

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, March 16, 2021 – 5:00 p.m.
MEETING WILL BE CONDUCTED REMOTELY, NOT IN-PERSON

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89738980195>

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 206 337 9723 or +1 253 215 8782 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 897 3898 0195

Call to Order: 5:00 p.m.

Approval of Agenda & Consent Items: 5:01 p.m.

- A. Approval of Agenda
- B. Approval of March 2 Meeting Minutes

Public Comments: 5:02 p.m.

Commission Members Reports: 5:04 p.m.

Director's Report: 5:05 p.m.

New Business: 5:10 p.m.

Buildable Lands Report: Ryan Andrews, Planning Manager. The Planning Commission will receive a briefing on the Buildable Lands Report prepared by Thurston Regional Planning Council. The purpose of the Report is to determine if growth in Thurston County is occurring consistent with the goals of the state Growth Management Act. The Report provides the baseline data necessary for any adjustment of land use policies during the Comprehensive Plan periodic update process.

Old Business: 5:40 p.m.

Hawks Prairie Business District Zoning Text Amendment: Jessica Brandt, Associate Planner. As a follow-up to the previous meeting, the Planning Commission will continue review of the private-applicant initiated zoning text amendment to LMC 16.37 to allow medical/dental offices and clinic and residential uses, and revision to the maximum residential density in Hawks Prairie Business District zones.

Climate Mitigation Plan Outreach: Jessica Brandt, Associate Planner. The Planning Commission will review the draft Public Participation Plan for the Climate Mitigation Plan and continue discussions on associated outreach.

Communications and Announcements: 6:55 p.m.

Next Meeting: April 6, 2021.

Adjournment: 7:00 p.m.

3/8/21

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
March 16, 2021**

1. **Work Session:** TRPC Buildable Lands Presentation
2. **Work Session:** Climate Plan Outreach
3. **Work Session:** HPBD Zoning Text Amendment

Packets due: March 11, 2021

**Planning Commission Meeting
April 6, 2021**

1. **Work Session:** Lacey Midtown Market Study
2. **Work Session:** Housing Action Plan

Packets due: April 1, 2021

**Planning Commission Meeting
April 20, 2021**

1. **Public Hearing:** HPBD Zoning Text Amendment

Packets due: April 15, 2021

**Planning Commission Meeting
May 4, 2021**

Packets due: April 29, 2021

Pending Items:

MINUTES

Lacey Planning Commission Meeting
Tuesday, March 2, 2021 – 5:00 p.m.
Conducted remotely via videoconference

Meeting was called to order at 5:00 p.m. by Dave Wasson.

Planning Commission members present: Dave Wasson, Gail Madden, Peg Evans-Brown, Daphne Retzlaff, Shaunesy Behrens, Eddie Bishop, Kyrian MacMichael, Mark Mininger, and Robin Vasquez. Staff present: Ryan Andrews, Rick Walk, and Jessica Brandt.

Dave noted a quorum present, introduced new Planning Commissioner Kyrian MacMichael, and asked Commissioners to introduce themselves.

Eddie Bishop made a motion, seconded by Mark Mininger, to approve the agenda for tonight's meeting and the February 16 meeting minutes. All were in favor, the motion carried. Robin Vasquez moved to add to the agenda a continuation of the discussion regarding developing an outreach plan for incorporating additional feedback on the climate mitigation plan. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Dave noted that due to the pandemic, it is understood that Commissioners are unable to attend meetings and be involved in as many things as they were previously.
- Robin, Gail, and Mark reported on their participation in the Community Workgroup on Homelessness virtual open house. Rick noted that the results of the feedback and surveys will be added to the webpage, gave an update on upcoming activities, and noted that the timeline has been extended to September.
- Peg reported on her attendance at the last Council meeting.
- Daphne thanked staff for sharing the CWH open house link on Instagram.
- Dave reported on his attendance at the CWH open house and Council meeting.

3. **Director's Report:**

- Rick Walk added that some members of the CWH engaged with the homeless community to make them aware of the workgroup and the open house.

4. **Old Business:**

History of the Hawks Prairie Business District: Jessica Brandt, Associate Planner; Rick Walk, Director.

- Rick noted that as a result of the recent briefing for the zoning text amendment, staff thought it would be a good opportunity to give Planning Commission an overview of the history of the planning of the northeast Hawks Prairie district.
- Rick shared a presentation that included discussions regarding the changes in the economy and market conditions that have affected the area, various developers and past property owners, the City's vision for the area, and advantages of mixed-use development.
- A brief discussion followed.

5. **Communications and Announcements:** None.

6. **Next meeting:** March 16, 2021.

7. **Adjournment:** 7:00 p.m.



