



**LACEY CITY COUNCIL
WORKSESSION
THURSDAY, JANUARY 23, 2020
7:00 – 8:30 P.M.
LACEY CITY HALL – 420 COLLEGE STREET SE**

AGENDA

- 7:00** **2019-2020 PLANNING COMMISSION WORK PROGRAM**
RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
(STAFF REPORT)
- 7:45** **2020 COMPREHENSIVE PLAN AMENDMENT DOCKET APPLICATIONS**
RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
(STAFF REPORT)
- 8:30** **ADJOURN**



LACEY CITY COUNCIL WORKSESSION

January 23, 2020

SUBJECT: 2020 Planning Commission Work Program

RECOMMENDATION: Approve a motion to adopt the 2020 Planning Commission work program.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS: [2020 Planning Commission Work Program](#)

FISCAL NOTE: The 2020 budget funds the city-initiated work program items. No additional budget impact is identified for City funds.

PRIOR REVIEW: None.

BACKGROUND:

The City Council and Planning Commission will review and the City Council is requested to adopt the draft work program at the joint meeting. The attached document contains the final draft work program which lists tasks that the City expects to complete within the next year. The tasks are organized by the type of amendment that they are considered (plan update, joint planning requirement, or code update) with each item prioritized. Both the City Council and Planning Commission will have the opportunity to ask questions, discuss the program schedule and add, remove or re-prioritize items on the work program.

Comprehensive Plan Amendments

The Comprehensive Plan Amendments identified are those that are currently underway to implement a portion of the Comprehensive Plan, required by state law, or are funding dependent. These items include development of a Regional Climate Action Plan, Martin Way Corridor Study, revisions necessary to the Comprehensive Plan related to the Low Density Residential zone consolidation, updates to utility plans, update to the Urban Forest Management Plan, and annual required updates to our Capital Facilities Plan and Six Year

Transportation Improvement Program. The Shoreline Master Program is required to be updated by June 30, 2021, but will be completed by the summer of 2020 consistent with the other Comprehensive Plan Amendments. Three private applicant amendments were submitted for rezones and comprehensive plan amendments to be processed in 2020.

Code Revisions

The high priority code revisions associated with the 2016 Comprehensive Plan have been completed. Those identified for the 2020 work program include ongoing review of the emergency housing regulations and an update to the Development Guidelines and Public Works Standards including potential changes to notice and appeal procedures and street standards related to impacts on housing affordability. One private applicant zoning code amendment will be processed in 2020 related to increasing maximum building sizes above 200,000 square feet in the Light Industrial/Commercial zone.

Joint Planning

One long term item related to the 2016 Comprehensive Plan is completing the joint planning effort with Thurston County to adopt the Comprehensive Plan for the Lacey UGA. This will include addressing issues specific to the UGA including requiring sewer for all new development, increasing minimum density requirements for the Moderate and High Density Residential zones, reviewing agricultural designations within the UGA and identifying “urban holding areas” in the Pleasant Glade and McAllister Geologically Sensitive Areas.

ADVANTAGES:

1. Reviewing and adopting the 2020 Planning Commission Work Program provides an opportunity for Council to ask questions on specific planning topics and reprioritize the work program based on emerging or changing issues.

DISADVANTAGES:

