



LAND USE & ENVIRONMENT COMMITTEE
TUESDAY, JUNE 28, 2022
10:30 A.M.
REMOTE AND IN PERSON ATTENDANCE

The Land Use & Environment Committee meeting will be conducted remotely and in person.

The public may attend the meeting in person in the Council Chambers at Lacey City Hall, 420 College SE, Lacey, Washington, or you may view or listen to the meeting by using one of the following platforms:

Live through Zoom: <https://us02web.zoom.us/j/81122346843>

Live or as a recording on YouTube: <https://youtu.be/vHF1j4eLAL8>

Listen via telephone: (888) 788-0099 or (877) 853-5247 (Webinar ID: 811 2234 6843)

The public may submit written public comments by email to publiccomment@ci.lacey.wa.us. Written public comments will be provided to the Committee electronically prior to the meeting. Comments will not be addressed during the meeting; however, comments received will be added to the official record. The comment period will close at **8:30 a.m. on June 28, 2022**.

AGENDA

2022 COMPREHENSIVE PLAN AMENDMENTS

RYAN ANDREWS, PLANNING MANAGER

- [**CARPENTER ROAD REZONE, PROJECT #22-45**](#)
HANS SHEPHERD, SENIOR PLANNER
(STAFF REPORT)
- [**LOW DENSITY ZONE CONSOLIDATION**](#)
RYAN ANDREWS, PLANNING MANAGER
(STAFF REPORT)



LAND USE & ENVIRONMENT COMMITTEE STAFF REPORT June 28, 2022

SUBJECT: Prime Development Group/Jeff Powell - Comprehensive Plan Amendment and Rezone Application - Project #22-45

RECOMMENDATION: Briefing item only. Action is not required by the Land Use and Environment Committee as this will be considered by the full City Council at a future regular meeting.

STAFF CONTACTS: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Hans Shepherd, Senior Planner *HS*

ORIGINATED BY: Community and Economic Development / Prime Development Group

ATTACHMENT(S):

- [1. Prime Development CPA and Rezone Application](#)
- [2. Map of Existing Zoning \(direct link\)](#)
- [3. Vicinity Map: 456 Carpenter Road SE \(direct link\)](#)
- [4. LMC: Low-Density Residential & Moderate Density Residential](#)
- [5. Tanglewilde Thompson Planning Area](#)
- [6. Public Comment Email and staff response](#)

FISCAL NOTE: None.

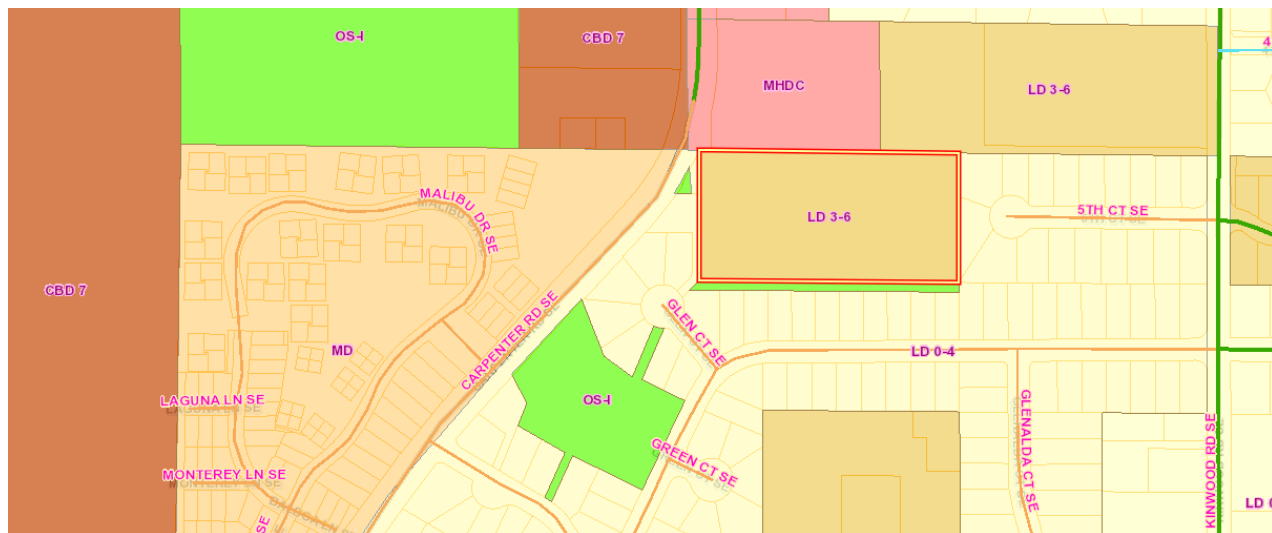
PRIOR REVIEW: None.

BACKGROUND:

Early in 2022, Prime Development Group/Olympia Hangers LLC submitted a Comprehensive Plan Amendment and Rezone request for 456 Carpenter Road SE. The application seeks to change 5 acres of primarily undeveloped/forested land from Low-Density Residential to Moderate Density Residential within the Comprehensive Land Use Plan and Zoning Map.



The property is located across Carpenter Road from 23 acres of Moderate Density Residential. Central Business District 7 extends to the northwest of the site. Properties to the north are zoned Mixed Use High Density, while properties to the south and east are predominantly Low-Density Residential.



Aldea Glen owns a 25-foot wide tract of Open Space Institutional that separates the target property from existing residential units to the south.

PLANNING COMMISSION RECOMMENDATION:

On June 21, 2022, the Planning Commission voted to advance the application to the Lacey City Council with their recommendation for approval.

One Commissioner abstained from voting on the proposed Comprehensive Land Use Plan amendment and rezone application over concerns related to housing affordability and shrinking ownership opportunities within the community.

After discussing these topics and how they relate to this application, the Planning Commission determined that these concerns are better addressed through the implementation of the Housing Action Plan and the 2025 Comprehensive Plan Update.

NEXT STEPS:

Following the Planning Commission's recommendation for approval, the proposed Comprehensive Land Use Plan amendment and rezone application will be sent to the Lacey City

Council for review as part of the annual Comprehensive Plan Amendment Packet.

ADVANTAGES:

The proposed Moderate Density Residential designation advances the goals of the Land Use Element for residential areas within the Tanglewilde Thompson Planning Area while diversifying the City’s mix of housing options.

The Comprehensive Plan provides the opportunity for every citizen to have a range of affordable housing options in any neighborhood they choose to live. The proposal promotes housing variety consistent with the Housing Element of the Comprehensive Plan by allowing multifamily residential developments that are compatible with medium and low-density residential.

1. The Land Use Element and Housing Element identify the need for land resources to support more intense housing development within the Tanglewilde Thompson Place Planning Area.
2. The proposed rezone would be consistent with many of the existing higher-intensity uses to the north and west while serving as a transitional buffer for the lower-density residential uses to the south and east.
3. The Comprehensive Plan Housing Element describes the need for sustainable and wise use of land resources to provide an adequate amount and mix of housing types for the anticipated increase in population. Approximately 70% of Lacey’s housing stock is single-family residential, which is not sufficient to accommodate anticipated population growth.
4. The property is served with City utilities and would extend utilities throughout the property as a condition of development.
5. Compatibility with adjacent parcels is addressed through zoning regulations in LMC 16.18 and design standards in LMC 14.23
6. The location is well-served by the existing transportation network.
7. Regular fixed-route transit serves the subject site.
8. The Lacey Police Department found that apartment buildings do not necessarily get more calls than single-family residential neighborhoods.

DISADVANTAGES:

1. No disadvantages have been identified at this time.

FEB 11 2022



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

OFFICIAL USE ONLY

Case Number: 22-45
Date Received: 2-11-22
By: HANS

Related Case Numbers:
118153 10200

**COMPREHENSIVE PLAN
AMENDMENT GENERAL
APPLICATION**

OWNER NAME: Olympia Hangars, LLC
MAILING ADDRESS: 7843 Old Hwy 99 SE Suite M-5
CITY, STATE, ZIP: Tumwater, WA 98501
TELEPHONE: 360-888-5333
APPLICANT NAME: * Jeff Powell
MAILING ADDRESS: 7843 Old Hwy 99 Se Suite M-5
CITY, STATE, ZIP: Tumwater, WA 98501
TELEPHONE: 360-888-5333
ADDRESS OF PROPOSAL: 456 Carpenter Rd Se Lacey, WA 98503

* The applicant 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.

GENERAL DESCRIPTION OF PROPOSAL

Change density of the unit per acre from low density to medium density

GENERAL LOCATION OF PROJECT (Give street address or, if vacant, indicate lot(s), block and subdivision; or tax lot number, access street, and nearest intersection.) 456 Carpenter RD SE Lacey, WA 98503

SECTION: 15 **TOWNSHIP:** 18 **RANGE:** 1WN2NWSW

ASSESSOR'S TAX PARCEL NUMBER: 1181510200

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY (attach additional sheet if necessary):
See Exhibit A Attached

COMPREHENSIVE PLAN, ZONING, AND LAND USE ISSUES

CURRENT ZONE CLASSIFICATION: Low Density

COMPREHENSIVE DESIGNATION: _____

CURRENT LAND USE AND IMPROVEMENTS: vacant land with a home that has been moved onto the property for reuse as a home or office for apartment development

PAST LAND USE OR HISTORY: single family residence

CURRENT COMPREHENSIVE PLAN LANGUAGE (if applicable): N/A

REQUESTED NEW COMPREHENSIVE PLAN LANGUAGE (if applicable): _____

No Text Change Needed

DOES THE PROPOSED AMENDMENT AFFECT BOTH THE CITY AND THURSTON COUNTY?

(PLEASE EXPLAIN): _____

This is a zoning request . This is a change to low density to medium density.

Will provide up to 99 housing units.

WAS THIS ISSUE, OR PROPERTY AND ITS DESIGNATION, DISCUSSED DURING THE COMPREHENSIVE PLAN DEVELOPMENT, REVIEW, AND ADOPTION PROCESS? IF SO, PLEASE EXPLAIN: _____

No - New Proposal

IS THE PRESENT COMPREHENSIVE PLAN LANGUAGE, OR DESIGNATION AND ITS RELATED ZONING, THE RESULT OF A MISTAKE? WHAT KIND OF MISTAKE (i.e., mapping, typographic)? PLEASE EXPLAIN: _____

Please see attached

IF THE AMENDMENT IS A MAP AMENDMENT, HOW MANY ACRES OF DEVELOPED AND UNDEVELOPED PROPERTY IN THE LACEY GROWTH AREA ALREADY EXIST IN THIS DESIGNATION?