LACEY PLANNING COMMISSION
STAFF REPORT
March 16, 2021

SUBJECT: Buildable Lands Report

RECOMMENDATION: Receive a briefing from Thurston Regional Planning Staff on the draft 2021 Buildable Lands Report.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*

ATTACHMENT(S): [2021 Buildable Lands Report](#)

PRIOR REVIEW: None.

BACKGROUND:

Since 1997, the Washington State Growth Management Act (GMA) has required the state's fastest growing counties (including Thurston County) to periodically review and evaluate development trends to ensure consistency with GMA, countywide planning policies and comprehensive plans (RCW 36.70A.215). This report — known as the Buildable Lands Report — answers two key questions: 1. Are we achieving urban densities for new development in our urban areas? and 2. Is there sufficient land in our urban areas for 20 years of growth?

If the report finds that Thurston County is not meeting these goals, cities and the County are required to identify “reasonable measures” that would bring development trends into alignment with countywide planning policies and comprehensive plans.

Results of the buildable lands analysis shows that we are achieving urban densities for new growth in our urban areas with new projects averaging nearly 11 units per acre over the last 5 years. Additionally, there is sufficient residential capacity in our urban areas for the next 20 years of population growth including a reasonable market factor of 18 percent. The study also concludes that there is sufficient vacant and redevelopable land for commercial and industrial development.

Completing the Buildable Lands Report is an initial step in the process to complete the periodic update to the Comprehensive Plan in 2025.

Sustainable Thurston

In 2013, Thurston Regional Planning Council adopted *Creating Places — Preserving Spaces: A Sustainable Development Plan for the Thurston Region* (Sustainable Thurston). The plan was the culmination of a two-year effort to envision how the region will “look, function, and feel” in 2035.

While Sustainable Thurston falls outside of GMA’s planning framework — and failing to meet its goals does not require Thurston County jurisdictions to identify and adopt reasonable measures — the Buildable Lands Analysis demonstrates that Thurston County is not on track to meet some of the aspirational land use targets identified in the sustainable development plan. Adjustments may need to be made during the periodic update process to ensure that the Comprehensive Plan and development regulations align with the targets set forth in Sustainable Thurston.

RECOMMENDATION:

The Planning Commission will receive a briefing from Thurston Regional Planning Staff on the draft 2021 Buildable Lands Report. The findings of the Buildable Lands Report will inform the periodic update of the Comprehensive Plan to be adopted in 2025.



PLANNING COMMISSION STAFF REPORT

March 16, 2021

SUBJECT: LMC 16.37, Hawks Prairie Business District Zoning Text Amendment Application. Project no. 20-337.

RECOMMENDATION: The applicant will provide a follow-up briefing on a zoning text amendment to LMC 16.37 to allow medical/dental offices and clinics and residential uses, and revise the maximum residential density in Hawks Prairie Business District zone submitted by Hogum Bay Mixed Use, LLC.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Director of Community and Economic Development *RW*
Ryan Andrews, Planning Manager *RA*
Jessica Brandt, Associate Planner *JB*

ATTACHMENT(S):

1. Zoning Text Amendment Application
2. Proposed Amendments to LMC 16.37
3. Hawks Prairie Area Zoning Map

**PRIOR COUNCIL/
COMMISSION/**

COMMITTEE REVIEW: 03/02/21 Planning Commission Meeting
01/19/21 Planning Commission Meeting

BACKGROUND:

The Community and Economic Development Department received a private applicant-initiated zoning text amendment request. The request is comprised of three components: 1) amend Chapter 16.37 of the Lacey Municipal Code to allow medical and dental offices and clinics within a multi-tenant building in Commercial zone, 2) amend to allow residential uses with design standards in the Hawks Prairie Business District-Commercial zone, and 3) amend to remove density limits per parcel on residential uses within the Hawks Prairie Business District-Commercial zone and Business-Commercial zone.

The request is to amend specific text within the zoning code and does not require the need to amend any policies within the Comprehensive Plan. These types of applications are received periodically and are not subject to the docketing or annual Comprehensive Plan amendment timelines because amendment of the Comprehensive Plan is unnecessary. The Planning Commission will review the request and provide a recommendation on the amendment to the City Council.

The first request is to allow medical and dental offices and clinics within multi-tenant buildings in the Commercial sub district (HPBD-C). Medical uses were permitted in the BC sub district because the intent of this focus area was for corporate style office, employment centers, in addition to residential, professional services, and retail and general commercial services. These standards were established in 1997. The intent was to ensure that medical did not over-proliferate in commercial areas as standalone developments. It was intended to prioritize the area for commercial development. The intent was not to prevent small dentists, clinics, etc in a tenant space within a primarily commercial development. The request would allow for smaller medical uses in a multi-tenant building would not allow large medical buildings, and meet the intent of the district.