1. No disadvantages identified

2020 PLANNING COMMISSION WORK PROGRAM
1-23-2020

Plan Amendments		Proposed By:	Description	Anticipated Start - Completion Date	PC/Staff Hours	Staff Lead
Priority	2020 Plan Updates					
High	Regional Climate Action Plan	TRPC	In December 2017, discussions occurred between the Cities of Olympia, Tumwater, and Lacey about participating in the development of a regional climate action plan. The Cities and Thurston County entered into an interlocal agreement to fund phase 1 of the coordinated effort. Phase 1 documents the baseline activities each jurisdiction has taken to date related to climate action measures, identifies a baseline emission year, target reduction year and outlines a scope of work for Phase 2. Phase 2 is the development of the regional climate action plan. Phase 2 is anticipated to take a year to develop with staff resources dedicated to participate in the regional technical committee and public participation efforts. The four jurisdictions will contract with TRPC to facilitate the planning process and managed the consultant contract.	Start: Fall 2018 Complete: June 2020	4/60	Jessica Brandt
High	Shoreline Master Program Update	Shoreline Management Act	Update the shoreline master program by the statutory deadline. Grant funds will be used to obtain a consultant to prepare background information, prepare an analysis of the existing SMP to identify gaps in regulations, and prepare the necessary amendments to the SMP and other development regulations that are clear and predictable so that they are easy to understand and administer. Staff will conduct the outreach and implement the public participation plan.	Start: July 2019 Complete: June 2020	6/60	Jessica Brandt
High	Low Density Residential Zone Consolidation	Housing Strategy	Implement a recommendation of the Housing Strategy to consolidate Low Density Residential zones to reduce minimum lot sizes, lot widths, and density minimums will help increase density in older, central neighborhoods, which are near utilities, transit lines, services, and jobs. The Comprehensive Plan and zoning map will need to accompany the text amendment change.	Start: January 2019 Complete: Summer 2020	2/20	Ryan Andrews
High	Martin Way Corridor Study	TRPC	TRPC on behalf of Thurston County, Intercity Transit, the City of Olympia and City of Lacey was awarded a Federal Surface Transportation Block Grant in the amount of \$452,750. Combined with the local match of \$70,660, the total project amount will total \$523,410. The purpose of the grant is to fund an interjurisdictional study of the Martin Way Corridor from Pacific Avenue in Olympia to Marvin Road in Lacey. The purpose of the study is to address bicycle and pedestrian improvements (building off Lacey's Plan), corridor safety, transit facilities, access management, neighborhood connectivity and land use. City of Lacey's match is in kind staff resources as a member of the steering committee and providing baseline information.	Start: January 2020	2/100	Ryan Andrews/Samra Seymour
High	Water Comprehensive Plan	Public Works	Complete an update to the Water Comprehensive Plan.	Start: Underway Complete: Summer 2020	2/10	Brandon McAllister/ Planning Staff
High	Stormwater Comprehensive Plan	Public Works	Complete an update to the Stormwater Comprehensive Plan.	Start: Underway Complete: Summer 2020	4/40	Doug Christenson/ Planning Staff
High	Regional Housing Action Plan	Housing Strategy	Develop a Housing Action Plan under the HB 1923 grant program. The goal of the plan is to develop data and programs to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes.	Start: Early 2020 Complete: June 2021	4/100	Rick Walk
High	Urban Forest Management Plan Update	Necessary Periodic Update	The Urban Forest Management Plan was last updated in 2013 and is in need of a periodic update. The update will include amendments to associated development regulations to ensure that the goals of the Plan are being implemented as envisioned.	Start: Spring 2020 Complete: Fall 2020	6/80	Jessica Brandt
Medium	Capital Facilities Plan	Annual Requirement	Complete the annual update to the Capital Facilities Plan to coordinate and schedule utility, transportation, and other capital improvements.	Start: January 2020 Complete: Summer 2020	2/40	Jessica Brandt
Medium	Annual Six Year Transportation Improvement Program Amendment	Annual Requirement	Review and hold a hearing on the 6-year Transportation Improvement Plan (TIP). This is a required item that will be scheduled for Council's action by July of each year.	Start: Spring 2020 Complete: July 2020	1/2	Martin Hoppe

2020 PLANNING COMMISSION WORK PROGRAM

1-23-2020

Priority 2020 Plan Updates Cont'd						
Medium	Land Capacity Analysis - 8 Year Update	GMA, Land Use and Housing Elements	1) Evaluate existing commercial and industrial land use designations and provide additional areas to meet the land demand projections for the planning period. 2) Review and update the development standards to include strategies and provisions that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities, retirement homes, accessory dwellings, and inclusionary zoning. 3) Review land designations to provide for an adequate supply of mixed-use and higher density development patterns.	Status: Underway Complete: 2020	TBD	Ryan Andrews
Priority 2020 Joint Planning						
High	City of Lacey and Thurston County Joint Land Use Plan for the Lacey Urban Growth Area	GMA/CWPP/MOU	Work with Thurston County staff and Planning Commission to review and adopt the Comprehensive Plan for the Lacey UGA. Address issues specific to the unincorporated UGA that include: require sewer for all new development; increase minimum density requirements for MD and HD zones, reviewing agricultural designations within UGA and identifying "Urban Holding Areas" in the Pleasant Glade and McAllister Geological Sensitive Areas.	Start: To Be Determined Complete:	TBD	Ryan Andrews
Priority 2020 Code Updates						
High	Emergency Housing Regulations	Housing Strategy	Implement a recommendation of the Housing Strategy to modify codes to allow nonprofits or faith-based organizations to host small encampments, tiny home villages, or other types of monitored, supportive housing meant for temporary occupancy with social services available.	Start: January 2019 Complete: Early 2020	TBD	Ryan Andrews
High	DG&PWS Updates	Public Works and Community and Economic Development	Examine public notice and appeal procedures for land use applications in Chapter 1. Address Chapter 4 frontage improvement requirements related to the cost impacts for affordable housing. Conduct technical updates to other sections.	Start: To Be Determined Complete:	4/40	TBD
High	Light Industrial/Commercial Maximum Building Sizes	Private Applicant	Consider a private-applicant initiated zoning text amendment to increase maximum building sizes above 200,000 square feet in the Light Industrial/Commercial zone.	Start: January 2020 Complete: TBD	8/80	Ryan Andrews



LACEY CITY COUNCIL WORKSESSION

January 23, 2020

SUBJECT: 2020 Comprehensive Plan Amendment Docket Applications

RECOMMENDATION: By individual motions, approve the addition of the private applications submitted by Vicwood Development Corp. and OSG Properties, Inc. to the work program of the 2020 annual package of Comprehensive Plan amendments.