DEVELOPED: 923.2 **UNDEVELOPED:** 63.0

HOW WILL THE AMENDMENT CHANGE THIS? It will add to the multi family housing need.

IS THERE A DEMONSTRATED NEED FOR THIS CHANGE AND IS IT A WISE ALLOCATION OF LAND RESOURCES? PLEASE EXPLAIN: _____

There is a need as identified in the Comprehensive Plan, Helps meet the goal of multi family units as identified in the comprehensive plan

EXPLAIN THE NEED FOR CHANGE AND HOW THE AMENDMENT IS CONSISTENT WITH THE FOLLOWING:

• **State Growth Management Act (GMA):** Please see attached

• **County-Wide Planning Policies (CWPP):** It will encourage changing conditions and will increase housing choices that support all ranges of lifestyles

• **Lacey Comprehensive Plan:** Helps meet the goals of multi family as mentioned above

• **Regional Transportation Plan (RTP):** This site is in walking distance of both Martin Way and Carpenter Road which both have active bus routes near by which will make alternative transportation an option which is also a goal of the RTP

• **Other Applicable City Plans or Documents:** The city of Lacey Housing Action Plan, Brings Multit Family housing to the area. The is a great need in the area.

• **Neighboring Jurisdictions' Comprehensive Plan (where your proposal affects multiple jurisdictions, for example; Olympia or Tumwater).** Aldea Glen owns a parcel between the project site and Carpenter Road.

There is a bend and slight elevation change in Carpenter Road reducing access visibility and sightlines.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 87°40'33" E	30.00
L2	S 03°38'44" E	35.40
L3	S 01°29'50" W	53.80
L4	S 01°29'50" W	92.70
L5	N 87°40'33" W	92.83
L6	S 01°29'50" W	97.98
L7	S 87°40'33" E	101.37

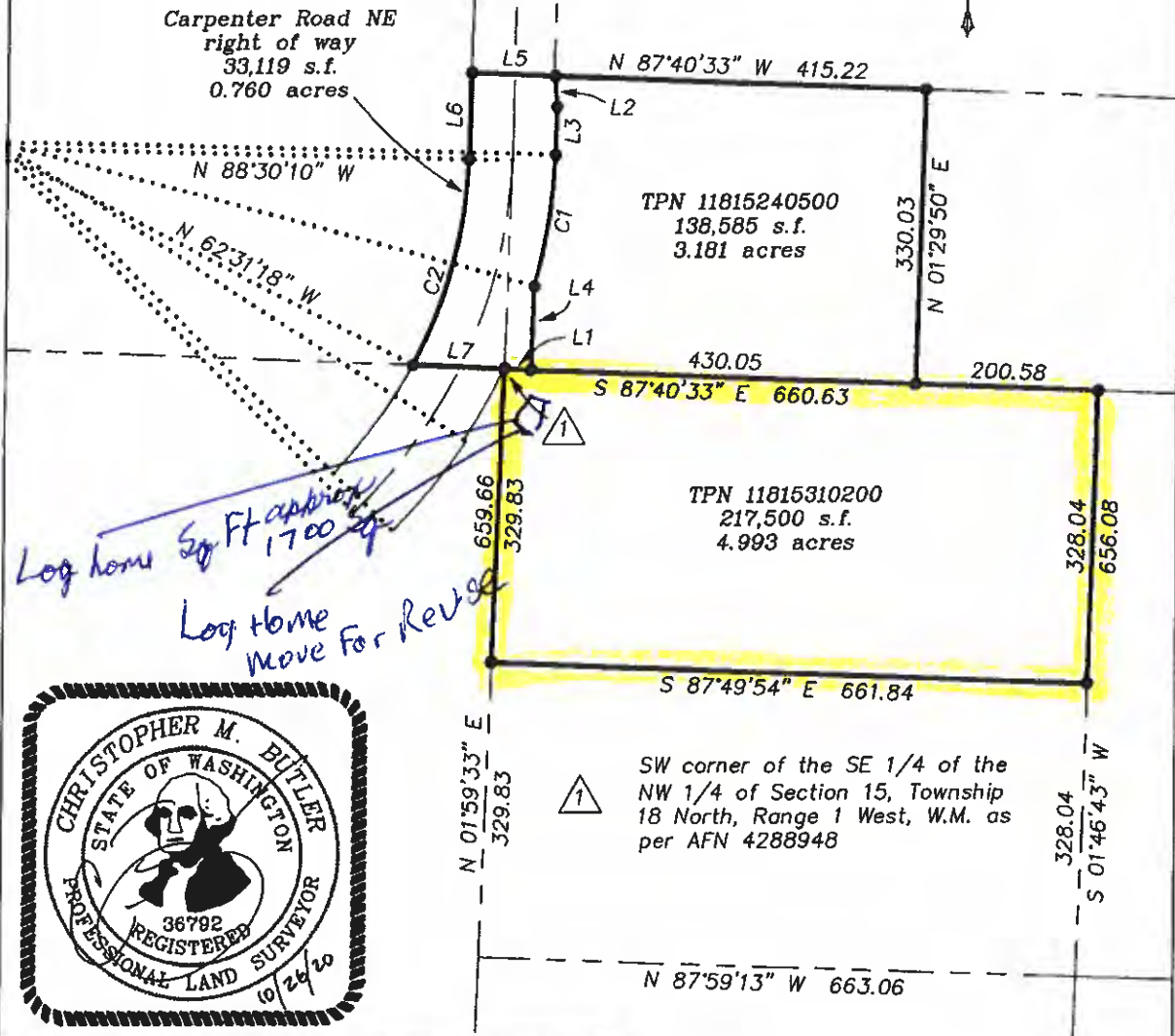
CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	13°51'47"	617.95	149.52
C2	25°58'52"	527.95	239.40

EXHIBIT A

A portion of the SW 1/4 & SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 15, Township 18 North, Range 1 West, W.M., in the City of Lacey, Thurston County, WA

1" = 200'



BUTLER SURVEYING INC.

475 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803 FAX 360/748-9319

Basis of bearings and section subdivision:
Record of survey as recorded under
Auditor's File Number 4288948, Records
of Thurston County, WA

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Thurston, State of Washington, described as follows:

NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

A handwritten signature in black ink, consisting of a large, stylized 'P' or 'R' with a long horizontal stroke extending to the left.

456 Carpenter & Rd SE
Lacey WA 98503



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

OFFICIAL USE ONLY

Case Number: 22-45
 Date Received: 4-6-22
 By: Hans

Related Case Numbers:

**REZONE
 APPLICATION**

OWNER NAME: Olympia Hangars, LLC
MAILING ADDRESS: 7843 Old Hwy 99 SE Suite M-5
CITY, STATE, ZIP: Tumwater, WA 98501
TELEPHONE: 360-888-5333

Jeff Powell DATE: 2/10/2022
 _____ DATE: _____
 _____ DATE: _____
 _____ DATE: _____

SIGNATURE(S)

I (We), the above-signed, do hereby affirm and certify, under penalty of perjury, that I/we am/are one (or more) of the owner(s) under contract of the below described property and that the following statements and answers are in all respects, true and correct on my information and belief as to those matters.

APPLICANT NAME: Jeff or Kathy Powell
MAILING ADDRESS: 7843 Old Hwy 99 Se Suite M-5
CITY, STATE, ZIP: Tumwater, WA 98501
TELEPHONE: 360-888-5333 or 360-951-0907
SIGNATURE: Jeff Powell **DATE:** 2/10/2022
ENGINEER/ARCHITECT NAME: _____
MAILING ADDRESS: _____
CITY, STATE, ZIP: _____
TELEPHONE: _____
SIGNATURE: _____ **DATE:** _____

AUTHORIZED REPRESENTATIVE: Jeff Powell
MAILING ADDRESS: 7843 Old Hwy 99 SE Suite M-5
CITY, STATE, ZIP: Tumwater, WA 98501
TELEPHONE: 360-888-5333
SIGNATURE: Jeff Powell DATE: 4-4-22
NAME OF PROJECT: _____

SUMMARY OF REQUEST (List Type of Uses): Medium Density

PROPERTY LOCATION

[]North []South []East []West Side of Carpenter between Martin
and Pacific (ROAD NAME)
Property Address: 456 Carcenter Rd SE Lacey, WA 98503
Section: 15 Township: 18 Range: 1NW2NWSW Assessor's Parcel Number: 11815210200
Full legal description of subject property: See Attached
(ATTACH SEPARATE SHEET IF NECESSARY)

TOTAL SQUARE FOOTAGE OF THE REZONE AREA:
217500

How does the rezone request conform to the Comprehensive Plan? Property would be similar zoning to the are property to north is multi family property to the west is multi family to the south and east is low density residential. As stated in the City of Lacey Comprehensive plan it helps meet the goals of multi family

ACCURATE SITE PLAN DRAWN IN INK TO SCALE WITH DIMENSIONS MUST BE SUBMITTED ALONG WITH THE APPLICATION. PLEASE SHOW THE FOLLOWING:

1. Location of proposed uses, buildings, parking areas, landscaping areas, ingress, egress, etc.
2. Location of all existing uses and structures on the property, with distances from property lines.
3. Major physical features of the property to be rezoned.
4. Barscale and north arrow.

PLEASE ANSWER THE FOLLOWING QUESTIONS

What is the relationship between the proposed use of the land to be rezoned and the surrounding land use? (i.e., Is your proposed use of land significantly different than existing land uses surrounding your property?) Please Explain: Intermediate housing density. Per the Comperheinsive plan it states to fullfill the need for more Multi family housing. Adjacent property ans across the street both have similar zoning.