The second and third request (combined) to expand residential uses is supported by the Northeast Area Plan which anticipated 1200-1300 units for the HPBD zone. A critical part of the request is to address the density cap that has limited the number of units permitted for an individual parcel based on 10% of the parcel area. While this cap may be appropriate for larger parcels that would allow for enough units for a development to be financially feasible, this has been problematic for smaller parcels. The applicants request would remove the 10% cap limit but still require residential uses to be in a mixed-use development or within 1000 feet of existing commercial development.

For a vital town center, the district will need a combination and balance of employment, entertainment, housing, civic, and commercial uses. The Planning Commission discussed the need for productive growth, place-making, resiliency, and revenue per acre to create sustainable development from the “Strong Towns” concept and the Urban3 video. Having too much residential for example, would affect that balance of uses, so limits on the amount of residential development would likely be necessary for larger parcels in the HPBD.

An initial briefing was provided at the January 19th meeting and a follow up presentation was provided on March 2nd to provide a deeper historical context for the area.

RECOMMENDATION:

Staff is not recommending any specific recommendation at this time but potential options could include:

- A. No change to the 10% cap. This would keep regulations as is.
- B. Cap could depend on parcel size. Smaller parcels would have no cap, but parcels larger than 20 acres would have that 10% cap.
- C. No cap for parcels of any size

The applicant will provide a detailed briefing related to the request. The full staff analysis and recommendation will be presented at a future Planning Commission public hearing.

The Planning Commission is requested to review the submittal packet regarding proposed revisions to LMC 16.37 and identify any additional information the Planning Commission may

need to review this application. Direction can be given to the applicant and/or staff at the meeting to provide any additional information or to modify their amendment proposal.

An informational community meeting will occur in the next few weeks.



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

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

ZONING TEXT AMENDMENT APPLICATION

SECTION I

APPLICANT NAME: HOGUM BAY MIXED USE LLC

MAILING ADDRESS: PO BOX 7534

CITY, STATE, ZIP: OLYMPIA, WA 98507

TELEPHONE: 360.705.2303

REPRESENTATIVE NAME: THOMAS ARCHITECTURE STUDIOS / MICHAEL KERSHISNIK AIA

MAILING ADDRESS: 525 COLUMBIA STREET SW

CITY, STATE, ZIP: OLYMPIA, WA 98501

TELEPHONE: 360.915.8775

* The representative 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.

SECTION II

A. GENERAL DESCRIPTION OF PROPOSAL; DESCRIBE THE INTENT AND REASON FOR PROPOSING A CHANGE TO THE TEXT OF THE ZONING CODE

APPLICANT IS CONSIDERING A PROPOSED DEVELOPMENT ON APPROXIMATELY 18 ACRES IN THE HPBD-C ZONE WHICH WOULD INCLUDE RESIDENTIAL AND POSSIBLE MEDICAL / DENTAL USES. THE PROPOSAL WOULD ALLOW FOR A RESIDENTIAL USE IN THE HPBD-C ZONE AND A REVISION TO THE MAXIMUM RESIDENTIAL DENSITY IN THE HPBD ZONES. IN ADDITION, THE PROPOSAL ADDS A PROVISION TO ALLOW FOR "MEDICAL AND DENTAL OFFICES AND CLINICS" AS A PERMITTED USE WITHIN THE HPBD-C ZONE. THE LIMITED QUANTITY OF HPBD ZONED ACREAGE (APPROXIMATELY ~500 ACRES) IN LACEY COUPLED WITH THE EXISTING DEVELOPMENT PATTERNS WOULD LIMIT THE APPLICABILITY OF THIS PROPOSED AMENDMENT.

B. GENERAL PURPOSE OF THE ZONE TO BE CHANGED? CONSIDER WHAT FUNCTION THE ZONE SERVES AS DISCRIBED IN THE COMPREHENSIVE LAND USE PLAN AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE

PER LMC 16.37.010 THE INTENT OF THE HPBD ZONE IS TO “ENCOURAGE DEVELOPMENT OF AN INTEGRATED, PLANNED COMMUNITY WHERE PEOPLE WILL WANT TO LIVE AND WORK, BY PERMITTING RESIDENTIAL AND COMPATIBLE BUSINESS USES TO DEVELOP IN CLOSE PROXIMITY TO EACH OTHER”. AND TO “ASSURE THAT DEVELOPMENT IS SITE SENSITIVE, USER EFFICIENT, AND FURTHERS THE MIXED-USE POLICIES OF THE NORTHEAST AREA ELEMENT OF THE COMPREHENSIVE PLAN.”

APPLICANT’S PROPOSAL WOULD BE CONSISTENT WITH THIS INTENT AND FURTHER SUPPORT THE AREAS MIXED USE / LIVE - WORK POLICIES THRU BOTH A DENSITY AND USE PATTERN.

