

LAND USE COMMITTEE
JUNE 23, 2020
10:30 A.M. – 10:55 A.M.
REMOTE ONLY

COUNCIL PRESENT: COUNCILMEMBER COX (CHAIR), COUNCILMEMBER GREENSTEIN,

COUNCIL EXCUSED: DEPUTY MAYOR PRATT

STAFF PRESENT: SCOTT SPENCE, RICK WALK, RYAN ANDREWS, JESSICA BRANDT,
PERI EDMONDS

ACTION: APPROVE LAND USE COMMITTEE AGENDA

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

SHORELINE MASTER PROGRAM STATUS BRIEFING

STAFF: JESSICA BRANDT, ASSOCIATE PLANNER

ACTION: INFORMATION ONLY

The City's Shoreline Master Program (SMP) has been on the Community and Economic Development Work Plan since 2019, per a state-mandated periodic review.

Washington State law, as administered by the Department of Ecology, requires cities with areas designated as "Shorelines of the State" periodically update their SMP in accordance with the Washington State Shoreline Management Act and the State Shoreline Master Programs Guidelines.

The Shoreline Management Act requires cities and counties to review and revise their SMP, if needed, on an eight-year schedule. This review ensures that the City's SMP stays current with changes in State laws and rules, remains consistent with Lacey's plan and regulations, and is responsive to changed circumstances, new information, and improved data. Lacey has started a periodic review of its SMP.

Due to the unavailability of in-person meetings and events as planned, a virtual open house was held April 22, 2020, to kick off community outreach on the SMP update. The amendments are intended to make the regulations easier for staff to administer and clearer for the public to understand.

Staff is currently reviewing draft amendments provided by the consulting team. The recommended updates will provide:

1. Consistency with state laws
2. Integration of current critical areas regulations
3. Consistency with the Comprehensive Plan and other development regulations
4. Clarification on: exemptions, definitions, nonconformance standards, enforcement, and vegetation management.

Following staff review of draft amendments, the Planning Commission will receive a briefing and have an opportunity to discuss issues and provide comments. A formal comment period and a public hearing with the Department of Ecology will be scheduled later this summer.

URBAN FORESTRY PLAN STATUS BRIEFING

STAFF: JESSICA BRANDT, ASSOCIATE PLANNER
ACTION: INFORMATION ONLY

The Urban Forest Management Plan (Plan) is the overarching policy document that guides the City's urban forestry vision and efforts. The City developed the Plan in 2006 and updated it in 2013 with the assistance of the City of Lacey's contract forester Galen Wright.

In keeping with the Plan's goal of updating the document every five years, it is now due for review along with the implementation regulations in Lacey Municipal Code (LMC) 14.32. In addition, homeowner associations and citizens have raised questions and concerns over tree removal and permitting process to the Council, further supporting the need to conduct an assessment of forestry plan and regulations.

The Planning Commission will review suggested updates at a future Worksession. An update to LMC 14.32 will address issues brought forth by homeowner associations and commercial property owners who wish to remove and replace existing trees but are constrained under current regulations.

The Planning Commission identified stakeholders who should be involved in the Plan update. A tree task force was formed representing homeowners associations, commercial property owners, residential development, environmental protection, residential property owners, and a representative from the Planning Commission, and

supported by staff Parks Facilities, Transportation Maintenance, Development Review, City Foresters, and Community and Economic Development.

The task force recommended the City focus on outreach and education first, then enforcement of tree regulations. An outreach and education campaign will begin this summer with a “State of the Trees” report and a series of short educational videos about the Plan and tree regulations. A tree canopy assessment will be included in educational materials to provide a baseline for any future canopy-cover targets.

Staff will begin drafting amendments to the Plan and regulations based on City staff and task force discussions, which will then be reviewed by the task force later this summer. Their final recommendations will be provided to the Planning Commission for consideration by late summer/early fall.

LOW DENSITY ZONING AMENDMENTS/ADU SETBACKS

STAFF: RYAN ANDREWS, PLANNING MANAGER
ACTION: INFORMATION ONLY
STATUS: FORWARD TO THE FULL COUNCIL FOR CONSIDERATION AT THE
JULY 9, 2020, COUNCIL MEETING.

The reduction in lot sizes and widths in the existing Low Density 0-4 zoning district was identified as a high priority action item in the City of Lacey’s Affordable Housing Strategy. By doing this, it will effectively increase density minimums in existing neighborhoods and ultimately increase the diversity of housing stock in the zone. The Planning Commission recommends approval of an amendment to consolidate two existing zoning districts (Low Density 0-4 and Low Density 3-6) into one zone. Because of the timing related to the COVID-19 pandemic, the amendments were scheduled to be brought to the City Council for consideration in spring but have since been put on hold.

One part of the amendments that has broad support and could move forward at this time are regulations related to revisions to rear and side yard setback requirements for accessory dwelling units (ADU’s). The proposed amendments would address setback requirements to allow additional flexibility for ADU’s to be placed in rear yards. The Community and Economic Development Department currently has a program for pre-approved detached ADU plans that could benefit from the additional space that the flexibility in the setbacks could provide. Plans are also in development for additional pre-approved ADU plans that would allow for two larger units including one that would be two stories.

The amendments would reduce minimum rear setbacks in both zones to five feet for single story ADU's. For multi-story ADU's, ten feet would be required for side and rear setbacks to address privacy concerns for taller structures placed in rear yards.

The Land Use Committee agreed to forward the full Council for consideration.