Why is the property not usable as presently zoned, including the events that led you to this conclusion? Property is usable for housing but as identified in the comprehensive plan the zoning would increase housing units by adding multi family and this transitions better for the adjacent property to the northwest

How would the proposed zone change be in the interests of not only the applicant but also the surrounding properties and the public as a whole? The changes would provide up 100 units for housing Where the current zoning would provide 30 units the zoning would also be a good use for the site as all the city services are already in place, the city has the water and sewer capacity for this zoning this is the compliance of the growth management act, the services that are in place in the urban area. This change will help the general Public by providing much needed housing for this area. will help the surrounding properties by complying with e the Urban Growth Act for infilling of land where the infrastructure exist and City services have been places



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

WAC 197-11-960
ENVIRONMENTAL CHECKLIST

OFFICIAL USE ONLY

Case Number: 22-45

Date Received: _____

By: Hans Seford

Related Case Numbers:

SEPA ENVIRONMENTAL 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.

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.

A. Background [HELP]

1. Name of proposed project, if applicable: *Olympia Hangars LLC rezone request*
2. Name of applicant: *Olympia Hangars, LLC*
3. Address and phone number of applicant and contact person:
*7843 Old Hwy 99 SE, Suite M-5
Tumwater, WA 98501

Jeff Powell 360-888-5333*
4. Date checklist prepared: *2-11-2021, rev 03-28-2022*
5. Agency requesting checklist: *City of Lacey Community & Economic Development Dept.*
6. Proposed timing or schedule (including phasing, if applicable):

Anticipating rezone request to be included in the 2022 City review cycle

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

It is anticipated that once rezoned, the property will be developed with higher-density residential uses

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

None at this time, as this is a rezone request (non-project action)

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.

None known

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

None at this time, as this is a rezone request (non-project action)

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.)

Rezone property for ~~property~~ future medium-density housing

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.

*Tax Parcel No. 11815310200
456 Carpenter Road SE, Lacey WA 98503
See attached legal description and map*

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

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

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other FORESTED

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

Less than 5% per the NRCS Soil Survey of the Thurston Region

- 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.

Yelm fine sandy loam, 0 to 3% slopes

- 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.

No grading is anticipated as part of this proposal, as it is a non-project

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

No, as there is no clearing, grading, or construction is proposed as part of this proposal, as it is a non-project

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

No additional impervious surfaces will be created by this rezone request, as it is a non-project

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

No construction is proposed as part of this rezone request. When construction is proposed, the project will be reviewed by the City of Lacey to ensure that it meets with all requirements and regulations, including BMPs in place at that time.

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.

No

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

None known

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

N/A

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.

There are no known surface waters on or adjacent to the subject property

- 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.

N/A

- 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.

N/A – no construction is proposed as part of this rezone request

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

N/A – no construction is proposed as part of this rezone request

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

No – the property is outside of all floodplain areas

- 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.

N/A – no construction is proposed as part of this rezone request

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.

N/A – no groundwater withdrawals are proposed as part of this rezone request

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

N/A - no waste will be discharged as part of this rezone request

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.

N/A - no construction is proposed as part of this rezone request

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

N/A

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

No

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

N/A

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

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

N/A - no vegetation is anticipated as part of this rezone request (non-project action)

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

None known, based on WADNR website search -

<https://wadnr.maps.arcgis.com/apps/webappviewer/index.html?id=5cf9e5b22f584ad7a4e2aebc63c47bda>

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

N/A - no landscaping is proposed as part of this rezone request

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

None known per Washington State Noxious Weed Data Viewer. Correspondance with the City of Lacey indicates the presence of Scotch broom and Himalayan blackberry near the site; however, the owner is unaware of any occurrence on the property.

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:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

deer, crows, robins, stellar jays, raccoons, squirrels, chipmunks, rabbits, bats

City of Lacey correspondence indicates migratory songbirds, hawks, owls, woodpeckers, small mammals, raptors, sparrows, starlings, rock doves, rats, mice, raccoons, opossums, deer, squirrels, bats

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

Within the general area of the property, WDFW lists 3 species: Eptesicus fuscus, Myotis lucifugus, Myotis yumanensis (sensitive area for all 3 species)

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

The project site is located within the Pacific Flyway

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

N/A - no impacts are anticipated as part of this rezone request (non-project action)

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

None known

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.

N/A - no construction is proposed as part of this rezone request

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

N/A - no construction is proposed as part of this rezone request

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:

N/A - no construction is proposed as part of this rezone request

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.

N/A - no construction is proposed as part of this rezone request

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

None known per search of WSDOE Toxics Cleanup map search

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 known hazardous chemicals/conditions on or near the subject property

- 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.

N/A – no construction is proposed as part of this rezone request

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

N/A – no construction is proposed as part of this rezone request

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

N/A – no construction is proposed as part of this rezone request

b. Noise

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

N/A – no off-site noises impact this rezone request

- 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.

N/A – no construction is proposed as part of this rezone request

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

N/A – no construction is proposed as part of this rezone request

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.

The site is vacant and heavily vegetated with trees, grasses & shrubs. The subject property is adjacent to developed residential neighborhoods to the east and south. Adjacent lots to the north are less than 3 acres in size.

- 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?

Unknown

- 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:

N/A – no construction is proposed as part of this rezone request

c. Describe any structures on the site. *4 Br House. moved to use as office*
The subject property is vacant *Re Purpose of 1969 Panabode Home*

d. Will any structures be demolished? If so, what? *NO*

N/A

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

Low-density residential 3-6

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

Tanglewilde Thompson Place Planning Area, Martin Way Planning Corridor

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

N/A

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

Unknown

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

N/A - no construction is proposed as part of this rezone request (non-project action)

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

N/A

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

N/A

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

Compatible with need for additional housing units per the Comprehensive Plan

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

N/A

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

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

N/A – no construction is proposed as part of this rezone request (non-project action)

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

None

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

N/A – no construction is proposed as part of this rezone request

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?

N/A – no construction is proposed as part of this rezone request

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

None – no construction is proposed as part of this rezone request

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

N/A – no construction is proposed as part of this rezone request

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

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

N/A – no construction is proposed as part of this rezone request

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

N/A – no construction is proposed as part of this rezone request

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

N/A – no construction is proposed as part of this rezone request

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

N/A – no construction is proposed as part of this rezone request

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

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

Lake Lois Park & Habitat Preserve, Woodland Creek Community Park/Longs Pond

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

N/A – no construction is proposed as part of this rezone request (non-project action)

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

N/A – no construction is proposed as part of this rezone request

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.

None known per TC Geodata. DAHP WISAARD mapping depicts the "Heffernan Property" on the site; however, further research using WISAARD indicates that the "Heffernan Property" is located at 408 SE Carpenter Road. WISAARD also identifies the "Watson Property" located at 612 Carpenter Rd SE.

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.

None known, per DAHP WISAARD research

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.

Review of TC Geodata ("Historic Sites" data layer), review of DAHP WISAARD mapping and related information

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.

N/A – no construction is proposed as part of this rezone request (non-project action)

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.

The property has a small amount of frontage along Carpenter Rd SE.

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?

Yes, Intercity Transit provides services on Carpenter Rd – nearest existing stop is approximately 500 feet north on Martin Way

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A - no construction is proposed as part of this rezone request (non-project action)

- d. 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).

N/A - no construction is proposed as part of this rezone request (non-project action)

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

N/A - no construction is proposed as part of this rezone request (non-project action)

- f. 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?

N/A - no additional trips are proposed as part of this rezone request (non-project action)

- g. 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.

N/A - no construction is proposed as part of this rezone request (non-project action)

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

N/A - no impacts to transportation are anticipated as a result of this rezone request (non-project action)

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.

N/A – this rezone request (non-project action) would not result in an increased need for public services

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

N/A – no impacts to public services are anticipated as a result of this rezone request (non-project action)


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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- 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.

N/A – no utilities are is proposed as part of this rezone request (non-project action)

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: 
Name of signee Jeff Powell
Position and Agency/Organization _____
Date Submitted: 4-6-22

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?

At the time of site development, a drainage plan and stormwater system would be prepared and permitted to address any increase in stormwater runoff. It is not anticipated that toxic or hazardous materials would be produced, stored, or released by the construction of a residential neighborhood. Additional air emissions and noise would be those typical to a residential housing development (during construction: trucks, construction equipment, etc.; after construction: vehicles, yard equipment, etc.).

Proposed measures to avoid or reduce such increases are:

No mitigation measures are proposed, as the site is currently zoned residential and allows for development with single-family residential uses. A stormwater system (reviewed and approved by the City of Lacey) will be constructed to address runoff from new impervious surfaces.

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

Rezoning the property would not result in immediate impacts to plants, animals, fish, or marine life. Future site development would result in loss of vegetative cover and habitat opportunities.

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

At the time of site development, landscaping would be installed pursuant to City of Lacey requirements, which would result in green space and habitat.

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

It is not anticipated that rezoning the property and eventual site development would have a negative impact on energy or natural resources.

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

Future site development, including construction of new residences, would implement energy-efficient techniques, products, and supplies.

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?

There are no known sensitive areas on or near the subject property.

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

If any are located during future site development, the City of Lacey will be notified.

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?

The site is currently zoned to allow for residential uses; the rezone request is for an intensification of the residential density. It is not anticipated that the site, once developed, would result in impacts to land use of the property and surrounding neighborhood. Future development of the subject property would be reviewed by the City of Lacey to ensure compliance with regulations and plans. There are no shoreline environments on or near the subject property.

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

Future development of the subject property would be reviewed by the City of Lacey to ensure compliance with regulations and plans, including land use, environmental, stormwater, roads, and health requirements. There are no shoreline environments on or near the subject property.

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

The rezone itself would not result in increased demands on transportation or public services and utilities. Future development of the site, even under the current zoning/density allowances, would result in demands on transportation and public services/utilities because of the additional housing units provided.

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

Impact fees will be paid to the City of Lacey as necessary.

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

There are no known environmentally sensitive areas on or adjacent to the subject property. If any are located during future site development, the City of Lacey will be notified. The proposal will be reviewed by the City of Lacey to ensure compliance with all environmental regulations.

EXHIBIT ~~B~~ A

TPN 11815240500: The west 460 feet of the South 330 feet of the Southeast Quarter of the Northwest Quarter of Section 15, Township 18 North, Range 1 West, W.M., in the City of Lacey, Thurston County, Washington.