C. TEXT CHANGE REQUESTED

CURRENT ZONING LANGUAGE:

APPLICANT HAS ATTACHED A STRIKE-THROUGH AND HIGHLIGHTED (RED TEXT) VERSION OF THE EXISTING CODE WITH PROPOSED CHANGES

REQUESTED NEW ZONING LANGUAGE:

APPLICANT HAS ATTACHED A STRIKE-THROUGH AND HIGHLIGHTED (RED TEXT) VERSION OF THE EXISTING CODE WITH PROPOSED CHANGES.

- D. DOES THE PROPOSED AMENDMENT AFFECT BOTH THE CITY AND THURSTON COUNTY? IS THE ZONE TO BE CHANGED IN BOTH INCORPORATED AND UNINCORPORATED AREAS; LACEY AND LACEY'S GROWTH AREA? (PLEASE EXPLAIN):**

THERE ARE NO PROPOSED CHANGES IN THURSTON COUNTY. THIS AMENDMENT WOULD ONLY AFFECT ZONING WITHIN THE CITY OF LACEY.

- E. WAS THIS ISSUE, THE ZONES SPECIFIC ALLOWED USES OR STANDARDS PROPOSED FOR CHANGE, DISCUSSED DURING THE COMPREHENSIVE PLAN AND ZONING REGULATIONS REVIEW AND ADOPTION PROCESS? IF SO, PLEASE EXPLAIN:**

UNKNOWN.

- F. IS THE PRESENT ZONING LANGUAGE THE RESULT OF A MISTAKE? WHAT KIND OF MISTAKE (i.e., ACCIDENTAL OMISSION, INTENT NOT CLARIFIED)? PLEASE EXPLAIN:**

NO.

- G. HOW MANY ACRES OF DEVELOPED AND UNDEVELOPED PROPERTY IN THIS ZONING DESIGNATION COULD BE IMPACTED BY THE CHANGE?**

DEVELOPED: APPROXIMATELY 5.0 ACRES

UNDEVELOPED: APPROXIMATELY 135.0 ACRES

WHAT ZONES ARE LOCATED ADJACENT TO THESE AREAS?

GENERAL COMMERCIAL (GC), LIGHT INDUSTRIAL (LI), OPEN SPACE INSTITUTIONAL (OS-I), LIGHT INDUSTRIAL COMMERCIAL (LI-C), HAWKS PRAIRIE BUSINESS DISTRICT – BUSINESS/COMMERCIAL (HPBD-BC)

- H. WHAT POTENTIAL LAND USE CONFLICTS COULD RESULT FROM THE PROPOSED CHANGE? CONSIDER ALL LAND IN THE ZONE TO BE CHANGED AS WELL AS EXISTING AND PLANNED LAND USES IN ADJACENT ZONES. DO NOT LIMIT CONSIDERATION ONLY TO THE SPECIFIC PARCEL(S) THAT YOU ARE INTERESTED IN. REMEMBER, A TEXT AMENDMENT WILL IMPACT ALL PROPERTY WITHIN THAT ZONE AND COULD POTENTIALLY IMPACT PROPERTY IN ADJACENT ZONES AS WELL.**

THE HPBD-C ZONE IS A SUB ZONE OF THE HAWKS PRAIRIE BUSINESS DISTRICT WITHIN THE CITY OF LACEY ZONING. THE PROPOSED AMMENDMENT WOULD ALLOW FOR DENSITY AND USES WITHIN THE HPBD-C ZONE THAT ARE REFLECTIVE OF THE ADJACENT HPBD-BC ZONE AND SUPPORT THE INTENT OF THE HAWKS PRAIRIE BUSINESS DISTRICT IN GENERAL. THEREFORE, NO POTENTIAL CONFLICT ARE ANTICIPATED WITH THIS PROPOSED CHANGE.

SECTION III

EXPLAIN HOW THE AMENDMENT IS CONSISTENT WITH THE FOLLOWING:

- **State Growth Management Act (GMA):**

THIS PROPOSAL SUPPORTS AND IS CONSISTENT WITH THE URBAN GROWTH, REDUCED SPRAWL, TRANSPORTATION, ECONOMIC DEVELOPMENT AND HOUSING GOALS OF THE STATE GROWTH MANAGEMENT ACT.

- **County-Wide Planning Policies (CWPP):**

THIS PROPOSAL SUPPORTS AND IS CONSISTENT WITH THE URBAN GROWTH, ECONOMIC DEVELOPMENT, HOUSING, TRANSPORTION AND ENVIRONMENTAL QUALITY GOALS OF THE COUNTY WIDE PLANNING POLICIES.

