

LAND USE & ENVIRONMENT COMMITTEE

JUNE 28, 2022

11:00 A.M. – 11:37 P.M.

REMOTE AND IN-PERSON MEETING

To hear the complete meeting or to listen to a specific topic, please watch the recorded meeting available on the City of Lacey's YouTube Channel: <https://youtu.be/vHF1j4eLAL8>

COUNCIL PRESENT: COUNCILMEMBER COX (CHAIR), COUNCILMEMBER GREENSTEIN

COUNCIL EXCUSED: COUNCILMEMBER VAZQUEZ

STAFF PRESENT: SCOTT SPENCE, SCOTT EGGER, RICK WALK, RYAN ANDREWS, HANS SHEPHERD, TABETHA RESTOULE

ACTION: APPROVE THE LAND USE & ENVIRONMENT COMMITTEE AGENDA

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

**LOW-DENSITY ZONE CONSOLIDATION**

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR  
RYAN ANDREWS, PLANNING MANAGER

ACTION: INFORMATION ONLY

Staff briefed the Committee on the Low-Density Zone Consolidation amendment. The Low-Density Zone Consolidation is one of the three amendments within the 2022 Comprehensive Plan. The second amendment is highlighted within the Carpenter Road Rezone agenda item. The third amendment, relating to updates to the Water System Plan, has a separate process involving state approval.

In January the Council adopted Ordinance 1612, amending the Low-Density one consolidation text. The amendment took two existing low-density residential zones and made them into one.

Staff confirmed the change did not impact the zoning map, it only updated the zoning codes. Because the zoning map has been adopted into the comprehensive plan as the future land use map, it needs to be retroactively updated to the map. The map can only be updated once a year.

The amendment will only change the zoning in city limits, and will only change the map within the city limits. The UGA portions will be addressed as part of joint planning work with the County.

The Planning Commission conducted a public hearing on June 7<sup>th</sup>, no public testimony was received.

Staff advised the amendment will be presented for consideration and Ordinance at the August 4<sup>th</sup> Council Meeting.

**CARPENTER ROAD REZONE, PROJECT #22-45**

STAFF: HANS SHEPHERD, SENIOR PLANNER

ACTION: INFORMATION ONLY

Staff briefed the Committee on the Carpenter Road Rezone application, a second Comprehensive Plan amendment.

The five-acre parcel is located at 456 Carpenter Road SE and is currently zoned as a low density residential. It is being requested to rezone from a low-density residential zone to a moderate density residential.

Current zoning allows for 6 units per acre, allowing for up to 30 units on this parcel. If the parcel is rezoned to moderate density residential, it would allow for up to 80 units on this parcel.

Staff provided detailed highlights on the following:

- Current Zoning
- Proposed Zoning
- Current Conditions
- Projected City and Urban Growth Population
- Housing Action Plan and Affordable Housing Strategies
- Design Criteria and Review
- Site Plan Review

Surrounding areas include twenty-three acres of moderate density residential to the West, Central Business District 7 to the Northwest, and Mixed-use high density to the North. There is low density residential to the East and South of the property location as well as a small 25-foot strip of open space institutional zone located to the South.

Staff confirmed the application is consistent with both land use and housing elements of the Comprehensive Plan.

Planning Commission voted to approve moving forward with the application. One member of the Planning Commission abstained due to general affordability concerns.

The Carpenter Road Rezone, Project #22-45 will be brought for consideration and Ordinance at the August 4<sup>th</sup> Council meeting.