EXCEPT the West 30.00 feet for the county road known as Carpenter Road;

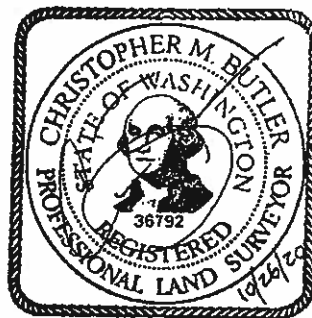
ALSO EXCEPT that portion described in right of way deed recorded under Auditor's File Number 4152130, Records of Thurston County, Washington.

TPN 11815310200: The North Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 15, Township 18 North, Range 1 West, W.M., in the City of Lacey, Thurston County, Washington.

CARPENTER ROAD RIGHT OF WAY ADJOINING TPN 11815240500

That portion of the Southwest Quarter and Southeast Quarter of the Northwest Quarter of Section 15, Township 18 North, Range 1 West, W.M., in the City of Lacey, Thurston County, Washington described as follows:

BEGINNING at the southwest corner of said Southeast Quarter of the Northwest Quarter; thence S87°40'33"E along the south line of said subdivision a distance of 30.00 feet; thence N01°29'50"E parallel with the west line of said subdivision a distance of 92.70 feet to the intercept of a curve whose radius point bears N74°38'23"W a distance of 617.95 feet; thence Northerly along said curve through a central angle of 13°51'47" for an arc distance of 149.52 feet; thence N01°29'50"E parallel with said west line a distance of 53.80 feet; thence N03°38'44"W a distance of 35.40 feet; to the north line of the South 330 feet of said subdivision; thence N87°40'33"W along said north line and the westerly extension thereof a distance of 92.83 feet; thence S01°29'50"W parallel with the east line of said Southwest Quarter of the Northwest Quarter a distance of 97.98 feet to a curve to the right whose radius point bears N88°30'10"W a distance of 527.95 feet; thence Southerly along said curve through a central angle of 25°58'52" for an arc distance of 239.40 feet to the south line of said subdivision; thence S87°40'33"E along said south line a distance of 101.37 feet to the Point of Beginning.



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 87°40'33" E	30.00
L2	S 03°38'44" E	35.40
L3	S 01°29'50" W	53.80
L4	S 01°29'50" W	92.70
L5	N 87°40'33" W	92.83
L6	S 01°29'50" W	97.98
L7	S 87°40'33" E	101.37

CURVE TABLE

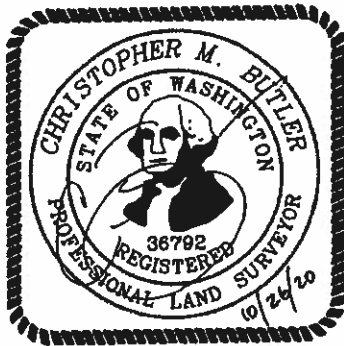
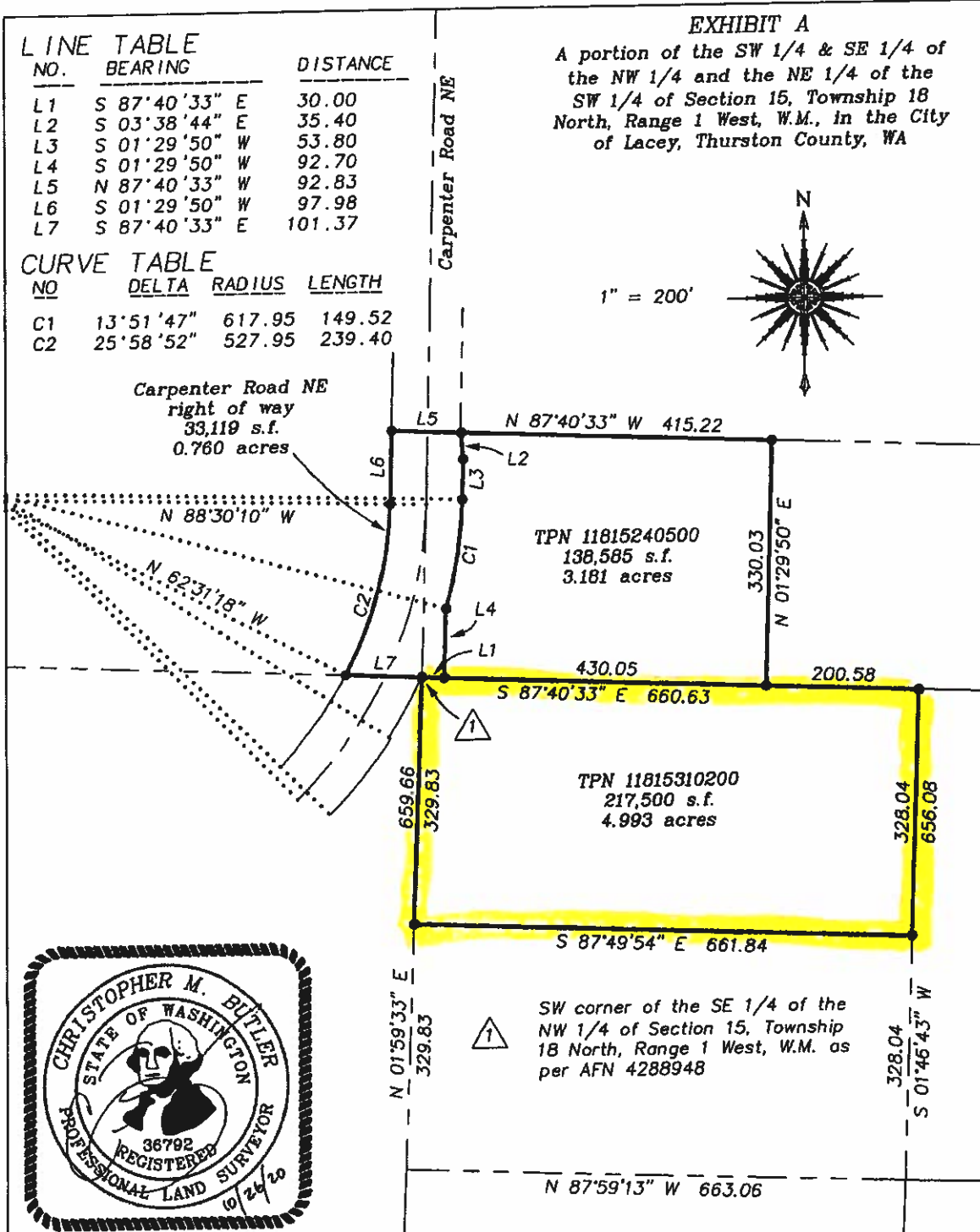
NO	DELTA	RADIUS	LENGTH
C1	13°51'47"	617.95	149.52
C2	25°58'52"	527.95	239.40

EXHIBIT A

A portion of the SW 1/4 & SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 15, Township 18 North, Range 1 West, W.M., in the City of Lacey, Thurston County, WA



1" = 200'



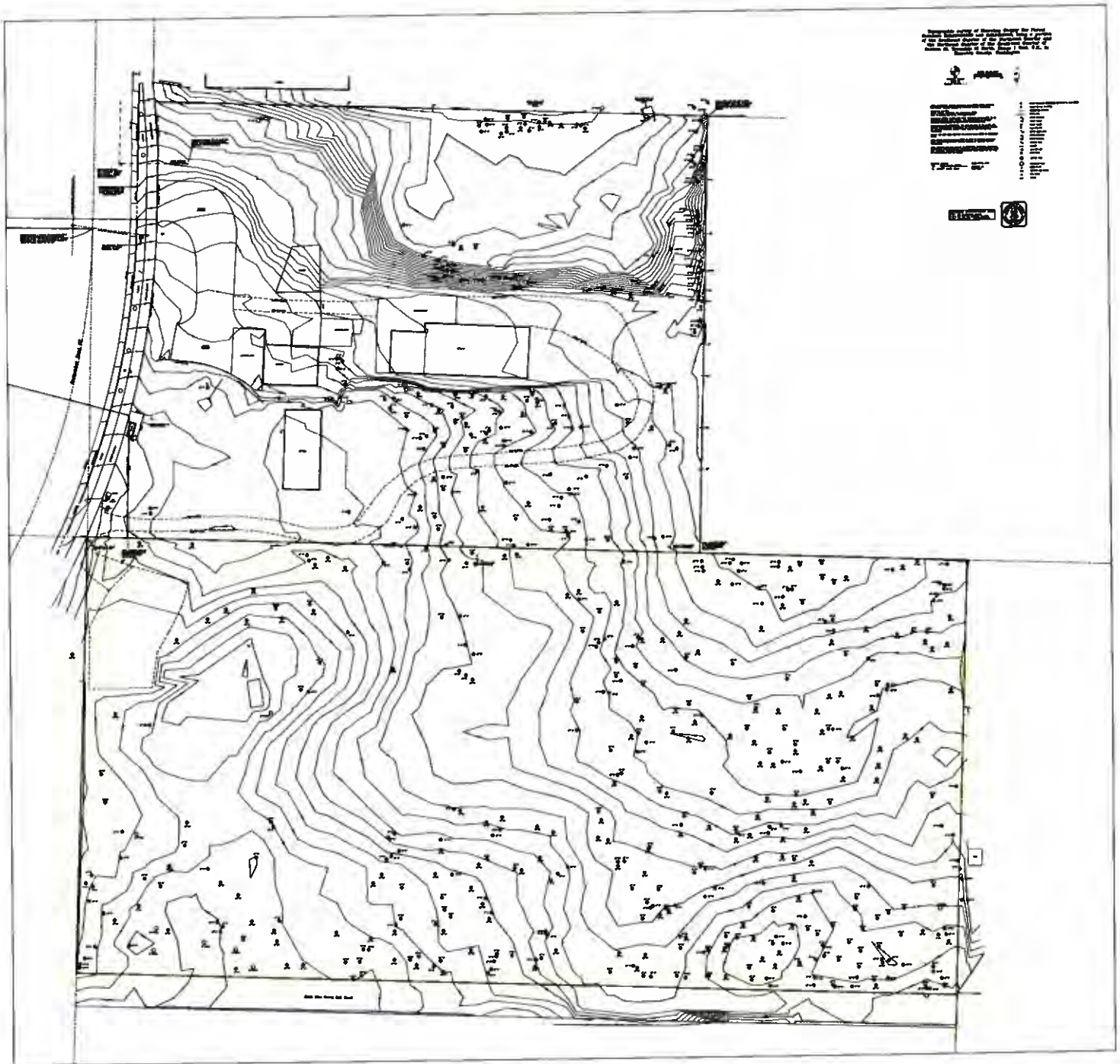
BUTLER SURVEYING INC.