- **Lacey Comprehensive Plan:**

THIS PROPOSAL SUPPORTS AND IS CONSISTENT WITH THE FRAMEWORK LAND USE POLICIES REGARDING QUALITY OF LIFE (POLICY A), LAND USE PATTERNS (POLICY B), EMPLOYMENT (POLICY C), HOUSING (POLICY E), POPULATION GROWTH (POLICY G), AND TRANSPORTATION (POLICY H),

- **Regional Transportation Plan (RTP):**

THIS PROPOSAL SUPPORTS AND IS CONSISTENT WITH THE GOALS AND POLICIES REGARDING LAND USE PATTERNS (POLICY 1.a), DENSITY (POLICY 1.e), ACTIVITY NODES (POLICY 1.j), CREATE A SAFE AND VIBRANT CITY (POLICY 1.i) AND CREATE SAFE AND VIBRANT NEIGHBORHOODS (POLICY 1.i)

- **Other Applicable City Plans or Documents:**

THIS PROPOSAL SUPPORTS AND IS CONSISTENT WITH THE HAWKS PRAIRIE BUSINESS DISTRICTS PLANNING AND PROVIDES FLEXIBILITY FOR DEVELOPMENT THAT WOULD ALLOW A MORE DIVERSE AND ACTIVATED PUBLIC AND PRIVATE URBAN ENVIRONMENT.

- **Neighboring Jurisdictions' Comprehensive Plan (when your proposal affects multiple jurisdictions):**

THIS IS NOT APPLICABLE TO THIS PROPOSAL.

SUPPLEMENTAL INFORMATION

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

- 1- Environmental checklist (must include 2 CD's containing .pdf copies of all submittal materials, including applications)
- 2- Supplemental information and/or special reports may be required including:
 - a. Environmental issues;
 - b. Anticipated impacts from a change in uses or standards of the zone;
 - c. Other.

INITIATED BY:

☐ Planning Commission. Date of Initiation: _____

☐ City Council. Date of Initiation: _____

☐ Property owners as follows:

I (We) understand and agree with the above explained need for the map change and are contract purchaser of the property within the City of Lacey.

Signature

Walker John

Printed Name

ADDRESS: 206 State Ave Olympia, WA 98501

Signature

Printed Name

ADDRESS: _____

Signature

Printed Name

ADDRESS: _____

16.37.020 Permitted uses in the designated commercial area.

The following uses are permitted in that portion of the Hawks Prairie Business District designated as commercial area on Table [16T-67](#).

A. Commercial

Apparel

Automotive supplies

Auto sales including new or used cars, campers, trailers, motorcycles and boats subject to the provisions of LMC [16.37.070\(K\)](#)

Books and stationery

Convenience stores and service stations designed for fueling no more than eight automobiles simultaneously and subject to the provisions of LMC [16.37.070\(H\)](#)

Department stores

Drug stores and pharmacies

Fabric stores

Florists

Food stores

General merchandise

Gifts/specialty

Hobby/special interest

Homes appliances/electronics

Home furnishings

Home improvement centers/garden supplies

Jewelry and cosmetics

Liquor

[Medical and dental offices and clinics \(within multi-tenant buildings\)](#)

Personal services

Professional services when provided as an integral part of a commercial center

Sporting goods and related stores.

B. Hotels and motels.

C. Convention centers and conference facilities.

D. Eating and drinking establishments

Restaurants with drive through windows shall meet the provisions of LMC [16.37.070\(I\)](#).

E. Cultural, entertainment and recreation

Art galleries

Athletic facilities and health clubs

Bowling alleys

Cinemas

Libraries and museums.

F. Day care facilities when provided as an integral part of a commercial center and in support of the other uses therein.

G. Financial institutions

Banks

Brokerages

Finance companies

Insurance and real estate offices

Such uses shall be allowed only when provided as an integral part of a commercial center and in support of the other uses therein.

[H. Residential subject to the provisions of LMC 16.37.070\(L\).](#)

[HJ.](#) Other similar and related uses consistent with the intent of the zone as determined by the site plan review committee.

I. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC. (Ord. 1480 §19, 2015; Ord. 1368 §33, 2011; Ord. 1054 §2, 1997).

The Lacey Municipal Code is current through Ordinance 1569, passed September 10, 2020.

Disclaimer: The city clerk's office has the official version of the Lacey Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

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[City Website: www.ci.lacey.wa.us](http://www.ci.lacey.wa.us)

[Code Publishing Company](#)

