

LAND USE & ENVIRONMENT COMMITTEE

SEPTEMBER 28, 2021

10:30 A.M. – 11:15 A.M.

REMOTE ONLY

COUNCIL PRESENT: COUNCILMEMBER COX (CHAIR), DEPUTY MAYOR PRATT,
COUNCILMEMBER GREENSTEIN

STAFF PRESENT: SCOTT SPENCE, RYAN ANDREWS, CHRIS STOLBERG, BRANDON CARTER

ACTION: APPROVE THE LAND USE COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED, AND CARRIED BY COUNCILMEMBER GREENSTEIN
AND COUNCILMEMBER COX

ELECTRIC VEHICLE STATIONS

STAFF: CHRIS STOLBERG, TRANSPORTATION ENGINEER

ACTION: INFORMATION ONLY

The Committee received a presentation regarding the status of electric vehicle stations. The installation of the stations is funded by a Congestion Management and Air Quality grant provided by the Thurston Regional Planning Council.

The City has partnered with North Thurston Public Schools for site placement, and has been working with ELCON Associates and Puget Sound Energy on design.

A total of 7 Charging Stations, totaling 14 charging positions, 5 of which will be level 2 chargers, and 2 of which will be Level 3 chargers, will be installed at 4 sites in the City: Lacey City Hall, Lacey Public Library, Lacey Community Center, and the North Thurston Public School District Office.

Level 2 Electric Charging stations take 4-6 hours for a full charge, and Level 3 charging stations take 25-40 minutes for a full charge.

Project Status

- o Finalizing design with electrical engineering consultant - ELCON
- o Project by the end of 2021
- o Construction Expected to take 3-4 months.

ELECTRIC VEHICLE PARKING STANDARDS, LMC 16.73

STAFF: RYAN ANDREWS, PLANNING MANAGER

ACTION: INFORMATION ONLY

The Committee received information regarding electric vehicle parking standards, a requirement to establish code requirements for electric vehicle parking is an item of the Thurston Climate Mitigation Plan.

Currently, Lacey has code standards addressing the permitting and design of electric vehicle infrastructure, but does not require a minimum number of electric vehicle parking spaces. The Planning Commission is reviewing options for requiring a minimum number of spaces designated for charging stations as part of a development project approval.

During code review for similar sized cities in the Puget Sound, most codes establish thresholds for when electric vehicle parking is required with new development, remodels, or expansions, requiring a number of stalls based on building use, and size of the parking lot.

Having standards related to electric vehicle parking and charging stations is consistent with the Thurston Climate Mitigation Plan for clean transportation. Other jurisdictions in Thurston County are not currently exploring code regulations for electric vehicle parking spaces for development projects, allowing Lacey to potentially establish a regional standard.

MULTI-FAMILY PARKING STANDARDS, LMC 16.72

STAFF: RYAN ANDREWS, PLANNING MANAGER

ACTION: INFORMATION ONLY

The Committee was briefed on the development of proposed amendments to multi-family parking standards in LMC 16.72.

The Planning Commission is reviewing parking standards to address appropriate ratios for multi-family development, ensuring that parking standards provide appropriate number of spaces for the development type and location. The current parking standard is a minimum of 1.5 spaces per unit, with no maximum number of spaces.

Amending the City's parking standards will ensure that the standards are right-sized for the development type and location with Lacey.

Staff presented estimates on the cost of different parking stalls and the two methods municipalities use to regulate parking. The City currently utilizes the “spaces per unit” method to regulate parking. The Planning Commission is considering transition to the “space per unit size” method, as it’s a more accurate calculator for parking requirements.

In 2014, the City did pass regulations for optional minimum standards for required parking stalls for all uses, except for single-family residential. These allow applicants to provide less parking than the minimum required based on available street parking, and potential shared parking within walking distance. Staff recommends that additional language be added to this provision that allows parking reduction for projects within a half mile of regular (30 minute) transit service and for those projects that provide vehicle share programs. The 6th Avenue Apartments reduced their parking through this provision.