475 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803 FAX 360/748-9319

Basis of bearings and section subdivision:
Record of survey as recorded under
Auditor's File Number 4288948, Records
of Thurston County, WA

456 Carpenter Rd SE
Lacey, WA 98501



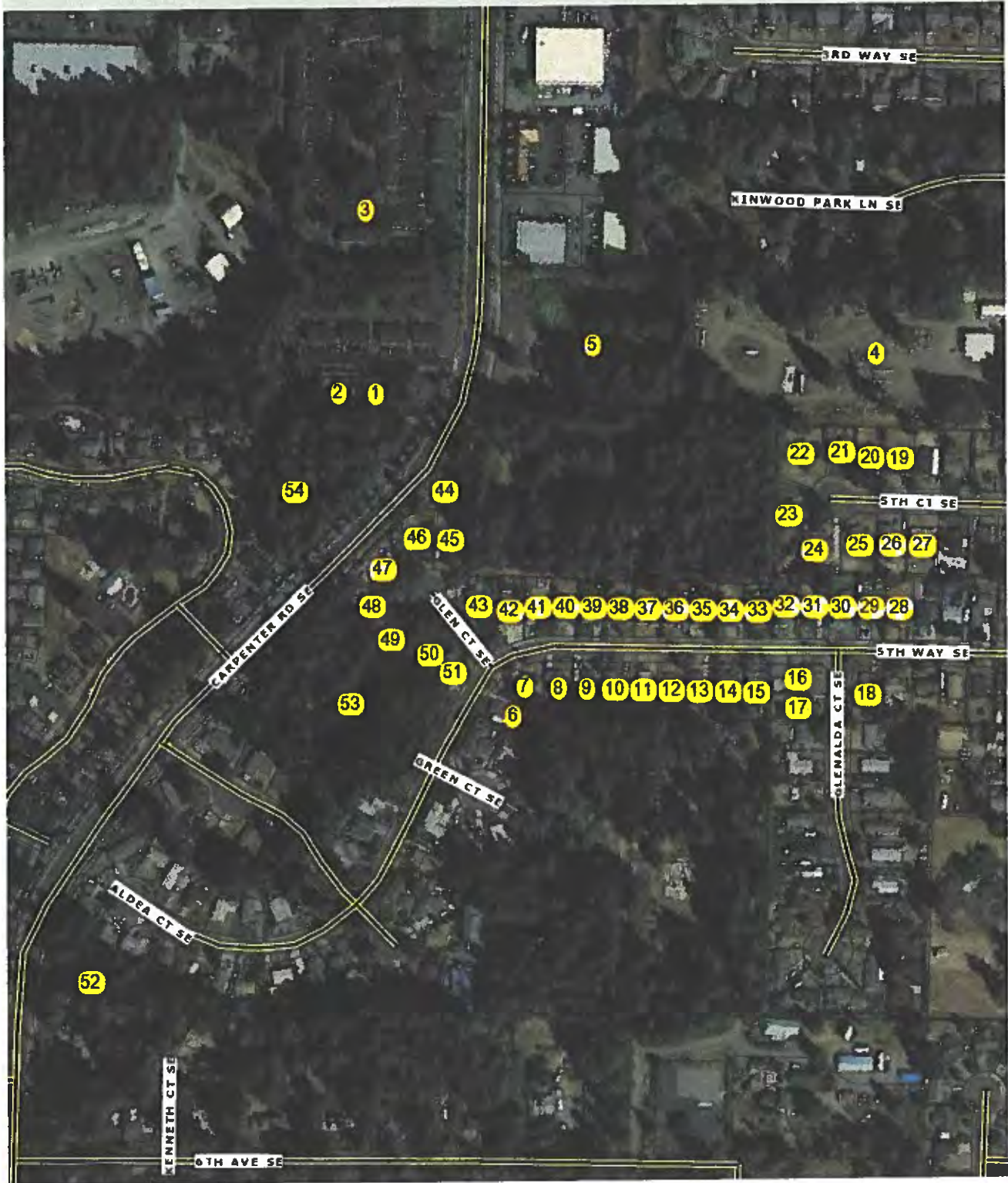
Owner

~~Earl Gesswein~~ ~~Prime Development Group LLC~~
Olympia Hangars, LLC
7843 Old Highway 99 SE, Hanger 5
Tumwater, Washington 98501

456 Carpenter Rd SE
Lacey, WA 98503



Walking Farm Identification Map



LAND USE TANGLEWILDE/THOMPSON PLACE PLANNING AREA

I. PROFILE OF TANGLEWILDE/THOMPSON PLACE PLANNING AREA

A. Location

The Tanglewilde/Thompson Place Planning Area is located just east of the Central Planning Area, bordered by I-5 on the north, Marvin Road on the east, Burlington Northern Railroad and Union Mills Road on the south and Carpenter Road generally on the west. It abuts the Hawks Prairie Planning Area on the north, the Meadows Planning Area on the east, the Lakes Planning Area on the south and the Central Planning Area on the west. Most of the Tanglewilde/Thompson Place Planning Area is located outside of the incorporated limits of the city of Lacey.

B. Character and Functional Relationship to City

The Tanglewilde/Thompson Place Planning Area is comprised principally of two older established neighborhoods dating from the late 50's and early 60's, the Tanglewilde Planned Unit Development and Thompson Place. These two developments built out at suburban densities, with average lot sizes of approximately 10,000 square feet. Both Tanglewilde and Thompson Place are served by Thurston PUD No. 1 water and individual septic systems. These neighborhoods provide an established, traditional, and affordable housing stock that serve a high number of active and retired military from JBLM.

The planning area also includes approximately 250 acres of commercial property both along Martin Way and west of Marvin Road. In the last ten years, a majority of the General Commercial property located around Martin Way/Marvin Road has been developed. Significant commercial capacity still exists along Martin Way in mostly redevelopment opportunities.

The Tanglewilde/Thompson Place Planning Area also contains Woodland Creek Community Park and the Lake Lois Habitat Reserve, two important recreational and cultural facilities.

C. Acreage

This planning area includes approximately 1,918 acres of property. Of this, approximately 400 acres are located in the Lacey city limits. Approximately 270 acres are undeveloped or categorized as underdeveloped (greater than 1 acre in size and not built to permitted density). Most of the undeveloped property is located near the intersections of Pacific, Steilacoom and Marvin Road and are designated for Moderate or High Density Residential. However, some of this property contains known occurrence of Mazama pocket gopher which may limit development potential.



D. Population

As of 2015, the estimated population was 9,100. Population growth and allocation projections anticipate the populations in the Tanglewilde/Thompson Place Planning Area by the year 2035 will be 11,900 persons, with an anticipated 1,320 residential units added in the next twenty years. The residential units are anticipated to be located in the unincorporated portion of the planning area.

E. Land Use - Current

In 2015, there are a total of 3,747 dwelling units in the Tanglewilde/Thompson Place Planning Area with approximately 71% of those being single family and 29% being multifamily. Over the next twenty years, it is anticipated that approximately 2/3 of the housing units added in the Tanglewilde/Thompson Place Planning Area will be multifamily located primarily along the Martin Way Corridor and in the Moderate and High Density zoning districts. The remainder will be single family added through infill within existing neighborhoods.

Over 1.4 million square feet of commercial buildings (1.440 million s.f.) have been constructed in the Tanglewilde/Thompson Place Planning Area. The commercial property in the Planning Area serves as a local hub for retail and other services including a Wal-Mart Superstore, Hawks Prairie Mall, the Landing at Hawks Prairie, and the Mixed Use High Density Corridor properties along Martin Way which contains a WinCo grocery store and many smaller retail establishments. Most commercial property has been developed in this planning area; therefore, it is expected that most development associated with commercial properties will be in the form of redevelopment to higher intensities over the next twenty years.




F. Subareas

Martin Way

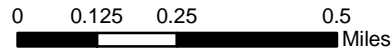
A future subarea plan for the Martin Way corridor is a priority for development in the short term. The plan would be centered on the area between Carpenter Road and Galaxy Drive and would also include the adjacent residential neighborhoods including Tanglewilde and Thompson Place. As part of Thurston Regional Planning Council's report dated July 2012 from the Urban Corridor Task Force, the recommendation was to further refine the corridor district (in this case the Mixed Use High Density Corridor district) to focus innovative development strategies encouraging private investment opportunities in corridors where transit, walking, and biking are viable alternatives to driving. Since much of this area of the Martin Way Corridor covered under a future subarea plan would be within Thurston County, this would need to be a project completed in a partnership between the County and the city of Lacey. The subarea plan could also lead to a future form-based code which would help better define the desired character of the corridor, as well as be a regulatory incentive for private investment. See attached map of the Martin Way corridor.