16.37.070 Design standards.

- A. *Relationship Between Buildings.* Proposed buildings shall be related harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.
- B. *Interior Circulation.* Development proposals shall include the following components:
1. Location and number of access points to the public streets.
 2. Sidewalks that provide continuous pedestrian and bicycle access along public, state, or private access roads and to primary uses within the development.
 3. General interior circulation.
 4. Separation of pedestrian and vehicular traffic, via strategically located, clearly defined pedestrian corridors through parking lots and other means of clearly differentiating pedestrian areas from vehicle areas. The number and location of pedestrian corridors shall be determined by the city based on the size and scale of the development.
 5. Arrangement of parking areas that are safe and convenient and do not detract from the design of proposed buildings and structures and the neighboring properties.
- C. *Access.* Connection to arterials shall be made at city determined locations. Full access to arterials may be restricted by the city where necessary to facilitate efficient traffic circulation.
- D. *Transit.* Buildings shall be located so as to encourage and facilitate the use of transit and other forms of transportation alternatives to the single occupancy vehicle.
- E. *Signs.* The size, location, design, color, texture, lighting and materials of all signs shall not detract from the design of proposed buildings and structures and shall comply with Chapter [16.75](#) LMC.
- F. *Parking.* All parking areas and structures shall comply with the standards of Chapter [16.72](#) LMC.
- G. *Utilities.* All permanent utility lines, pipes and conduits shall be located below ground, and all other utility facilities, except fire hydrants, shall be landscaped and screened with sight-obscuring vegetation.
- H. *Standards for Convenience Stores and Service Stations.*
1. Must be sized and designed to be compatible with the Hawks Prairie Business District zone.
 2. Convenience stores and service stations shall not be permitted on any parcel adjacent to an intersection.
 3. Special attention must be given to assure compliance with the standards for the area. The site plan review committee may require revisions to the proposed layout in order to achieve such consistency.

4. Maximum front building setback shall be fifteen feet.
5. Signs must be consistent with the sign regulations contained in Chapter [16.75](#) LMC.
6. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures.

I. *Standards for Restaurants with Drive-Through Windows.*

1. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures.
2. Drive-through lanes and parking areas may not be located between the building and any public street.
3. Restaurants with drive-through windows shall not be permitted on any parcel adjacent to an intersection.

J. *Mixed Use Occupancies.* Residential units and retail business or office uses shall be permitted within the same structure, subject to the following limitations:

1. The nonresidential uses must have vehicular access via a business street or arterial and shall front directly on an adjacent sidewalk or pedestrian walkway, or on a front or side yard from which vehicles are excluded.
2. Business/commercial uses shall occupy the floors below the residential uses to preserve a residential atmosphere for the residents above.
3. Business and residential portions of the building must be separated by a soundproofed concrete or wood floor, insulated or otherwise soundproofed with the intervening space unoccupied except for utility lines, heating and air conditioning ducts, and similar devices not producing noise or vibration or requiring regular access.

K. *Standards for Auto Sales.*

1. A showroom building is required. Maximum front building setback shall be fifteen feet. Showroom windows and displays shall face the fronting street encompassing a minimum of sixty percent of the facade surface area.
2. Showroom building width shall be a minimum of forty percent of the width of the parcel fronting the street.
3. Outdoor vehicle display shall be located at the side or rear of the showroom building.
4. Service facilities shall be located to the rear of the showroom building with bay doors oriented to the rear of the building. Any separate service buildings shall be located internal to or at the rear of the site.

5. Fifteen feet of Type II landscaping is required on any right-of-way frontages not containing a showroom or other building.
6. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures in compliance with the Design Review Checklist for the Hawks Prairie Business District.
7. Any existing buildings modified for the purposes of auto sales shall meet the requirements of this chapter.

L. *Standards for Residential.*

1. Residential units shall be located in mixed use buildings that have the first floor dedicated to offices or other nonresidential uses. An exception may be granted by the community and economic development director for allowing ground floor residential under the following conditions:
 - a. As part of an approved master plan; provided, that the distance to a commercial or office building does not exceed one thousand feet.
 - b. The ground floor residential uses are directly connected by pedestrian amenities to commercial and/or office uses.
 - c. Buildings must be of an urban architectural style that is harmonious with and complementary to surrounding structures in compliance with the Design Review Checklist for the Hawks Prairie Business District.
 - d. Ground floor residential uses shall be limited to townhomes, row homes, live/work, and urban walk-up apartments. No more than fifty percent of the total units shall be used for townhomes or row homes.
2. Maximum residential density shall be calculated at twenty units per acre. ~~No more than ten percent of a parcel shall be used to calculate the number of units permitted on that parcel.~~

M. *Design Review.* All development in the Hawks Prairie Business District shall be consistent with the appropriate provisions of Chapter [14.23](#) LMC. (Ord. 1539 §85, 2019; Ord. 1480 §22, 2015; Ord. 1220 §38, 2004; Ord. 1154 §13, 2001; Ord. 1139 § 5, 2000; Ord. 1054 §2, 1997).

The Lacey Municipal Code is current through Ordinance 1569, passed September 10, 2020.

