

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, January 19, 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/81748992404>

Or Telephone:

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

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Webinar ID: 817 4899 2404

Call to Order: 5:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items
Approval of January 5 Meeting Minutes

Public Comments: 5:01 p.m.

Commission Members Reports: 5:03 p.m.

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

New Business: 5:10 p.m.

Hawks Prairie Business District Zoning Text Amendment-Project no. 20-337: Jessica Brandt, Associate Planner. The Planning Commission will receive an introductory briefing on the zoning text amendment to LMC 16.37 to allow medical/dental offices and clinics and residential uses, and revision to the maximum residential density in Hawks Prairie Business District – Commercial zone submitted by Hogum Bay Mixed Use, LLC.

Old Business: 5:35 p.m.

2021 Work Program: Ryan Andrews, Planning Manager. The Planning Commission will review the final draft work program in preparation for the joint Planning Commission/City Council meeting on January 28th.

Communications and Announcements: 5:55 p.m.

Next Meeting: February 2, 2021.

Adjournment: 6:00 p.m.

1/11/21

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
January 19, 2021**

1. **Work Session:** HPBD Zoning Text Amendment
2. **Work Session:** Finalize Work Program

Packets due: January 14, 2021

**Planning Commission/City
Council Joint Meeting**

1. **Joint Work Session**

January 28, 2021 4:00 pm.

**Planning Commission Meeting
February 2, 2021**

Packets due: January 28, 2021

**Planning Commission Meeting
February 16, 2021**

1. **Work Session:** Regional Climate Mitigation Plan

Packets due: February 11, 2021

Pending Items:

HPBD Zoning Text Amendment Public Hearing (March 2--tentative)
TRPC Buildable Lands Presentation (March 16)
Lacey Midtown Market Study Presentation

MINUTES

Lacey Planning Commission Meeting
Tuesday, January 5, 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, Mark Mininger, Peg Evans-Brown, Daphne Retzlaff, Shaunesy Behrens, Robin Vasquez, and Eddie Bishop. Staff present: Ryan Andrews, Rick Walk, and Jessica Brandt.

Sharon noted a quorum present.

Gail Madden made a motion, seconded by Mark Mininger, to approve the agenda for tonight's meeting. All were in favor, the motion carried.

Gail Madden made a motion, seconded by Daphne Retzlaff, to approve the December 15 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** Wayne Olson addressed Planning Commission regarding the Thurston Climate Mitigation Plan.
2. **Commission Members Reports:** None.
3. **Director's Report:**
 - Rick Walk shared agenda items for the January Council meetings and worksessions, which included consideration of the Planning Commission's recommendation for the LI Commercial zoning text amendment, tentative discussion of the interlocal agreement to establish the regional housing council, a briefing on the status of the Community Workgroup on Homelessness, regional housing action forum, regional climate action plan and the Planning Commission's 2021 work program.
 - Staff is in process of reviewing applications to fill the vacant seat on Planning Commission.
4. **New Business:**

Housing Needs Assessment: Katrina Van Every and Michael Abroggi, TRPC.

 - Rick introduced Katrina and Michael and gave some background information.
 - Katrina discussed some components of the project and actions that have taken place up to this point.
 - Katrina went over the housing needs assessment.
 - A brief discussion followed regarding aging population data, demographics, variety of housing types, and effects of the Pandemic.
 - Rick gave some info regarding the upcoming TRPC forum. Staff will send out a .pdf of tonight's presentation and it will include a link to the forum registration.
5. **Communications and Announcements:** Dave asked for clarification on dates and start times of upcoming Council meetings, joint meeting with Council, and other meetings/events discussed tonight. Rick will send an email with all the info.
6. **Next meeting:** January 19, 2021.
7. **Adjournment:** 6:04 p.m.



PLANNING COMMISSION STAFF REPORT

January 19, 2020

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

RECOMMENDATION: Staff and the applicant will provide an introduction 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
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:** None.

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 intent of the Hawks Prairie Business District, per LMC 16.37.010 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.” The Northeast Area element of the Comprehensive Plan was adopted in 1992.