City of Lacey Comprehensive Plan

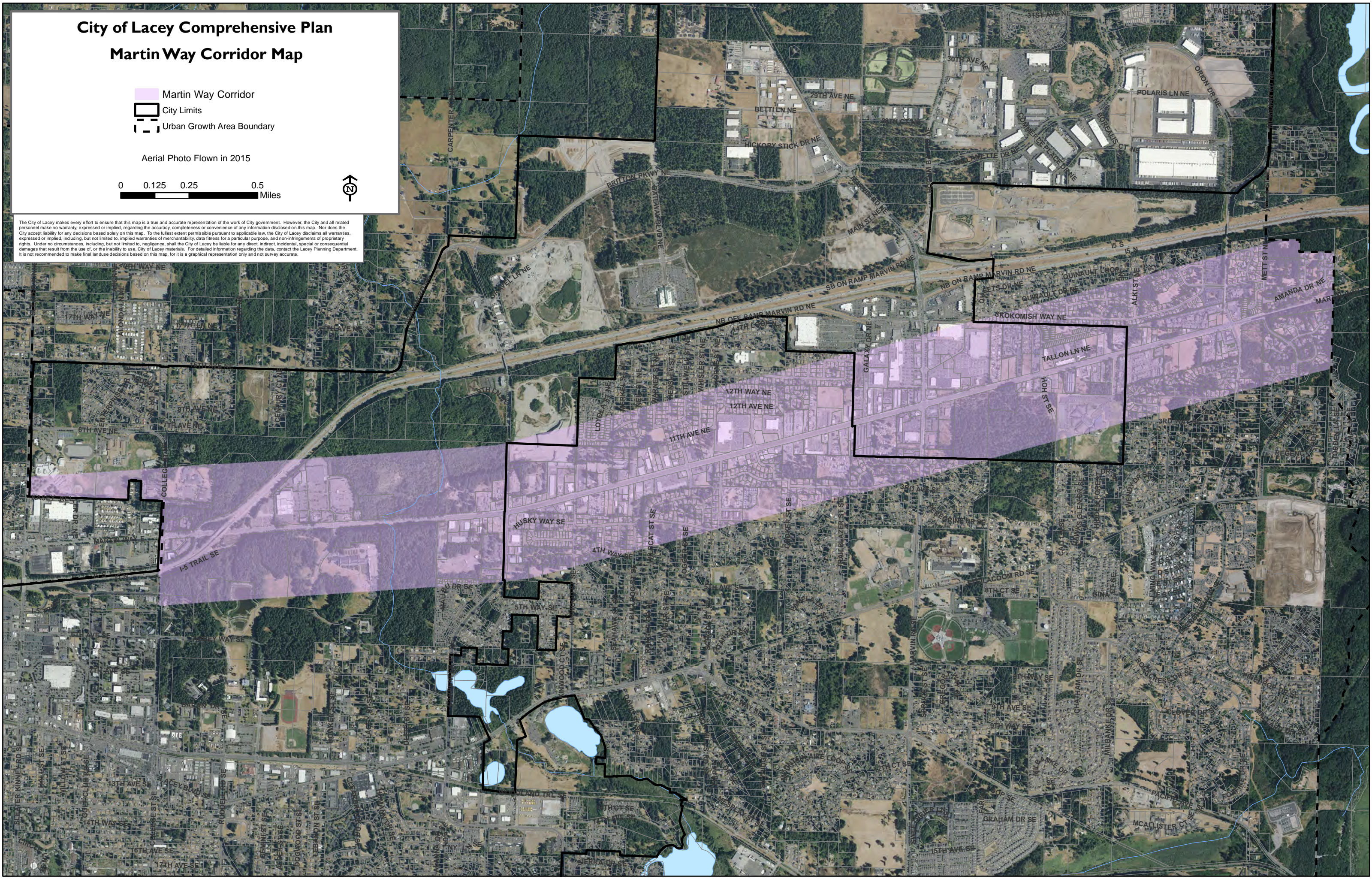
Martin Way Corridor Map

-  Martin Way Corridor
-  City Limits
-  Urban Growth Area Boundary

Aerial Photo Flown in 2015



The City of Lacey makes every effort to ensure that this map is a true and accurate representation of the work of City government. However, the City and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the City accept liability for any decisions based solely on this map. To the fullest extent permissible pursuant to applicable law, the City of Lacey disclaims all warranties, expressed or implied, including, but not limited to, implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to, negligence, shall the City of Lacey be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, City of Lacey materials. For detailed information regarding the data, contact the Lacey Planning Department. It is not recommended to make final landuse decisions based on this map, for it is a graphical representation only and not survey accurate.



G. Density Characteristics

The primary residential form in the Tanglewilde/ Thompson Place Planning Area is single-family residential on larger lots of approximately 1/4 acre, much of which has been constructed for utilization of septic tank and drain fields, which has significantly limited the potential density. However, approximately 1/3 of the developed land area is also multifamily. Additional new residential development will be limited to a small number of remaining green field sites and redevelopment along the Martin Way corridor, including the projected addition of 1,310 units along the corridor.

H. Parks/Open Space

Recreational opportunities within the Tanglewilde/Thompson Place Planning Area include the Woodland Creek Community Park (which includes the Lacey Community Center and the Virgil S. Clarkson Senior Center), Lake Lois, and Bucknell Field. This planning area has three older private parks associated with the Tanglewilde/Thompson Place neighborhoods, including a 5.2 acre park with a community recreation center, swimming pool, tennis courts, and outdoor basketball court. The private parks are owned and maintained by private corporations that are comprised of neighborhood residents.

I. School Facilities

North Thurston Public Schools owns and operates three schools in this planning area, including Lydia Hawk Elementary School within the Tanglewilde neighborhood, Olympic View Elementary School within the Thompson Place neighborhood and Nisqually Middle School at the corner of Marvin and Steilacoom Roads.

J. Streets, Trails, and Connections

Carpenter Road and Marvin Road are the primary north-south transportation corridors in the Tanglewilde/Thompson Place Planning Area. Most of Marvin Road within this planning area is part of the state highway system (Highway 510). Martin Way, Pacific Avenue and Steilacoom Road are the primary east-west corridors. Interstate 5 runs east-west through the northern portion of the planning area with full access provided at exit 111 off of Marvin Road.

A portion of the City's trail system connects to the Tanglewilde/Thompson Place Planning area. The Lacey Woodland trail runs along the southern edge and connects to the Woodland Creek Community Park. This trail runs east from the park and eventually connects to the Olympia Woodland Trail and terminates near the Capitol Campus.

K. Resource Designations

There are no agricultural or mineral extraction sites designated of long-term commercial significance within this planning area. However, there is one site slightly less than 40 acres located along Marvin between Pacific Avenue and the railroad right-of-way that is actively farmed and is currently designated with Agriculture zoning.

L. Environmentally Sensitive Area Designations

This planning area includes portions of Lake Lois and the Woodland Creek corridor and associated wetlands that run from Lake Lois to the northern tip of Long Lake. These areas are designated environmentally sensitive and have specific protection requirements as delineated in the City of Lacey Environmental Protection and Resource Conservation Plan. There are some known occurrences of Mazama Pocket Gophers in this planning area, including the undeveloped city of Lacey-owned property at the intersection of Marvin Road and Pacific Avenue.

II. ANALYSIS

The residential portions of this planning area include areas in unincorporated Thurston County that were urbanized in the 1960's. The Tanglewilde and Thompson Place neighborhoods are extensively built out with single-family residential units on lots of 1/4 acre, with little opportunity for additional development until sewer service is extended to the area. The majority of undeveloped residential property in this planning area is near the intersection of Pacific Avenue and Marvin Road, which was designated for a higher density to promote the Transportation Plan's goal for densification along major arterials.

Martin Way has historically developed as a strip commercial area. Over the last twenty years, this area was designated as Mixed Use High Density Corridor with the intent to provide an opportunity for high density redevelopment designed under the "Evolution of a Corridor" concept developed by Thurston Regional Planning (and re-affirmed by the Urban Corridors Task Force in 2012) for higher densities that support a mix of uses. The best alternatives for increasing density and providing commercial services within the planning area are along the Martin Way corridor; however, as the Mixed Use High Density Corridor designation is more than twenty years old, the zoning district needs to be re-examined to ensure that the vision is valid and that the implementation measures accurately reflect the vision.

Within the City limits, the General Commercial zone around the intersection of Martin Way and Marvin Road has fully developed within the last planning period for regionally-oriented commercial uses. Improvements to the Interstate 5 interchange, including addition of a slip ramp in the early 2000's, have made this a good area for automobile-oriented uses and regional access. Additional future improvements at Exit 111 will improve access to the area and improve the area's attractiveness as a regional retail draw.

As part of the regional Septic Summit, both Tanglewilde and Thompson Place have been identified as areas that have a high proportion of groundwater contamination potential due to a high number of septic systems within close proximity. These neighborhoods have some of the highest groundwater contamination risk in north Thurston County. Programs need to be put in place including, but not limited to, financing programs, regulations and connection requirements. Private investment by property owners needs to occur to ensure that these neighborhoods are converted to City sewer.

As this planning area is adjacent to the existing City limits on three sides, it is often part of community discussion about future potential annexation. While the commercial property associated with the unincorporated portion of Martin Way is attractive from a property tax and potential sales tax standpoint, it has not developed to the same standards as that portion within the City. Additionally, the adjoining neighborhoods of Tanglewilde and Thompson Place have substandard infrastructure and issues with existing septic systems. These factors make the Martin Way corridor in this area less than desirable to annex. A full annexation study of this area would be beneficial to identify and weigh the issues associated with future potential annexation.

III. GOALS AND POLICIES TANGLEWILDE/THOMPSON PLACE PLANNING AREA

Goal 1: Continue to promote the implementation of the evolution of Martin Way into an attractive, high-density, and mixed-use corridor.

Policy A: Use the “Evolution of a Corridor” study and the recommendations of the Urban Corridor Task Force developed by the Thurston Regional Planning Council as a guide for redevelopment of Martin Way.

Policy B: Recognize that viable auto-related uses exist along Martin Way that should be allowed to mix with other uses to maintain a healthy business environment.

Policy C: In development of the mixed use corridor, pay particular attention to ensuring compatibility with adjacent low density residential areas.

Policy D: Ensure that pedestrian connections are provided connecting the corridor to surrounding residential neighborhoods.

Goal 2: Promote the Mixed Use Moderate Density zone along portions of Pacific Avenue with emphasis on office and professional services to support this planning area.

Policy A: Support portions of Pacific Avenue that are undeveloped, or with opportunities for redevelopment, with a Mixed Use Moderate Density zone.

Policy B: The use and design theme developed for the Mixed Use Moderate Density zone should emphasize opportunities to provide the commercial service needs serving residents within this planning area.

Goal 3: Promote the extension of sewer service throughout the planning area.

Policy A: Recognizing the importance of providing this urbanized area with sewer, encourage provision of sewer to residential neighborhoods in this area, including Tanglewilde and Thompson Place.

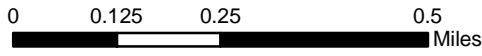
Policy B: Support the creation of a long term interjurisdictional strategy to facilitate conversion from septic to sewer.

