

MINUTES OF THE JOINT WORKSESSION
LACEY CITY COUNCIL AND PLANNING COMMISSION
THURSDAY, JANUARY 23, 2020
7:00 P.M. – 8:25 P.M.

COUNCIL PRESENT: A. RYDER, C. PRATT, L. GREENSTEIN, M. STEADMAN, C. COX,
E. KUNKEL, M. MILLER

COMMISSIONERS

PRESENT: EDDIE BISHOP, PEG EVANS-BROWN, SHARON KOPHS, GAIL MADDEN,
MARK MININGER, DAPHNE RETZLAFF, SHAUNESY WALDEN BEHRENS,
DAVID WASSON

COMMISSIONERS

ABSENT: PAUL ENNS

STAFF PRESENT: S. SPENCE, J. BURBIDGE, S. EGGER, M. HARDIE, D. SCHNEIDER,
K. SEMKO, R. WALK, T. WOO, R. ANDREWS, J. BRANDT

Mayor Ryder requested amending the agenda to add agenda items *Essential Public Facilities* and *Woodbrook Townhomes Appellant Motion to Dismiss Appeal*.

ACTION: APPROVE AMENDED WORKSESSION AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS
GREENSTEIN AND KUNKEL

ESSENTIAL PUBLIC FACILITIES

PRESENTER: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

ACTION: INFORMATION ONLY

Rick Walk reported to the City Council and the Planning Commission that Providence and Fairfax Behavioral Health Hospital held a public meeting as part of a proposal to build a mental health facility in the Lacey area. Eventually, this proposal would go through the City of Lacey Essential Public Facilities process. Rick reminded the City Council that this type of land use application is a quasi-judicial process and no discussion should occur outside of the formal process once an application has been submitted to the City.

2019-2020 PLANNING COMMISSION WORK PROGRAM

PRESENTER: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
RYAN ANDREWS, PLANNING MANAGER
ACTION: APPROVE 2019-2020 PLANNING COMMISSION WORK PROGRAM
MOTION: MOVED AND SECONDED BY COUNCILMEMBERS COX AND STEADMAN.
MOTION CARRIED

Staff provided a status briefing of the 2019-2020 Planning Commission Work Program.

Comprehensive Plan Amendments

The Comprehensive Plan Amendments identified are currently underway to implement a portion of the Comprehensive Plan, required by state law, or are funding dependent:

- Regional Climate Action Plan
- Martin Way Corridor Study
- Low Density Residential zone consolidation
- Updates to Utility Plans
- Update to the Urban Forest Management Plan
- Annual required updates to our Capital Facilities Plan and Six Year Transportation Improvement Program
- Shoreline Master Program required to be updated by June 30, 2021, but will be completed by the summer of 2020
- Three private applicant amendments 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:

- Require sewer for all new development
- Increasing minimum density requirements for the Moderate and High Density Residential zones
- Review agricultural designations within the UGA
- Identifying “urban holding areas” in the Pleasant Glade and McAllister Geologically Sensitive Areas

2020 COMPREHENSIVE PLAN AMENDMENT DOCKET APPLICATIONS

PRESENTERS: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
 RYAN ANDREWS, PLANNING MANAGER
 JESSICA BRANDT, ASSOCIATE PLANNER

ACTION: APPROVE ADDING THE VICWOOD DEVELOPMENT CORP. AND EVER SUCCESS, INC. APPLICATION TO THE WORK PLAN

MOTION: MOVED AND SECONDED BY COUNCILMEMBERS GREENSTEIN AND MILLER. MOTION CARRIED

ACTION: APPROVE ADDING THE OSG PROPERTIES APPLICATION TO THE WORK PLAN

MOTION: MOVED AND SECONDED BY DEPUTY MAYOR PRATT AND COUNCILMEMBER STEADMAN. MOTION CARRIED

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. For 2020, the City has received three applications:

- Vicwood Development Corp. and 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, 9.51 acres is proposed to be designated as High Density Residential and the remaining two acres on the SW corner is proposed to be designated as Neighborhood Commercial. The purpose of the docketing request is to consider rezoning the property to High Density 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

The application is 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 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.

- HBBP, LLC

The application is to rezone parcels located west of Marvin Road NE generally between Hickory Stick Lane NE and Evelyne Lane NE to Light Industrial Commercial for the purposes of allowing a large (greater than 200,000 square feet) warehouse distribution building on the site. The properties total approximately 108 acres and are currently a mixture of undeveloped properties and small warehouses. 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.

The applicant withdrew his rezoning application and will only pursue the zoning text amendment.

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.

WOODBROOK TOWNHOMES APPELLANT MOTION TO DISMISS

PRESENTERS: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

ACTION: ACCEPT APPELLANT'S MOTION TO DISMISS APPEAL

MOTION: MOVED AND SECONDED BY COUNCILMEMBERS STEADMAN AND GREENSTEIN. MOTION CARRIED

ACTION: REFUND THE APPELLANT'S FEES SINCE THEY ARE DISMISSING THE APPEAL

MOTION: MOVED AND SECONDED BY COUNCILMEMBERS GREENSTEIN AND STEADMAN AND MOTION CARRIED

Appellant Schilter Farms HOA submitted a Motion to Dismiss the appeal due to reaching a settlement agreement with the developer of Woodbrook Townhomes. Staff requested a motion to accept the Motion to Dismiss, and a second motion to refund the appellant's appeal fees since they are dismissing the appeal.