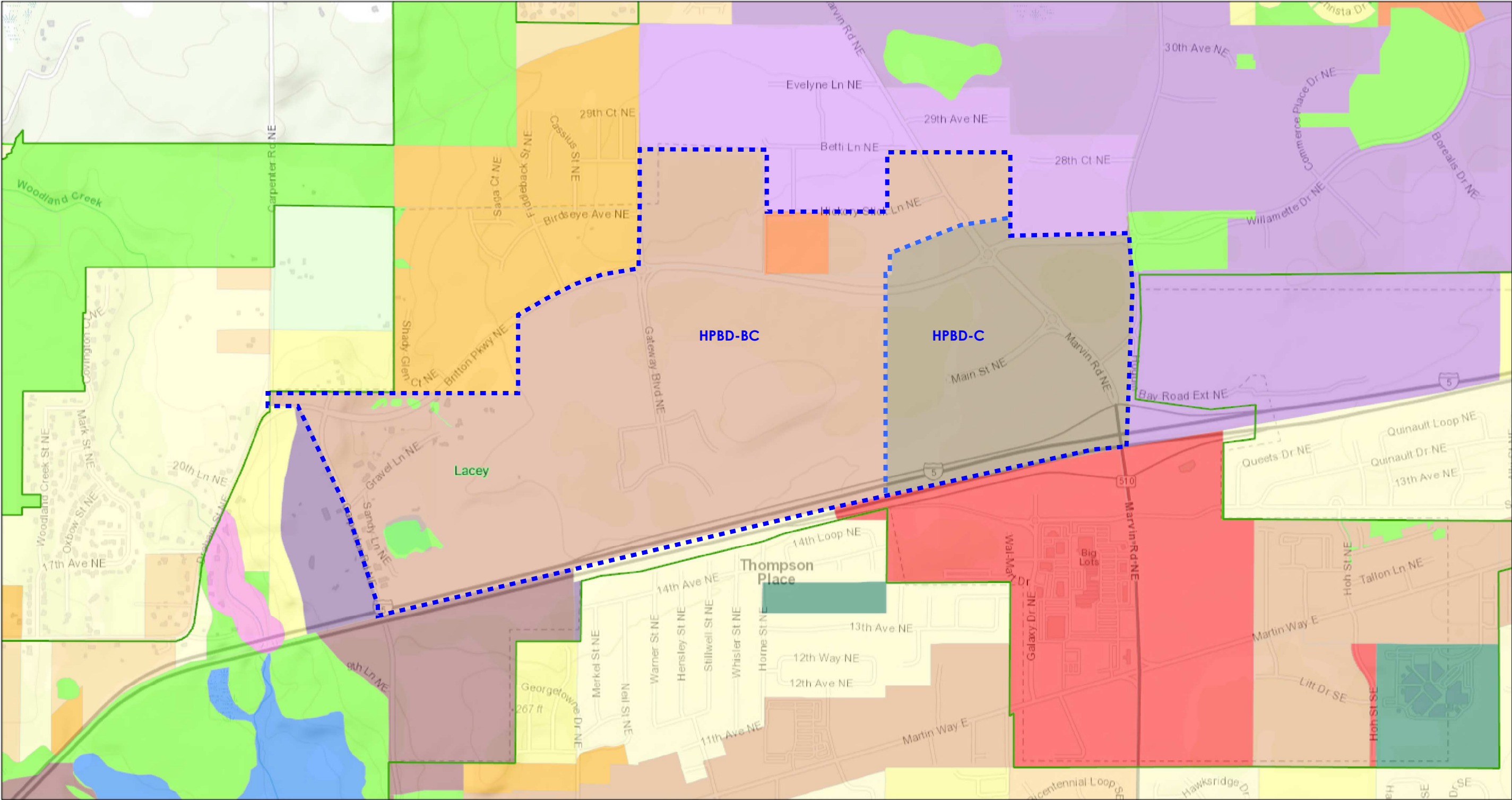
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[Code Publishing Company](#)

City of Lacey, WA - Zoning Map



November 12, 2020

Lacey City Limits

Lacey Urban Growth Area

Lacey Zoning

Low Density Residential 0-4

Low Density Residential 3-6

Moderate Density Residential

High Density Residential

Mixed Use High Density

Hawks Prairie Business District (Business/Commercial)

Hawks Prairie Business District (Commercial)

Community Office

Central Business District 6

General Commercial

Light Industrial Commerical

Light Industrial

Mineral Extraction

Agriculture

Open Space Institutional

Open Space School

Urban Conservancy

Natural

1:18,056

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

City of Lacey

2021 Thurston Climate Mitigation Plan Public Participation Plan

Introduction

The City of Lacey (City) has been working for the past few years with Thurston County, Olympia, and Tumwater to complete the Thurston Climate Mitigation Plan (TCMP). Phase 1 focused on assessing existing policies and targets of each jurisdiction for gaps and consistencies, recommending a regional emissions target, identifying each jurisdictions implemented mitigations actions to date, and recommend regional emissions reduction targets. Phase 2 focused on engaging the general public to develop a plan and strategies to reach the adopted climate targets. Phase 3 will focus on regional implementation options and approaches. While the City participates in Phase 3 with its regional partners, it will also be adopting the TCMP as part of the Comprehensive Plan Amendment process.

A Public Participation Plan describes how the City will encourage early and continuous public participation throughout the process of adopting the TCMP.