IV. IMPLEMENTATION STRATEGIES

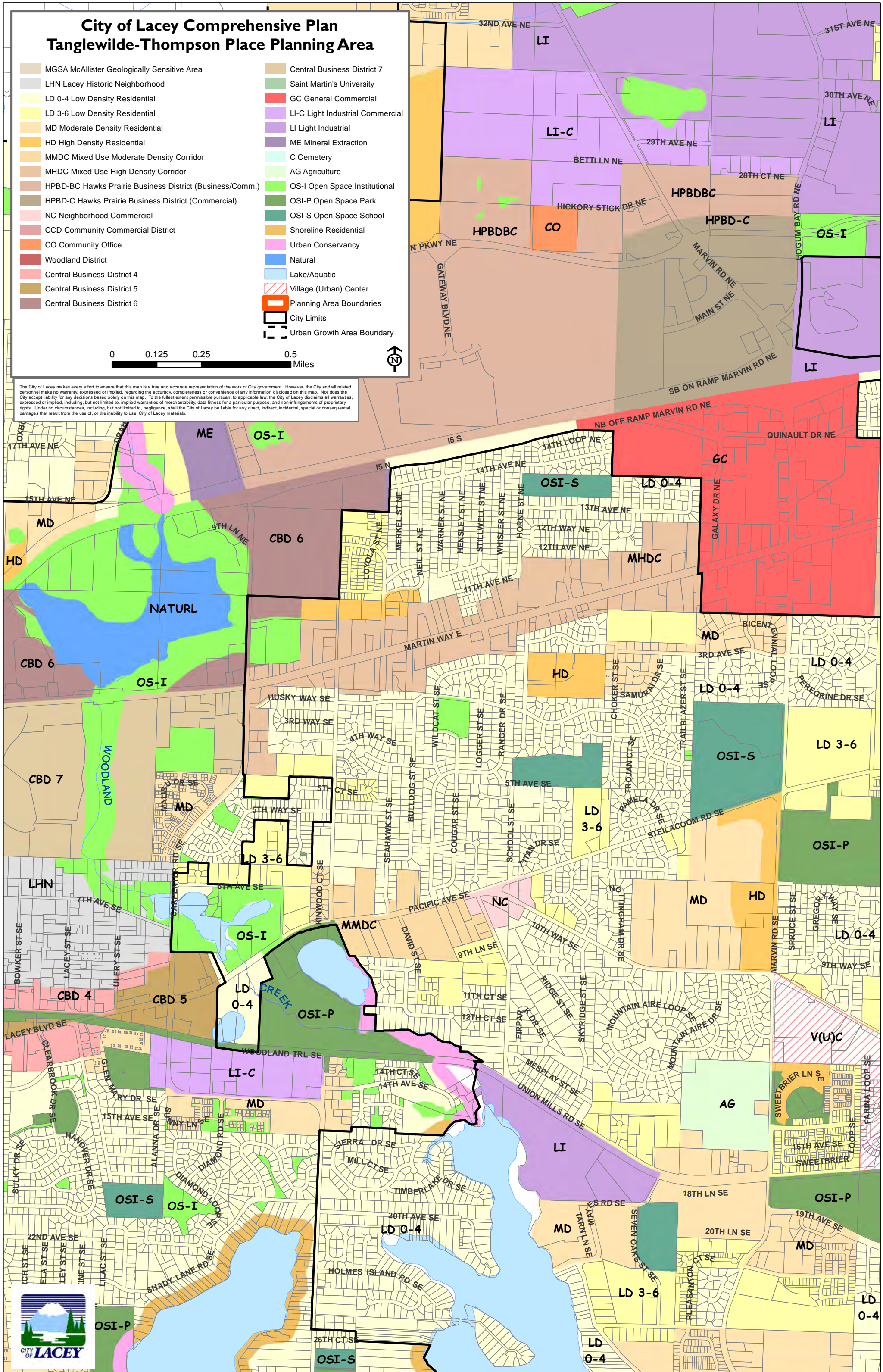
- 1) In conjunction with Thurston County, complete a subarea plan for the Martin Way corridor area between Carpenter Road and Galaxy Drive.
- 2) In conjunction with Thurston County, re-examine the Mixed Use High Density Corridor designation to ensure that the vision is in line with the community's vision and consistent with the recommendation of the Urban Corridor Task Force to ensure that the implementation measures accurately reflect the vision.
- 3) Complete an annexation study for the unincorporated portion of Martin Way between Carpenter Road and Galaxy Drive including the adjoining Tanglewilde and Thompson Place subdivisions.
- 4) Provide assistance in developing a septic conversion program for the Tanglewilde and Thompson Place subdivisions.

City of Lacey Comprehensive Plan Tanglewilde-Thompson Place Planning Area

- | | |
|--|----------------------------------|
| MGSA McAllister Geologically Sensitive Area | Central Business District 7 |
| LHN Lacey Historic Neighborhood | Saint Martin's University |
| LD 0-4 Low Density Residential | GC General Commercial |
| LD 3-6 Low Density Residential | LI-C Light Industrial Commercial |
| MD Moderate Density Residential | LI Light Industrial |
| HD High Density Residential | ME Mineral Extraction |
| MMDC Mixed Use Moderate Density Corridor | C Cemetery |
| MHDC Mixed Use High Density Corridor | AG Agriculture |
| HPBD-BC Hawks Prairie Business District (Business/Comm.) | OS-I Open Space Institutional |
| HPBD-C Hawks Prairie Business District (Commercial) | OSI-P Open Space Park |
| NC Neighborhood Commercial | OSI-S Open Space School |
| CCD Community Commercial District | Shoreline Residential |
| CO Community Office | Urban Conservancy |
| Woodland District | Natural |
| Central Business District 4 | Lake/Aquatic |
| Central Business District 5 | Village (Urban) Center |
| Central Business District 6 | Planning Area Boundaries |
| | City Limits |
| | Urban Growth Area Boundary |



The City of Lacey makes every effort to ensure that this map is a true and accurate representation of the work of City government. However, the City and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the City accept liability for any decisions based solely on this map. To the fullest extent permissible pursuant to applicable law, the City of Lacey disclaims all warranties, expressed or implied, including, but not limited to, implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to, negligence, shall the City of Lacey be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, City of Lacey materials.



From: [clyde.harless](#)
To: [Hans Shepherd](#)
Subject: Fwd: public hearing notice.
Date: Monday, June 6, 2022 9:38:41 PM

You don't often get email from yankeedag@gmail.com. [Learn why this is important](#)

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IS Department

From: clyde harless <yankeedag@gmail.com>
Subject: **Re: public hearing notice.**
Date: June 6, 2022 at 4:23:59 PM PDT
To: Hans Shepherd <HShepher@ci.lacey.wa.us>

and... PS, no, I would not feel comfortable with the tree removal and building of apartments there. But, I may just sell out anyway.

On Jun 6, 2022, at 2:59 PM, Hans Shepherd
<HShepher@ci.lacey.wa.us> wrote:

Hi Clyde,

My apologies for any confusion on this notice. I believe your email is referencing the Serenity Apartments development taking place at 444 Carpenter Road SE. While the project located at 444 Carpenter Road SE pre-dates my time at the City of Lacey, I would welcome any insights you may be willing to offer on how to improve this process in the future.

The application I contacted you about is located directly south of Serenity Apartments at 456 Carpenter Road SE. To my knowledge, the only recent activities to take place on this site have been the removal of 3 hazardous trees per the request of Aldea Glen HOA residents.

To offer some additional insights, Serenity Apartments is zoned [Mixed Use High Density](#). The Mixed-Use High-Density zone does not have a maximum density limit (number of units permitted per acre). In contrast, [Moderate Density Residential](#) (the proposed zoning designation for 456 Carpenter Road SE), has a maximum number of

16 units permitted per acre. While a specific project is not currently proposed, in practice, Mixed Use High-Density projects look different than Moderate Density Residential projects based on the unique zoning requirements of each chapter. I have provided links to each of these zoning chapters and would be happy to talk through the differences in greater detail.

The rezone application I contacted you about was submitted by a local community member. In these types of community-driven applications, the city serves in a facilitatory capacity. Per the Planning Commission's request, I arranged a meeting with the Aldea Glen HOA President, HOA Treasurer, and rezone applicant to ensure there was an opportunity for direct dialogue with the applicant. I also sent letters to surrounding property owners to inform folks about the application and identify opportunities to learn more and share thoughts. I believe your email is in response to one of these letters. A final decision on this application has not been made.

Depending on your preference, I would be happy to schedule a call where we can talk further or respond to additional questions via email as desired. I would also encourage you to reach out to your HOA president as they had an extensive conversation with the applicant, and consider attending the Planning Commission meeting on June 7th. As part of the public process, all comments are shared with the Planning Commission and included within the public record.

Please don't hesitate to follow up. My direct number and email address are included below.

Best,

- *Hans Shepherd*

Hans Shepherd, Senior Planner

Community & Economic Development

City of Lacey | 420 College St SE | Lacey, WA 98503

Desk: (360) 438-2637 | Email: HShepher@ci.lacey.wa.us

This email and any attachments hereto are records subject to public review.

-----Original Message-----

From: clyde harless <yankeedag@gmail.com>

Sent: Sunday, June 5, 2022 11:28 AM

To: Hans Shepherd <Hshepher@ci.lacey.wa.us>

Subject: public hearing notice.

As a resident of Lacey, Wa., I want to thank you for the Public Hearing notice for Tuesday, June 7th.

Regarding the Rezone request from Low Density Residential to Moderate Density Residential. The proposed redone is for a 5-acre property located at 456 Carpenter Road SE. Assessors parcel no. 11815310200. Section 15 Township 18 Range 1W N2 NW NE SW.

The Humor of the Board must be a grand one indeed. Considering that the picture provided is ancient history. Most of those trees pictured have been felled. A Large number of apartment buildings have ALREADY been built.

I surmise that Asking for forgiveness is much better than asking for permission. This blatant AFTER THE FACT hearing is indicative of why each and every one of you should be removed from a position of responsibility.

If it is shown that we, the local residents do NOT approve of this endeavor, are you going to pull these Highly Condensed Apartment complexes down, and replant the trees that were removed? I doubt it.

I moved here 7 years ago to avoid living in a condensed zone. I guess it's time to leave,

Thanks for backdooring the laws.

Clyde R. Harless
6632 5th Way SE
Lacey, Wa.



