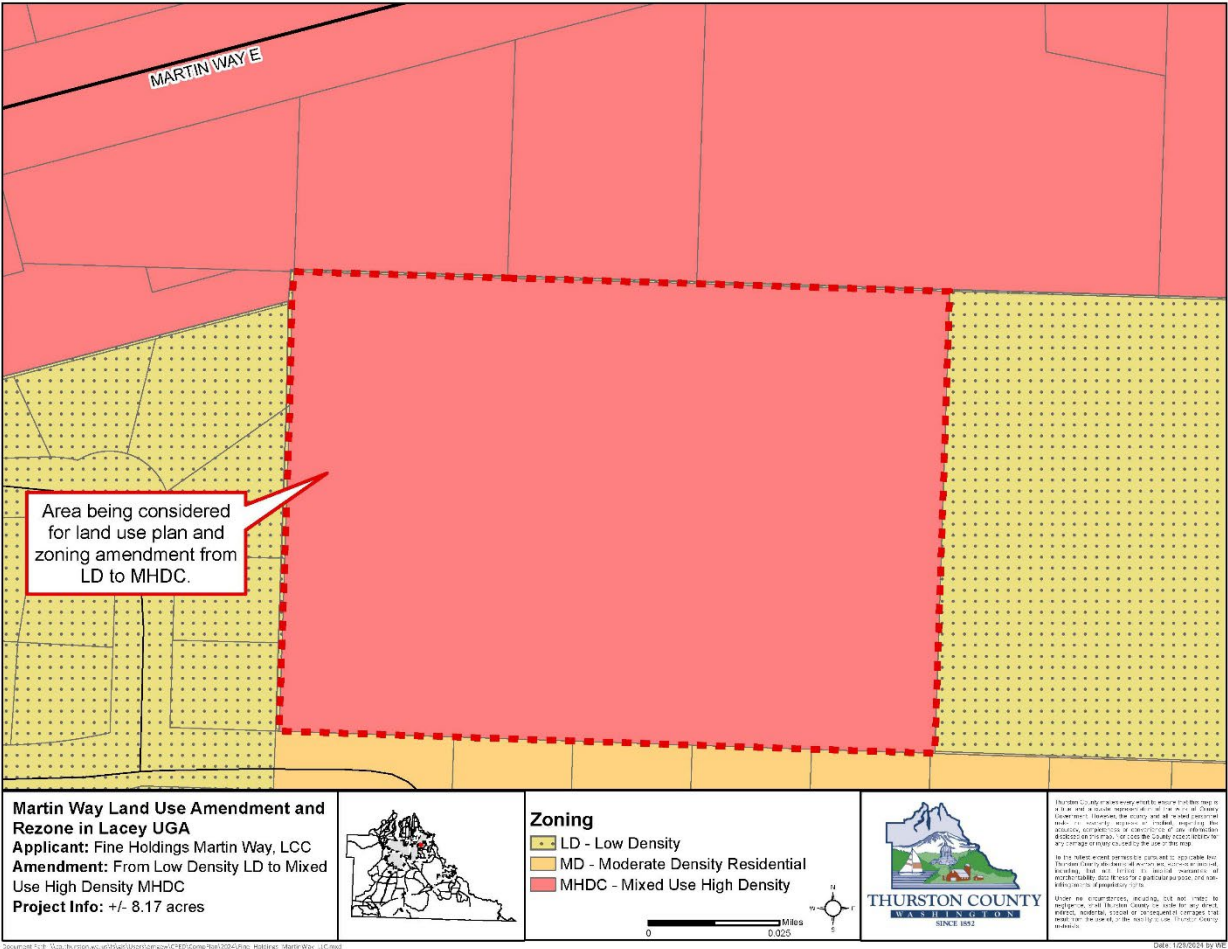
Attachment B

Existing zoning at 7809 Martin Way East



Attachment B

Proposed zoning at 7809 Martin Way East



**PUBLIC WORKS**

9605 Tilley Road S, Suite C | Olympia, WA 98512-1093
Office: (360) 867-2300 | TDD line: 711 or 1 (800) 833-6388

Jennifer D. Walker, Director

MEMORANDUM

DATE: August 21, 2024

TO: Leah Davis, Associate Planner, Thurston County CPED

FROM: Todd Mason, Development Review Manager, Thurston County PW

SUBJECT: 7809 Martin Way E Land Use & Rezone Residential to Commercial
Thurston County Project No. 23105269
Folder Number: 23-114376 VC
Parcel No. 11814210200

I have reviewed the proposal to change the zoning of the southern portion of the above referenced property described as Lot 2 of the short subdivision ss-0200 recorded under Thurston County Auditor No. 950913 to MHDC, Mixed Use High Density.

Public Works would not oppose the proposed rezone with the following conditions/comments:

- 1) The primary access for the parcel shall be on Martin Way East.
- 2) 3rd Ave SE may be used for emergency access only.
- 3) 3rd Ave SE might be able to be used for secondary access but would most likely entail the developer constructing roadway improvements on 3rd Ave SE and Kingham Street SE. The determination of allowing access and what roadway improvements would be required would be evaluated after submittal of a proposed project and the associated traffic impact analysis.
- 4) The center median on Martin Way E will be required to be expanded to the eastern property line with any new development of the parcel.
- 5) The site access on Martin Way E will be restricted to right turn in, right turn out.
- 6) In addition to the site specific comments above, new development will be required to meet all requirements of the Thurston County Road Standards and the city of Lacey Development Guidelines applicable at the time of complete submittal.

Board of County Commissioners

Carolina Mejia **District One** | Gary Edwards **District Two** | Tye Menser **District Three**
Wayne Fournier **District Four** | Emily Clouse **District Five**

Attachment D

#1

COMPLETE

Collector: Website (Web Link)
Started: Wednesday, August 07, 2024 7:45:10 PM
Last Modified: Wednesday, August 07, 2024 7:59:14 PM
Time Spent: 00:14:03

Page 1: Make Your Voice Heard

Q1

Name:

B. Norton

Q2

Email Address

puckingworth19@gmail.com

Q6

Do you support the Martin Way Land Use Plan and Rezone Amendment?

If the following changes were made to the Martin Way Land Use Plan and Rezone Amendment, I would support it. (List changes below.)

Q7

Martin Way Land Use Plan and Rezone Amendment Comment Form

I recommend that the 'mixed use' development provide additional landscaping and trees to buffer HD residents from the commercial businesses and the very intense traffic along Martin Way. I'm just imagining a family with small children trying to navigate the 5-6 lanes of traffic - without a stoplight - to get to a bus stop, and that makes me concerned for their safety. If HD housing is permitted here, a new traffic light should be a requirement, along with bus stop improvements that keep waiting transit riders safe while waiting for the bus.

Also concerned that the site be checked for contamination, given its history, and the site fully remediated to meet *residential* standards.

8/21/24

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
August 28, 2024**

1. Work Session: Thurston County Martin Way Rezone

Packets due: August 23, 2024

**Planning Commission Meeting
September 11, 2024**

1. Work Session: Public Comment Policy
2. Work Session: Roberts Rules of Order

Packets due: September 6, 2024

**Planning Commission Meeting
September 25, 2024**

1. Work Session: Development Guidelines & Public Works Standards

Packets due: September 20, 2024

Pending Items: HB 5290 Permit Processing: 10/9 Briefing; 11/13 Public Hearing
DG&PWS: 10/23; 11/13; 12/11; 1/22