The Hawks Prairie Business District (HPBD) has two sub districts: Business Commercial (BC) and Commercial (C). The intent of the HPBD-BC is the more flexible of the two. The HPBD-BC allows for residential uses if in a mixed-use context, or if residential-only, it must be within 1000 feet of commercial uses. HPBD-BC also allows for medical uses. HPBD-C is more focused on commercial uses and does not currently allow for residential uses or medical uses. The HPBD-C sub district, per the Northeast Plan, was meant to be a retail destination north of the I-5 and Martin Way interchange. LMC Table 16T-71 describes detailed design guidelines for the retail/commercial area of the HPBD. This request would provide more flexibility in uses than is currently allowed.

The entire area of the HPBD is about 500 acres. The HPBD-C sub district is approximately 135 acres of undeveloped property and 5 acres of developed property. The zoning designation for allowing medical and residential uses would apply throughout the entire Commercial sub district and changes to the residential limit would apply throughout the entire HPBD designation, in both sub districts.

Request #1 Allowance of Medical and Dental Clinics

The first request is to allow medical and dental offices and clinics within multi-tenant buildings in the Commercial sub district (HPBD-C). Currently, the HPBD allows medical offices in the HPBD-BC sub district. Medical offices are not allowed in the HPBD-C sub district. The reason for the restriction in the commercial only sub district was to reserve this focus area (on Marvin Rd) for predominately retail use to meet the City’s economic vision and retail market at that time. 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.

Request #2 Allowance of Residential Uses, applying Design Standards from the Business-Commercial Sub District

The second request is to allow residential uses in the Commercial sub district (HPBD-C). Currently, this zoning district does not specifically list residential use as a permitted use and does not list as a prohibited use. These standards were established in 1997. The intent was to prevent over-proliferation of residential uses in the commercial area. The requirement for residential to be located within 1000 feet of existing commercial is meant to support the commercial areas. The request for residential uses would not cause the loss of small scale commercial but would help support it, which is becoming more important now that the demand for larger scale destination retail is diminishing quickly in the changing retail environment. Because residential uses are allowed in the Business-Commercial sub district,

the detailed residential design standards are requested to be used in the Commercial district as well.

Request #3 Removal of Density Limit

The third request is to remove the limit on residential density within both of the zoning sub districts. The current zoning designation limits residential density to twenty units per acre with no more than ten percent of the parcel to be used to calculate number of units permitted on the parcel. The cap on density limits potential housing units in the district. These standards were established in 1997 based on the 1992 Northeast Sub-area Plan. The Sub-area plan envisioned high density residential with no more than 10% of the zone for residential. To make it possible to enforce that cap, the 10% limit was placed on each parcel. The intent, as mentioned above, was to prevent too much residential in the commercial area.

The Northeast Sub-area Plan estimated number of the units for the HPBD to be about 1200-1300 units, based on the land capacity and density cap. Currently, no residential units have been built in the HPBD. The current limit on units became problematic over time for smaller parcels because it essentially prevented residential projects from penciling out. For example, a ten-acre parcel could only calculate density in 10% or one acre of the parcel. That means one acre times twenty units per acre equals twenty units on a ten acre parcel, which does not pencil out for an investor. The request would remove that limit but still require residential to be in a mixed use development or within 1000 feet of commercial development if developed as residential only.

RECOMMENDATION:

Staff will provide an introductory briefing related to the request. The full staff analysis and recommendation will be presented at a future Planning Commission public hearing. The applicant will also be available at the January 19th meeting to present their proposal and answer any questions.

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.

Additionally, public outreach will be a key element of the proposal. This public outreach will not only need to occur with neighboring property owners but also with other stakeholder in the Hawks Prairie Planning Area. At the briefing, staff will discuss with the Planning Commission, potential stakeholders and outreach to the area so that engagement with the public can occur prior to a formal public hearing.



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 QUAILITY 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.