By separate motion, reject adding the application by HBBP, LLC to the 2020 annual package of Comprehensive Plan amendments.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Jessica Brandt, Associate Planner *JB*

ORIGINATED BY: Community and Economic Development Department by Private Applicants

ATTACHMENTS:

1. [Docketing application and materials submitted by Vicwood Development Corp. and Ever Success, Inc.](#)
2. [Docketing application and materials submitted by OSG Properties, Inc.](#)
3. [Docketing application and materials submitted by HBBP, LLC](#)

FISCAL NOTE: None.

PRIOR REVIEW: None.

BACKGROUND:

The Growth Management Act requires that the City's Comprehensive Plan be amended only once per year. As part of the annual cycle of comprehensive plan amendments, the City compiles all privately-initiated requests received in the previous year for processing in the following year. The process, commonly known as docketing, allows the City Council discretion in determining which of those applications have merit to move forward for full consideration and which applications should be removed from the docket. For 2020, the City has received three applications.

Vicwood Development Corp. and Ever Success, Inc.

Richard E. Cobb of the Vicwood Development Corporation and Ever Success, Inc. has submitted a docketing application for property located at the NE corner of 31st Ave NE and Willamette Drive NE. The property is 11.51 acres and is currently undeveloped. The parcel is owned by Ever Success Inc. The application is a rezone request from Hawks Prairie Community Commercial to Hawks Prairie High Density Residential and Hawks Prairie Neighborhood Commercial. Of the total 11.51 acres of the property, 9.51 acres is proposed to be designated as High Density Residential and the remaining 2 acres on the SW corner is proposed to be designated as Neighborhood Commercial.

The properties to the north is zoned High Density Residential and is developed. To the east is open space owned by Meridian Campus Commercial Owners Association. To the South is developed Moderate Density Residential and Community Office. To the West is a mix of undeveloped and developed land zoned Community Office.

The purpose of the docketing request is to consider rezoning the property to HD Residential and Neighborhood Commercial to allow multi-family residential development, small scale convenience center and mixed-use residential units. It would decrease the amount of commercially zoned land in the Hawks Prairie area, which is in low demand, and increase the amount of High Density Residentially zoned land, which is in high demand.

OSG Properties, Inc.

OSG Properties, Inc., Lakeside Industries, and Roy Slaybaugh have submitted a docketing application for ten parcels located both east and west of Carpenter Road NE between Interstate 5 and Britton Parkway NE. The properties total approximately 60 acres and are currently a mixture of undeveloped properties and small warehouses. The eastern side of Carpenter Road NE is currently zoned Hawks Prairie Business District Business Commercial and the parcels west of Carpenter Road are zoned both Mineral Extraction and Low Density Residential 3-6. The application is to rezone these parcels to Light Industrial Commercial.

The surrounding properties have a mixture of zoning with properties to the south of Interstate 5 are zoned Central Business District 6, properties to the west (owned by Miles Sand and Gravel) are zoned Hawks Prairie Business District Business Commercial, and the properties to the north and east are zoned residential.

The purpose of the docketing request is to consider rezoning the property to Light Industrial Commercial to provide more flexibility for future development of the property as the Light Industrial Commercial zone allows for a broader variety of uses than the Hawks Prairie Business District zone. The existing Mineral Extraction zone is limited to uses only related to mining. Since the mining operations have ceased in this area, this would be an opportunity to establish a more appropriate zone for the area. A rezone of the property would also provide a transition between the existing Hawks Prairie Business District and the residential areas to the west.

HBBP, LLC

Hill Betti Business Park (HBBP, LLC) has submitted a docketing application for 7 parcels located west of Marvin Road NE generally between Hickory Stick Lane NE and Evelyne Lane NE. The properties total approximately 108 acres and are currently a mixture of undeveloped properties and small warehouses. Existing zoning for the area is Light Industrial Commercial. The application is to rezone these parcels to Light Industrial Commercial.

The purpose of the docketing request is to consider rezoning the property to Light Industrial for the purposes of allowing a large (greater than 200,000 square feet) warehouse distribution building on the site. The Light Industrial Commercial zone prohibits buildings over 200,000 square feet in size so the rezone is necessary to accommodate the larger building since the Light Industrial zone does not have the same prohibition. In addition to the docketing application, the applicant has concurrently submitted a zoning text amendment proposal to eliminate the 200,000 square foot building cap in the Light Industrial Commercial zone to allow larger warehouse buildings. Zoning text amendments are not subject to the docketing process and will be processed in 2020 regardless of the docketing request.

Staff's recommendation is to deny the docketing request because of the concurrent submittal of the zoning text amendment. The zoning text amendment is a more appropriate avenue for the request and will eliminate two simultaneous requests that may conflict. Additionally, within the Lacey city limits there is nearly 900 acres of Light Industrial zoned land and only 190 acres of Light Industrial Commercial zoned land. The amount of existing Light Industrial Commercial lands should be preserved to retain land resources that provide opportunity for the establishment of small scale and start-up business uses conducive to that zone.