This Public Participation Plan describes the steps that the City will take to provide opportunities for public engagement and public comment, as well as the City's contact information and web addresses. This plan is in addition to any other minimum requirements for public participation required by the City. This plan is a working document and will be adjusted as needed to provide for the greatest and broadest public participation.

1.0 Public Participation Goals

- Provide interested parties with timely information, an understanding of the process, and multiple opportunities to review and comment on the TCMP.
- Actively solicit information from citizens, property owners and stakeholders about their concerns, questions and priorities for the periodic review process.
- Encourage interested parties to provide direction on the implementation of the TCMP throughout the process and provide those comments to decision makers.
- Provide forums for formal public input at project milestones prior to decision-making by local officials.
- Consult and consider recommendations from neighboring jurisdictions, federal and state agencies, and Native American tribes.

2.0 Public Participation Opportunities

The City is committed to providing multiple opportunities for public participation throughout the process. The City will use a variety of communication tools to inform the public and encourage their participation, including the following:

2.1 Website

The City's website will include a periodic review webpage where interested parties can access status updates, draft documents, official notices, minutes and other project information. The webpage will be the primary repository of all information related to the periodic review process. The page will include who to contact for more information and an email link for questions and comments.

www.ci.lacey.us/climate

2.2 Social Media

The City will use its existing social media channels including Facebook, Twitter, Instagram and YouTube to post information about public meetings, a link to the TCMP project website, and key project updates. This will supplement traditional news media notices mentioned in 2.6.

2.3 Open House

The City will share the Task Force recommendations during a community open house. Public comments received during the open house will be posted on the periodic review webpage.

2.4 Community Meetings (virtual)

The City will attend community meetings such as service clubs, economic development committees, and residential neighborhood meetings for example to provide information about the TCMP and solicit feedback by sharing the survey. Members of the Planning Commission may assist in this effort.

2.5 Public Comment Periods and Hearings

The Planning Commission will be the primary forum for detailed review and recommendations to the City Council. Interested parties are encouraged to attend and provide comments during the Planning Commission deliberations and/or City workshops and public hearings. Official notices will be published as established in City policy.

The Planning Commission will conduct a public comment period and at least one public hearing to solicit input on the periodic review.

Public notice of all hearings will state who is holding the comment period and/or hearing, the date and time, and the location of any public hearing. Notices will be published per official policy and comply with all other legal requirements such as the Americans with Disabilities Act. A notice will be sent to the email list.

Interested parties will be encouraged to provide comments to the City by letter or email. All comments will be forwarded to the Planning Commission. The periodic review webpage will be the central repository for information under consideration. Documents will be available for review at the City's Community and Economic Development Department, and copies will be provided at the established copying cost.

2.6 Email Distribution

Email notices will be sent to stakeholders listed in 3.0. Any interested party can request to have their email added to the distribution list throughout the engagement process.

2.7 News media

The local news media will be kept up-to-date on the adoption process and receive copies of all official notices.

2.8 Elected and Appointed Officials

City Council members and Planning Commission members participate in many community organizations and have a unique opportunity to share information and hear from a cross-section of the community. The City will enlist the help of elected and appointed officials to share information about upcoming engagement opportunities.

3.0 List of stakeholders

The City will engage the following stakeholders:

- Nisqually Tribe
- Squaxin Island Tribe
- Olympia Master Builders – Government Affairs Committee
- Thurston County Chamber of Commerce
- Lacey South Sound Chamber of Commerce
- Thurston Economic Development Council
- Home Owners Association Boards
- Puget Sound Energy
- Thurston Climate Action Team
- Panorama Green Team
- Service Clubs – Kiwanis, Lions Club
- North Thurston Public Schools
- Colleges and Universities: SPSCC, St. Martins
- Senior Services for South Sound
- Housing Action Team of Thurston Thrives

3.1 City of Lacey Staff Committee Representatives

The City will form an internal review committee to review local actions listed in the TCMP. The internal committee will be comprised of staff members from the following departments:

Community and Economic Development

- Current Planning
- Economic Development
- Building

Public Works

- Transportation planning
- Capital projects

Parks

- Maintenance

Finance

CM Office/Public Affairs

4.0 Public Participation Timeline

The following is a general timeline including anticipated public participation opportunities. Additional details will be posted on the project webpage.

DATE	METHOD
04/1/21	City webpage on Climate/Sustainability – general info, link to survey, link to Open House, background information
04/01/21	Article for Lacey Life (April issue)
04/01-04/30	Survey
04/21-5/15	Virtual Open House
04/01/21	Proclamation
04/15/21	Stream Team newsletter Article
04/01/21	OMB article and Gov't Affairs presentation
05/12/21	Panorama TV – Green Team
05/12/21	Stream Team webinar on TCMP
04/01/21	Press Release about survey, open house, website
05/17/21	Public Hearing