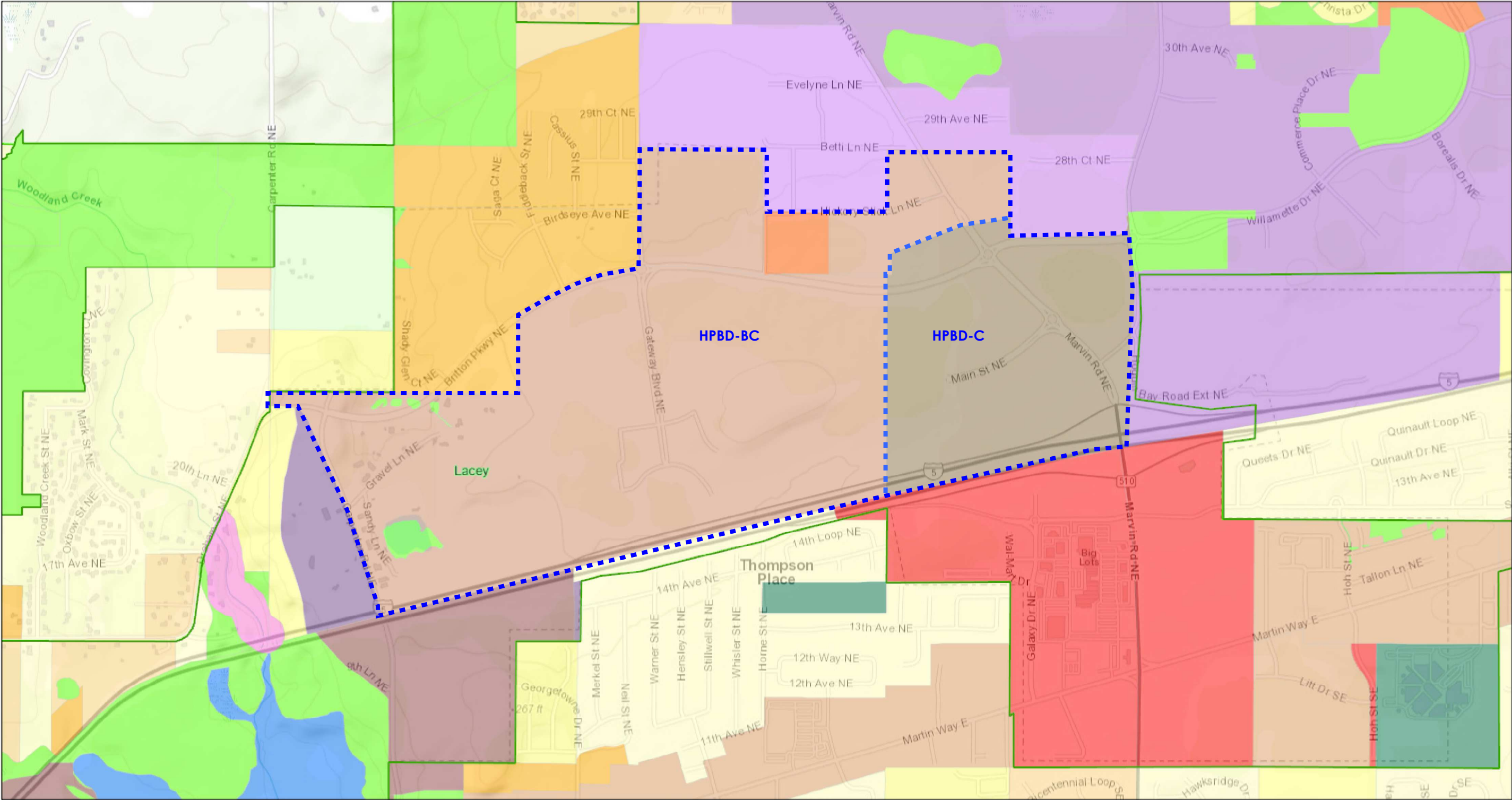
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City of Lacey, WA - Zoning Map



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



PLANNING COMMISSION STAFF REPORT

January 19, 2021

SUBJECT: 2021 Work Planning Commission Program

RECOMMENDATION: The Planning Commission will review the 2021 Work Program in preparation for the joint meeting with the City Council scheduled for January 28th.

TO: Lacey Planning Commission

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

ATTACHMENT(S): Draft 2021 Work Program

**PRIOR COUNCIL/
COMMISSION/**

COMMITTEE REVIEW: December 1, 2020, Planning Commission Meeting

BACKGROUND:

Early each year the City Council and the Planning Commission hold a joint work session to review a docket of work program items. The attached document contains the final draft work program which lists tasks that the City expects to complete within the next year. The tasks are organized by the type of amendment that they are considered (plan update, joint planning requirement, or code update) with each item prioritized. At the joint work session both the City Council and Planning Commission will have the opportunity to ask questions, discuss the program schedule and add, remove or re-prioritize items on the work program.