Work Program Impacts

The anticipated impact by adding these applications to the Planning Commission work program would be moderate. Review of the applications would require coordination to ensure that any changes to that district meet current and future needs as well as associated staff time to conduct necessary public outreach. Staff time associated with each request is estimated to take 60-80 hours.

Staff recommends adding the request for Comprehensive Plan amendment and rezone to the docket of annual comprehensive plan amendments for the Vicwood and OSG Properties requests. Staff recommends that the request from HBBP, LLC not be added to the work program due to the previously submitted zoning text amendment.

ADVANTAGES:

1. Adding the private amendments to the Comprehensive Plan Amendment docket will allow the applications to move forward through the review process and be considered for re-designation.

DISADVANTAGES:

1. None identified.



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:

Docketing Application for Comprehensive Land Use Plan Map Amendments

SECTION I

APPLICANT NAME: Richard E. Cobb, Vicwood Development Corp. and Ever Success Inc.

MAILING ADDRESS: 1401 Marvin Rd NE, Suite 561

CITY, STATE, ZIP: Lacey WA 98516

TELEPHONE: 360-456-7071

REPRESENTATIVE NAME: * Dan Penrose, SCJ Alliance

MAILING ADDRESS: 8730 Tallon Lane NE

CITY, STATE, ZIP: Lacey WA 98516

TELEPHONE: 360-352-1465

* The representative 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.

SECTION II

A. GENERAL DESCRIPTION OF PROPOSAL; PLEASE DESCRIBE WHAT MAP DESIGNATION CHANGE YOU ARE REQUESTING, AND THE INTENT AND REASON FOR THE PROPOSED CHANGE. PLEASE ALSO PROVIDE A LEGIBLE MAP SHOWING THE LOCATION OF THE SUBJECT SITE AND EXISTING AND SURROUNDING LAND USES.

Redesignate 11.51 acre parcel at NE corner of 31st Ave NE and Willamette Dr NE from Hawks Prairie Community Commercial District (CCD) to Hawks

Prairie High Density Residential (HD) and Hawks Prairie Neighborhood Commercial (NC). Thurston County Assessor Number 11801240100

owned by Ever Success Inc. Of the total 11.51 acres of the property, 9.51 acres is proposed to be designated as HD residential,

which would allow future multi-family development. The remaining 2 acres on the SW corner of the property is proposed to be designated as

as NC, which would allow future small scale convenience center and mixed-use residential units.

B. CONSIDER WHAT FUNCTION AND PURPOSE THE EXISTING PLAN DESIGNATION SERVES AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE. HOW IS THE PROPOSED DESIGNATION BETTER, CONSIDERING COMMUNITY NEEDS AND COMPREHENSIVE LAND USE PLAN GOALS AND POLICIES?

The Hawks Prairie area of Lacey has over 800 acres of commercially zoned land and over 70% of the total acreage of this commercially zoned land is vacant. The prevalence of vacant commercially zoned land in this area indicates a limited demand for new retail space, with existing retail averaging

averaging 24 months on the market prior to occupancy. The current supply of retail land clustered closer to I-5 on Marvin Road has yet to be absorbed, and the distance from this corridor limits the customer draw at this site to local traffic and residents. In this same context, the current housing supply has not kept up with demand pressures from new residents to the City and the Thurston region. 2018 vacancy rates in Lacey were less than 4%, and only 90 acres of vacant land zoned as High Density residential is available in the City. This proposal would add 9 acres to that total, a 10% increase. Growth in the Hawks Prairie area and changing nationwide trends in retail shopping have lessened the need for more retail space and increased the need for residential units. This property is well situated to meet this need as it is adjacent to similarly zoned HD properties to the North. Support for this proposal is found in the Community Vision Chapter of the Comprehensive Plan and the Residential Goals and policies that support a diversity of housing type and infill development.

SECTION III

INITIATED BY:

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.

Richard E. Cobb
Signature
ADDRESS: 1401 Marvin Rd NE Ste 307 #561
Lacey, WA 98516

Richard E. Cobb
Printed Name

Signature
ADDRESS: _____

Printed Name

NOTE TO APPLICANT - EXPLANATION OF THE PROCESS:

Under the State Growth Management Act jurisdictions need to establish a docketing process for Comprehensive Land Use Plan Amendments initiated by the public. The process provides the opportunity for the public to ask for consideration of a Plan change and the opportunity for Lacey to consider the merits of the proposal. In considering its merits the Lacey Council will briefly review how the request might further the public's best interest and Comprehensive Land Use Plan goals and policies. It must also consider planning priorities and the priority of the proposal.

Early consideration and docketing is important to identify planning priorities for the current year and to determine how city resources including staff and Planning Commission time will be spent. It is important to make sure Lacey's staff resources are used wisely, and that the request makes sense considering planning priorities for the current year.