PUBLIC HEARING NOTICE

Notice is hereby given that the City of Lacey Planning Commission will conduct a public hearing on **Tuesday, June 7th, 2022 beginning at 6:05 p.m.** for consideration of the following items:

Project #22-45: A proposed Comprehensive Plan Amendment and Rezone request from Low Density Residential to Moderate Density Residential. The proposed rezone is for a 5-acre property located at 456 Carpenter Road SE. Assessor's parcel no. 11815310200. Section 15 Township 18 Range 1W N2 NW NE SW.



The above summary is only an overview of the proposal. For a complete review of the proposal, interested individuals should contact the Community and Economic Development Department for a review draft of the proposed amendment.

The purpose of the public hearing is to give citizens an opportunity to testify to the Planning Commission regarding the above proposals. Any interested citizen may testify. **The public hearing will be conducted in a hybrid format with opportunities to participate in person or virtually.** The in-person portion of the meeting will be held at Lacey City Hall within the Lacey City Council Chambers (420 College St. S.E.). To participate online, please use the following link to preregister: <https://bit.ly/3IJOARp> After registering, you will receive a confirmation email containing information about joining the meeting.

Anyone who cannot attend the meeting may give testimony in a letter addressed to: Lacey Planning Commission, 420 College St. SE, Lacey, WA 98503 or by e-mail to Hshepherd@ci.lacey.wa.us. If your comment is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal may be obtained from the Lacey Community and Economic Development Department at City Hall; or you may phone (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

Lacey Community and Economic Development Department
Hans Shepherd, Senior Planner



LAND USE & ENVIRONMENT COMMITTEE
June 28, 2022

SUBJECT: Low Density Zone Consolidation Comprehensive Plan Amendment

RECOMMENDATION: Receive a briefing from staff on the amendment to Lacey's zoning map to consolidate the two Low Density Residential zones into one. The amendment will be formally considered as part of the 2022 slate of Comprehensive Plan Amendments at a future regular meeting.

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

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS: [Zoning Map](#)

FISCAL NOTE: None.

PRIOR REVIEW: No prior review, however, this is part of the 2022 Planning Commission Work Program that was reviewed at the joint meeting.

BACKGROUND:

On January 20, 2022, the City Council adopted several initiatives related to the implementation of affordable housing initiatives recommended by the Affordable Housing Strategy and the Housing Action Plan. This included expansion of a fee waiver program to for-profit builders constructing low income units, extension of the multi-family tax exemption, and the Low Density Zone consolidation.

The Low Density Zone consolidation amended the zoning code to consolidate two existing zoning districts (Low Density 0-4 and Low Density 3-6) into one zone. The revisions will also amend the zoning map which will require a Comprehensive Plan amendment to be completed as the zoning map is adopted into the Comprehensive Plan as the future land

use map. Staff also reviewed the Land Use Element of the Comprehensive Plan for any references to the two Low Density zones and was not able to locate any references that needed to be changed.

Currently within the city limits there are approximately 3,643 acres of Low Density Residential 0-4 and approximately 652 acres of Low Density Residential 3-6. The amendment will consolidate these two zones into one “Low Density” zone totaling approximately 4,295 acres. This zoning will cover approximately 40% of the land area within the city limits.

The amendment will not apply to the unincorporated portions of the Lacey Urban Growth area until the joint planning process is complete.

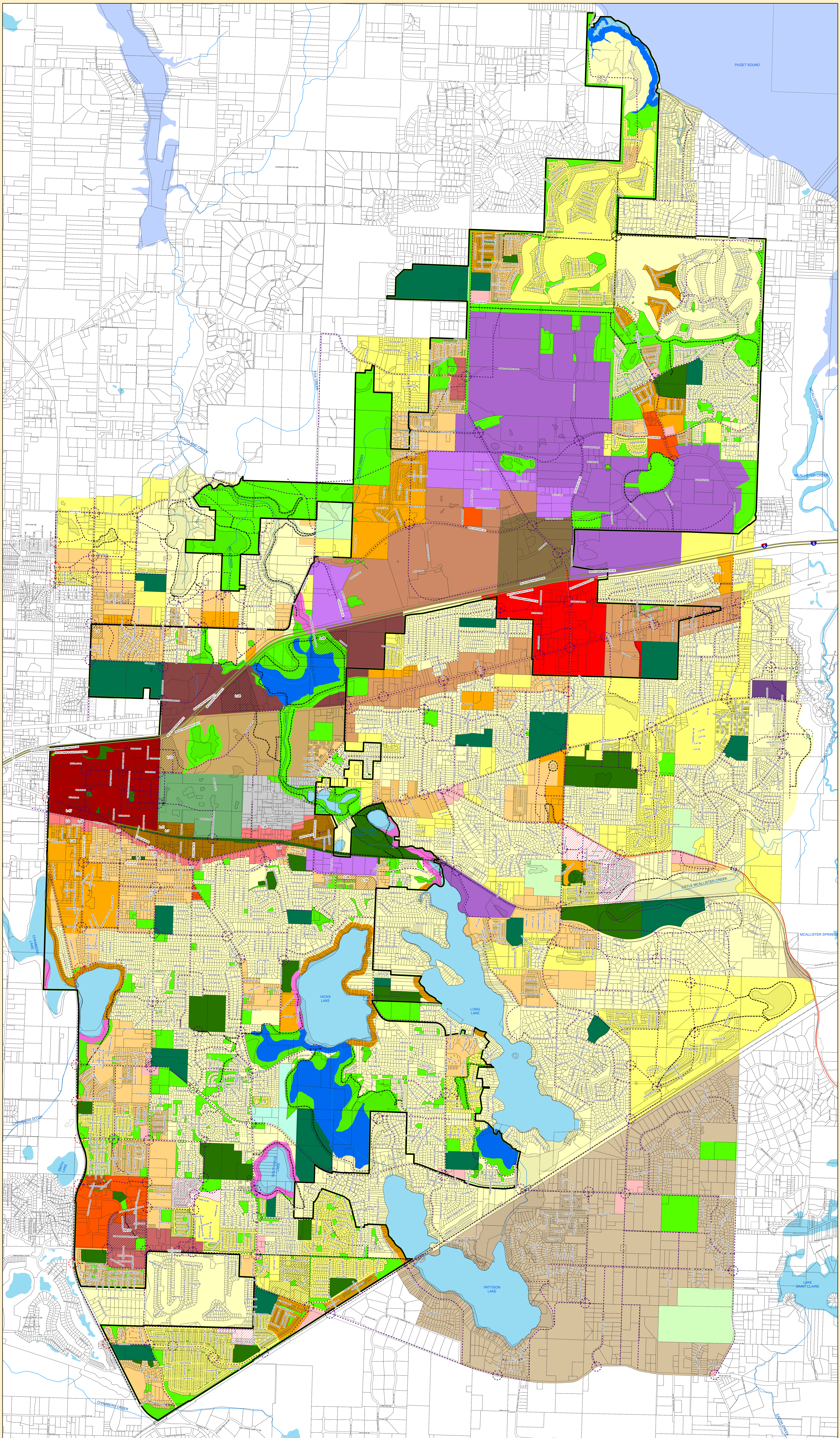
The Planning Commission conducted a public hearing on the map amendment on June 7, 2022. No public testimony was received and the Planning Commission has unanimously recommended approval of the amendment to the City Council. This will be formally considered at a future regular meeting as part of the package of 2022 Comprehensive Plan Amendments.

ADVANTAGES:

1. Amending the zoning map to consolidate the two Low Density Residential zones will complete recommendations identified in the Housing Action Plan and Affordable Housing Strategy.

DISADVANTAGES:

1. None identified.



Approved by the Lacey City Council
 Ordinance # 1572
 Approval Date: November 19, 2020

By: *Andy Dwyer*
 Mayor

Paul Zappone
 City Clerk

Revised: January 6, 2021

Lacey Urban Growth Area Zoning

- Key Multimodal Corridor
 - Pedestrian Trail/Wildlife Corridor Only
 - Connections to Regional Trail Systems (T)
 - Viewpoint Designation (D)
 - City Limits
 - Limited Rezone
 - Parcels
- MSGA McAllister Geologically Sensitive Area
 - LHN Lacey Historic Neighborhood
 - LD 1-4 Low Density Residential
 - LD 3-6 Low Density Residential
 - MD Moderate Density Residential
 - HD High Density Residential
 - MMDC Mixed Use Moderate Density Corridor
 - MHDC Mixed Use High Density Corridor
 - HPBD-BC Hawks Prairie Business District (Business/Comm)
- HPBD-C Hawks Prairie Business District (Commercial)
 - NC Neighborhood Commercial
 - CCD Community Commercial District
 - CO Community Office
 - CB Central Business District 4
 - CB5 Central Business District 5
 - CB6 Central Business District 6
 - CB7 Central Business District 7
- Saint Martin's University
 - CC General Commercial
 - LI Light Industrial Commercial
 - LI Light Industrial
 - ME Mineral Extraction
 - C Cemetery
 - AG Agriculture
 - OSI-Open Space Institutional
 - OSI-Open Space Park
- OSI-Open Space School
 - Shoreline Residential
 - Urban Conservancy
 - Natural
 - Lake/Aquatic
 - Village (Urban) Center

* Shading designates areas with identified wetlands or environmental constraints. Environmental issues will need to be addressed as properties with the shading are developed. Shaded areas, when annexed to Lacey, will be zoned OS-Open Space/Traditional. Absence of this designation does not mean there is no wetland environmental constraints.

Village (Urban) Centers in the unincorporated areas require the inclusion of parks and school lands. All Village (Urban) Centers are planned parks and school sites and sizes will be determined and set out in the Village Center Development Agreement (VCA).

Village (Urban) Center	Area (Acres)	Population	Employment	Population Density	Employment Density
1	100	1,000	100	10	1
2	200	2,000	200	10	1
3	300	3,000	300	10	1
4	400	4,000	400	10	1
5	500	5,000	500	10	1
6	600	6,000	600	10	1
7	700	7,000	700	10	1
8	800	8,000	800	10	1
9	900	9,000	900	10	1
10	1,000	10,000	1,000	10	1

Colored areas outside of Lacey City Limits are a part of the Lacey Urban Growth Area.