Comprehensive Plan Amendments

The Comprehensive Plan Amendments identified are those that are currently underway to implement a portion of the Comprehensive Plan, required by state law, or are funding dependent. These items include integration of the Regional Climate Mitigation Plan and Regional Housing Action Plan into the Comprehensive Plan; the Martin Way Corridor Study; revisions necessary to the Comprehensive Plan related to the Low Density Residential zone consolidation; updates to utility plans; update to the Urban Forest Management Plan; and required updates to our Capital Facilities Plan and Six Year Transportation Improvement Program.

Code Revisions

The high priority code revisions associated with the 2016 Comprehensive Plan have been completed. Those identified for the 2021 work program include implementation of the Regional Housing Action Plan including the ongoing review of the emergency housing regulations, completing the Low Density Residential zone consolidation, and an analysis of the street development standards in existing older neighborhoods and impacts on housing affordability. Work program items also include an update to the Development Guidelines and Public Works Standards related to potential changes to notice and appeal procedures. An amendment to the City's parking code requirements have been added that will examine requirements for parking spaces associated with multi-family development and requirements for electric vehicle parking. One private-applicant zoning code amendment will be processed in 2021 related to amendments to the Hawks Prairie Business District for residential and medical office uses.

Joint Planning

One long term item related to the 2016 Comprehensive Plan is completing the joint planning effort with Thurston County to adopt the Comprehensive Plan for the Lacey UGA. This will include addressing issues specific to the UGA including requiring sewer for all new development, increasing minimum density requirements for the Moderate and High Density Residential zones, reviewing agricultural designations within the UGA and identifying "urban holding areas" in the Pleasant Glade and McAllister Geologically Sensitive Areas.

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Plan Amendments		Proposed By:	Description	Anticipated Start - Completion Date	PC/Staff Hours	Staff Lead
Priority	2021 Plan Updates					
High	Thurston Climate Mitigation Plan Phase 3	Regional Climate Mitigation Plan	The Thurston Climate Mitigation Plan is a multi-year planning and implementation process. In December 2017, the cities of Lacey, Olympia, Tumwater and Thurston County entered into an interlocal agreement to fund phase 1 of the coordinated effort. Phase 1 documented the baseline activities each jurisdiction has taken to date related to climate action measures, identified a baseline emission year, target reduction year and outlined a scope of work for Phase 2. Phase 2 was a one year process in 2020 to develop the regional climate action plan and strategies. Phase 3 will focus on regional implementation, developing a monitoring program, and additional community engagement. The four jurisdictions will contract with TRPC as a consultant to convene stakeholders, develop policy options for implementation, and monitor progress.	Start: Fall 2018 Complete: Summer 2021	8/520	Jessica Brandt
High	Low Density Residential Zone Consolidation	Affordable Housing Strategy and Regional Housing Action Plan	Implement a recommendation of the Affordable Housing Strategy and the Regional Housing Action Plan to consolidate Low Density Residential zones to reduce minimum lot sizes, lot widths, and density minimums will help increase density in older, central neighborhoods, which are near utilities, transit lines, services, and jobs. The Comprehensive Plan and zoning map will need to accompany the text amendment change.	Start: January 2019 Complete: Summer 2021	2/20	Ryan Andrews
High	Martin Way Corridor Study	TRPC	TRPC on behalf of Thurston County, Intercity Transit, the City of Olympia and City of Lacey was awarded a Federal Surface Transportation Block Grant in the amount of \$452,750. Combined with the local match of \$70,660, the total project amount will total \$523,410. The purpose of the grant is to fund an interjurisdictional study of the Martin Way Corridor from Pacific Avenue in Olympia to Marvin Road in Lacey. The purpose of the study is to address bicycle and pedestrian improvements (building off Lacey's Plan), corridor safety, transit facilities, access management, neighborhood connectivity and land use. City of Lacey's match is in kind staff resources as a member of the steering committee and providing baseline information.	Start: January 2020	2/100	Ryan Andrews
High	Water Comprehensive Plan	Public Works	Complete an update to the Water Comprehensive Plan.	Start: Underway Complete: Summer 2020	2/10	Brandon McAllister/ Planning Staff
High	Regional Housing Action Plan	Housing Strategy	Develop a Housing Action Plan under the HB 1923 grant program. The goal of the plan is to develop data and programs to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes. The Housing Action Plan will be adopted as an appendix of the Housing Element of the Comprehensive Plan.	Start: Early 2020 Complete: June 2021	4/100	Ryan Andrews
High	Urban Forest Management Plan Update	Necessary Periodic Update	The Urban Forest Management Plan was last updated in 2013 and is in need of a periodic update. The update will include amendments to associated development regulations to ensure that the goals of the Plan are being implemented as envisioned.	Start: Spring 2020 Complete: Summer 2021	6/80	Jessica Brandt
Medium	Capital Facilities Plan	Annual Requirement	Complete a comprehensive revision to the Capital Facilities Plan with a focus on the future space needs for City buildings and facilities.	Start: Spring 2021 Complete: Winter 2021	2/80	Jessica Brandt
Medium	Annual Six Year Transportation Improvement Program Amendment	Annual Requirement	Review and hold a hearing on the 6-year Transportation Improvement Plan (TIP). This is a required item that will be scheduled for Council's action by July of each year.	Start: Spring 2020 Complete: July 2020	1/2	Martin Hoppe
Medium	Land Capacity Analysis - 8 Year Update	GMA, Land Use and Housing Elements	In preparation for the 2025 Comprehensive Plan periodic update: 1) Evaluate existing commercial and industrial land use designations and provide additional areas to meet the land demand projections for the planning period. 2) Review and update the development standards to include strategies and provisions that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities, retirement homes, accessory dwellings, and inclusionary zoning. 3) Review land designations to provide for an adequate supply of mixed-use and higher density development patterns.	Status: Underway Complete: 2021	TBD	Ryan Andrews