If the Council determines the application does not merit further consideration the applicant will not be permitted to make a full application, and the proposal will not be scheduled for consideration by the Planning Commission.

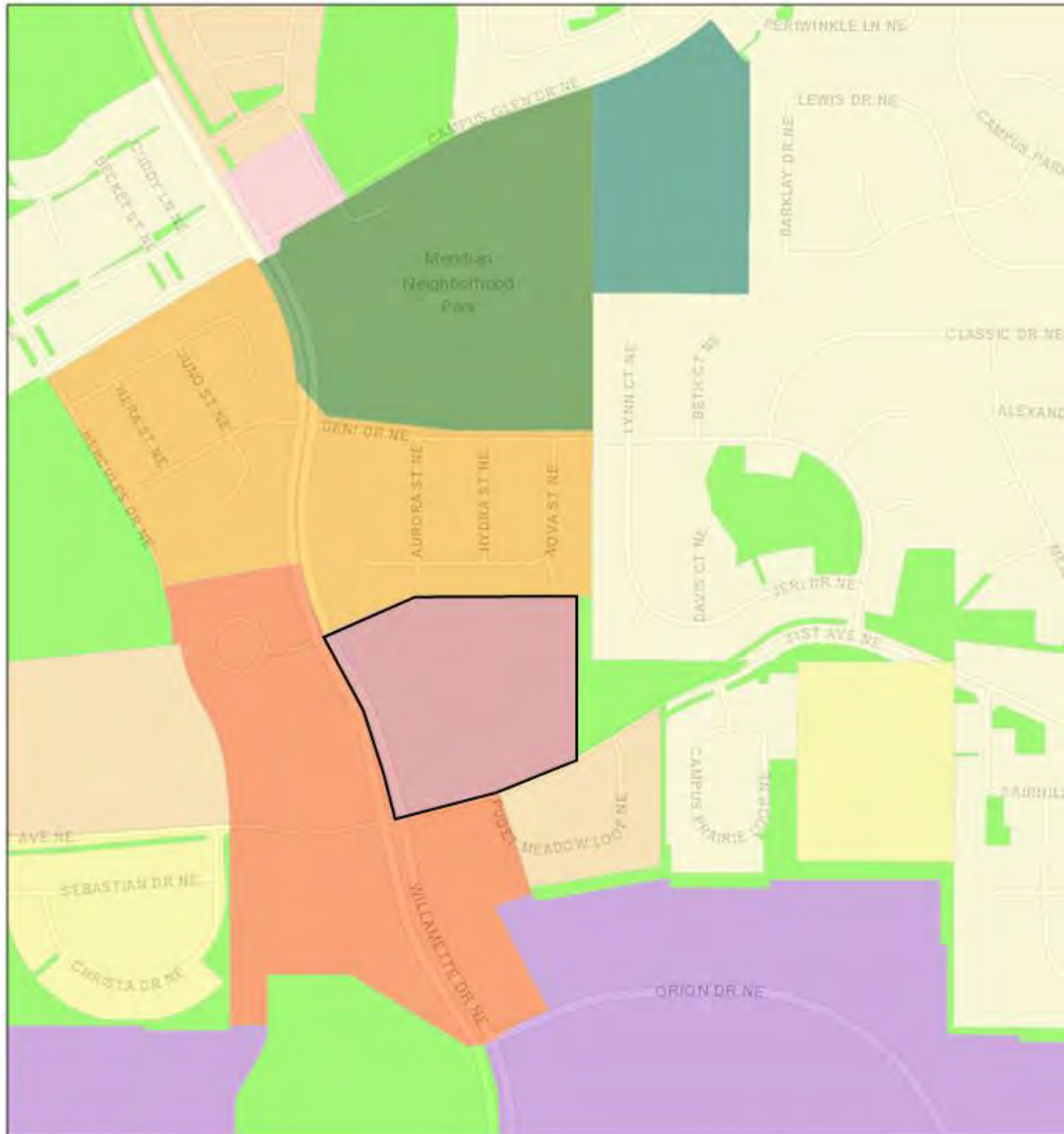
If the Council determines a proposed amendment merits consideration, based upon Comprehensive Land Use Plan goals and policies and planning priorities, the change will be processed and considered as part of Lacey's annual Planning Commission work program. If the proposal is given the go ahead to make a full application for consideration of the change, the applicant will be asked to submit a full application within two weeks of the date of the decision.

Once a complete application is submitted it will be placed on the Planning Commission work program for formal review and discussion including a public hearing. After full review and consideration the Planning Commission will make a recommendation on the request for Council action. Depending upon the Planning Commission's conclusions and findings, a recommendation may be for approval or denial, or approval with conditions or changes.

The recommendation will be bundled together with all of the other proposed amendments for the year and submitted to Council for review and action. Council action on amendments usually takes place in July.

Ever Success Property Comprehensive Plan Amendment Docketing Request

City of Lacey, WA - Zoning Map



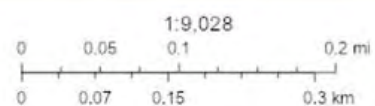
December 18, 2019

 Lacey City Limits

Lacey Zoning

-  Low Density Residential 0-4
-  Low Density Residential 3-6
-  Moderate Density Residential
-  High Density Residential

-  Neighborhood Commercial
-  Community Commercial District
-  Community Office
-  Light Industrial
-  Open Space Institutional
-  Open Space Park
-  Open Space School



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

City of Lacey – Proposed Land Use



RECEIVED

DEC 20 2019



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

OFFICIAL USE ONLY

Case Number: 19-370

Date Received: 12-20-19

By: RYAN

Related Case Numbers:

**Docketing Application for
Comprehensive Land Use Plan
Map Amendments**

SECTION I

APPLICANT NAME: OSG Properties, Inc.

MAILING ADDRESS: 2514 South Bay Rd NE

CITY, STATE, ZIP: Olympia, WA 98506

TELEPHONE: 360-789-9314 Email: Brandy@osgdozing.com

REPRESENTATIVE NAME: * Brandy Willie

MAILING ADDRESS: Same

CITY, STATE, ZIP: Same

TELEPHONE: Same

* The representative 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.

SECTION II

A. GENERAL DESCRIPTION OF PROPOSAL; PLEASE DESCRIBE WHAT MAP DESIGNATION CHANGE YOU ARE REQUESTING, AND THE INTENT AND REASON FOR THE PROPOSED CHANGE. PLEASE ALSO PROVIDE A LEGIBLE MAP SHOWING THE LOCATION OF THE SUBJECT SITE AND EXISTING AND SURROUNDING LAND USES.

We are requesting a re-designation of zoning for a group of parcels on Carpenter Rd NE and Britton Parkway. This would include, OSG Properties,

Olympia Sand & Gravel, Lakeside Industries and High Rim, LLC. The properties have multiple designations now including HPBDC, LDR, ME, Etc...

We would like all of the properties to be re-zoned as LI-C. We feel this new designation will serve the properties and the surrounding area with better

opportunity for land use and also be more in line with the uses that are there now.

B. CONSIDER WHAT FUNCTION AND PURPOSE THE EXISTING PLAN DESIGNATION SERVES AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE. HOW IS THE PROPOSED DESIGNATION BETTER, CONSIDERING COMMUNITY NEEDS AND COMPREHENSIVE LAND USE PLAN GOALS AND POLICIES?

The existing plan designation does not serve the current use or future development in such a way that is beneficial to the property owners, the public or individuals who frequent the area. The area is heavy with commercial and industrial traffic and is not conducive to pedestrian and or consumer traffic. This application seeks to adjust the allowed uses to Light Ind./Commercial.

This will fulfill the City and public needs for more "LI" area in the neighborhood and is consistent with property usage at surrounding lots. The City of Lacey has pointed out that they are in need of more Light Industrial areas that work better for the smaller businesses that need storage or manufacturing space while also having the option for retail/wholesale store frontage. It is our opinion that the LI-C zoning is also a good blend with the uses that are further to the North that have better access to freeways and consumer uses. This area does have adequate freeway access for business uses to the North at Marvin Rd. by way of Britton Parkway and also to the South by way of Martin Way. This access will be attractive to the types of users that would potentially use this area. We feel this re-zone would benefit the City's long term plan goals.

SECTION III

INITIATED BY:

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.

Mike Willie
Signature
ADDRESS: 6298 GRAVEL LANE NE

Mike Willie
Printed Name

Michael Lee
Signature
ADDRESS: 4525 Carpenter Rd NE; 1601 Carpenter Rd NE;
1755 Carpenter Rd NE.

Michael Lee
Printed Name
President, Lakeside
Industries, Inc.

(Parcel Nos. 11810320200, 11810230103, 11810230101, 11809140300)

Roy Slaybaugh

Roy Slaybaugh

1547 CARPENTER RD NE

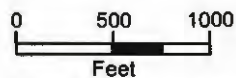
LI-C Re-Zone



Legend

- Parcel Boundaries
- Roads - Major
 - Major Roads
 - Ramp
 - I5; US 101
- Roads (Large Scale)
- Railroads
- County Border

Scale 1: 16,877



THURSTON COUNTY
WASHINGTON
SINCE 1852

Map Created Using GeoData Public Website

Published: 12/9/2019

Note:



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



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

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers: _____

**Docketing Application for
Comprehensive Land Use Plan
Map Amendments**

SECTION I

APPLICANT NAME: HBBP, LLC.

MAILING ADDRESS: PO BOX 70583

CITY, STATE, ZIP: SEATTLE, WA 98127

TELEPHONE:

REPRESENTATIVE NAME: * DAVID TOYER (CONSULTANT)

MAILING ADDRESS: TOYER STRATEGIC CONSULTING
3705 COLBY AVE, SUITE 1
EVERETT, WA 98201

EMAIL: DAVID@TOYERSTRATEGIC.COM

TELEPHONE: 425-344-1523

* The representative 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.