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Priority	2021 Joint Planning					
High	City of Lacey and Thurston County Joint Land Use Plan for the Lacey Urban Growth Area	GMA/CWPP/MOU	Work with Thurston County staff and Planning Commission to review and adopt the Comprehensive Plan for the Lacey UGA. Address issues specific to the unincorporated UGA that include: require sewer for all new development; increase minimum density requirements for MD and HD zones, reviewing agricultural designations within UGA and identifying "Urban Holding Areas" in the Pleasant Glade and McAllister Geological Sensitive Areas.	Start: To Be Determined Complete:	TBD	Ryan Andrews
Priority	2021 Code Updates					
High	Emergency Housing Regulations	Housing Strategy	Implement a recommendation of the Affordable Housing Strategy to modify codes to allow nonprofits or faith-based organizations to host small encampments, tiny home villages, or other types of monitored, supportive housing meant for temporary occupancy with social services available.	Start: January 2019 Complete: Winter 2021	TBD	Ryan Andrews
High	Hawks Prairie Business District Amendments	Private Applicant	Consider a private-applicant initiated zoning text amendment to amend standards for residential and medical uses.	Start: January 2021 Complete: TBD	8/80	Jessica Brandt
High	Housing Action Plan Implementation	Regional Housing Action Plan	Implementation of the recommendations of the Housing Action Plan, including: completing the Low Density Residential zoning consolidation (with associated revisions to the Comprehensive Plan), review of emergency housing regulations, and an analysis of the street development standards in existing older neighborhoods related to impacts on housing affordability.	Start: March 2021 Complete: TBD	TBD	TBD
Medium	Parking Code Revisions	Regional Housing Action Plan and Regional Climate Mitigation Plan	Examination of the City's parking standards in LMC 16.72 to address appropriate ratios for multi-family development and electric vehicle parking.	Start: To Be Determined Complete:	TBD	TBD
Medium	DG&PWS Updates	Public Works and Community and Economic Development	Examine public notice for land use applications in Chapter 1. Require additional notice and a public meeting prior to comprehensive plan amendments, zoning text amendments, and large development projects. Conduct technical updates to other sections.	Start: To Be Determined Complete:	6/60	TBD