SECTION II

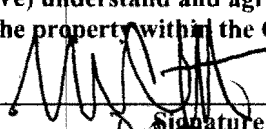
B. CONSIDER WHAT FUNCTION AND PURPOSE THE EXISTING PLAN DESIGNATION SERVES AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE. HOW IS THE PROPOSED DESIGNATION BETTER, CONSIDERING COMMUNITY NEEDS AND COMPREHENSIVE LAND USE PLAN GOALS AND POLICIES?

PLEASE SEE ATTACHED DISCUSSION.

SECTION III

INITIATED BY:

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.



Signature
ADDRESS: PO Box 70583, Seattle
98127

Michael C Slattery

Printed Name

Signature
ADDRESS: _____

Printed Name

NOTE TO APPLICANT - EXPLANATION OF THE PROCESS:

Under the State Growth Management Act jurisdictions need to establish a docketing process for Comprehensive Land Use Plan Amendments initiated by the public. The process provides the opportunity for the public to ask for consideration of a Plan change and the opportunity for Lacey to consider the merits of the proposal. In considering its merits the Lacey Council will briefly review how the request might further the public's best interest and Comprehensive Land Use Plan goals and policies. It must also consider planning priorities and the priority of the proposal.

Early consideration and docketing is important to identify planning priorities for the current year and to determine how city resources including staff and Planning Commission time will be spent. It is important to make sure Lacey's staff resources are used wisely, and that the request makes sense considering planning priorities for the current year.

If the Council determines the application does not merit further consideration the applicant will not be permitted to make a full application, and the proposal will not be scheduled for consideration by the Planning Commission.

If the Council determines a proposed amendment merits consideration, based upon Comprehensive Land Use Plan goals and policies and planning priorities, the change will be processed and considered as part of Lacey's annual Planning Commission work program. If the proposal is given the go ahead to make a full application for consideration of the change, the applicant will be asked to submit a full application within two weeks of the date of the decision.

Once a complete application is submitted it will be placed on the Planning Commission work program for formal review and discussion including a public hearing. After full review and consideration the Planning Commission will make a recommendation on the request for Council action. Depending upon the Planning Commission's conclusions and findings, a recommendation may be for approval or denial, or approval with conditions or changes.

The recommendation will be bundled together with all of the other proposed amendments for the year and submitted to Council for review and action. Council action on amendments usually takes place in July.



December 20, 2019

Ryan Andrews
Planning Manager
City of Lacey
420 College Street ST
Lacey, WA 98503

HBBP, LLC DOCKET REZONE

Dear Mr. Andrews:

We appreciate the opportunity to submit a docket request on behalf of our client HBBP, LLC. The following contains responsive answers to Sections (A) and (B) of the Docket Application.

A. GENERAL DESCRIPTION OF PROPOSAL; PLEASE DESCRIBE WHAT MAP DESIGNATION CHANGE YOU ARE REQUESTING, AND THE INTENT AND REASON FOR THE PROPOSED CHANGE. PLEASE ALSO PROVIDE A LEGIBLE MAP SHOWING THE LOCATION OF THE SUBJECT SITE AND EXISTING AND SURROUNDING LAND USES.

GENERAL DESCRIPTION | MAP DESIGNATION CHANGE

Applicant seeks to change approximately 60 acres from Light Industrial Commercial (LI-C) to Light Industrial in the Hawks Prairie Planning Area.

APPLICANT'S INTENT

Applicant's intent would be to change the designation of this property to LI in order to construct a larger footprint building and utilize Chapter 16.40.052 of the Lacey Municipal Code to design a multiple-building complex.

Under the existing code, Applicant could construct up to six industrial buildings (each under the 200,000 square feet maximum) totaling 963,000 square feet. Instead, Applicant seeks the flexibility to construct a 500,000 square foot facility along with two smaller industrial buildings. This flexibility would allow the Applicant to retain some of the existing, smaller industrial buildings presently on the site, which would:

1. Reduce displacement of existing small businesses and entrepreneurs
2. Ensure the Applicant (as a building owner) and the Community maintain a wide range of building types and sizes

Applicant has separately submitted (*and would prefer the passage of*) a zoning text amendment that would modify the existing LI-C zone to create the flexibility of a master site plan with multiple building configuration.

LOCATION & MAP

Attached is a map of the area and the boundaries of the desired change. The site is generally located within the Hawks Prairie Planning Area, east of Gateway, north of Hickory Stick Ln, south of Evelyn Ln and west of Marvin Rd.

B. CONSIDER WHAT FUNCTION AND PURPOSE THE EXISTING PLAN DESIGNATION SERVES AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE. HOW IS THE PROPOSED DESIGNATION BETTER, CONSIDERING COMMUNITY NEEDS AND COMPREHENSIVE LAND USE PLAN GOALS AND POLICIES?

OVERVIEW

The LI-C current plan designation has sought to limit the size of buildings in order to encourage a variety of building types and sizes, specifically ones that could support small business. Further, the LI-C designation is intended to allow for some commercial uses. Unfortunately, the LI-C zone and its existing 200,000 square foot building size limit are a disincentive for a developer to make investments that would also retain existing buildings.

Specifically, the current LI-C designation would allow approximately 963,000 square feet of industrial space spread amongst multiple buildings but would lead to the displacement of nearly two dozen small businesses. Further, the space created by the new development would not be appropriately sized, nor affordable to those displaced businesses. Applicant believes that a change to the LI zone would enable it to develop a multiple-building complex, which would include retention of some existing buildings.

The LI zone would allow the Applicant to develop a building larger than 200,000 square feet, but in accomplishing the goals within LMC 16.40.052 for a multiple building plan, the Applicant would have the flexibility and incentive to retain existing buildings (thus retaining small businesses).

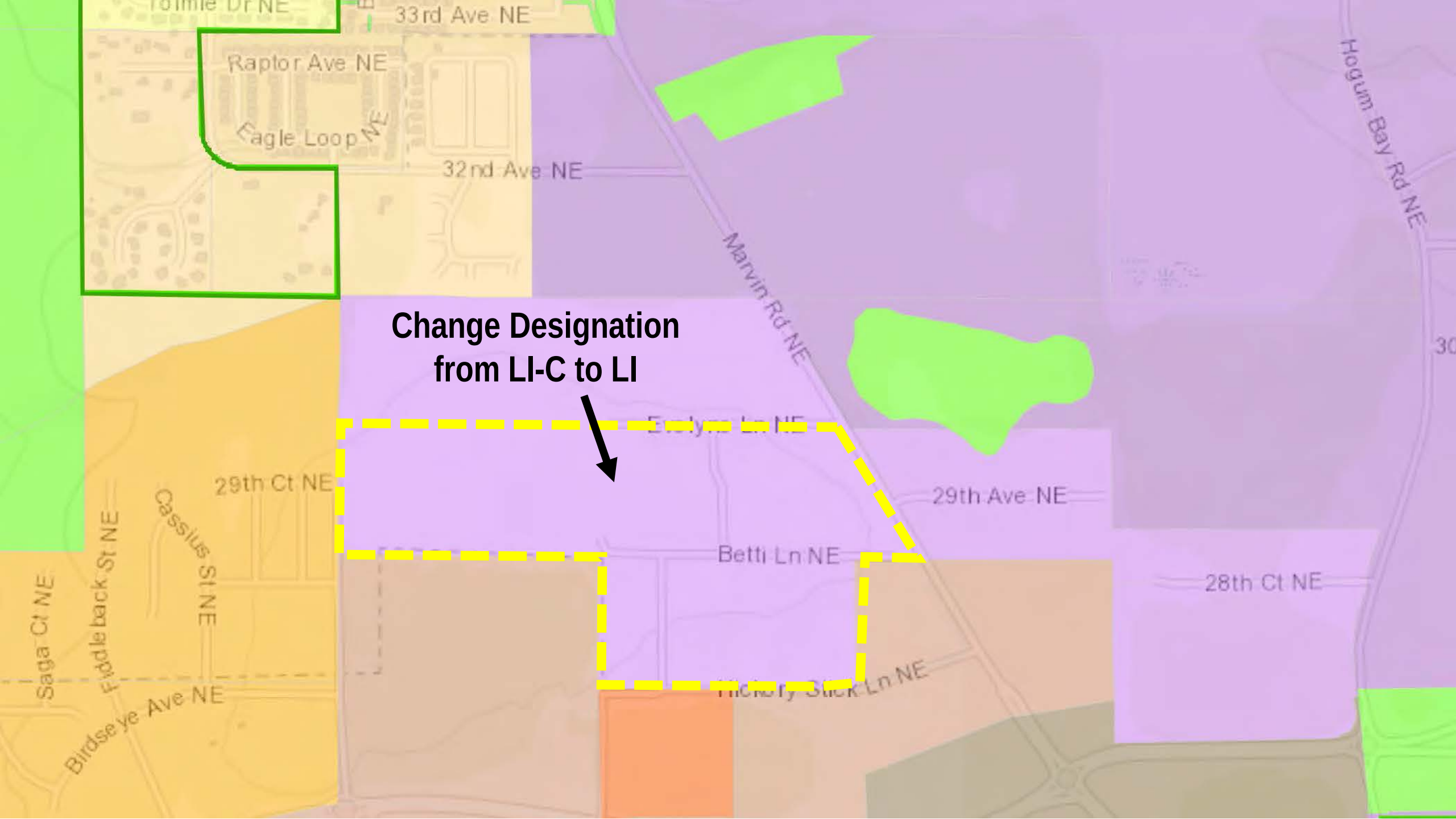
ATTACHMENTS

Attached is additional information, including a review of this request's consistency with GMA plans, a Market Analysis Report and a Transportation Analysis.

Very Sincerely,



David K. Toyer
/founder/



**Change Designation
from LI-C to LI**