



JOINT WORKSESSION
LACEY CITY COUNCIL AND PLANNING COMMISSION
THURSDAY, FEBRUARY 9, 2023
6:00 – 8:00 P.M.
REMOTE & IN-PERSON ATTENDANCE

The Lacey City Council Worksession will be conducted both remote and in person.

The public may attend the meeting in person in the Council Chambers at Lacey City Hall, 420 College Street 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/84381148216>

Live or as a recording on YouTube: <https://youtube.com/live/khB7zk0-ghY>

Listen via telephone: (888) 788-0099 or (877) 853-5247 (Webinar ID 897 8446 4975)

The public may submit written public comments by email to publiccomment@ci.lacey.wa.us. Written comments will be provided to the City Council 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 **4:00 p.m. on February 9, 2022.**

AGENDA

- 6:00** **QUARTERLY CONSTRUCTION UPDATE**
GRANT BECK, PLANNING AND DEVELOPMENT SERVICES MANAGER
(PRESENTATION)
- 6:15** **JOINT PLANNING – THURSTON COUNTY**
GRANT BECK, PLANNING AND DEVELOPMENT SERVICES MANAGER
(PRESENTATION)
- 6:45** **NEIGHBORHOOD COMMERCIAL UPDATE**
HANS SHEPHERD, SENIOR PLANNER
(PRESENTATION)
- 7:15** **2025 COMP PLAN UPDATE/2023 WORK PROGRAM**
RYAN ANDREWS, PLANNING MANAGER
HANS SHEPHERD, SENIOR PLANNER
(STAFF REPORT)
- 8:00** **ADJOURN**



LACEY CITY COUNCIL WORKSESSION

February 9, 2023

SUBJECT: 2023 City Council/Planning Commission Joint Meeting

RECOMMENDATION: Receive a briefing on the Community and Economic Development Department's work program. At the conclusion of the briefing, approve a motion to adopt those items that will require a Planning Commission recommendation which will comprise the 2023 Planning Commission work program.

STAFF CONTACT: Rick Walk, Interim City Manager *RW*
Grant Beck, Planning and Development Services Manager *[Signature]*
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS: 1. [2023 Planning Commission Work Program](#)
2. [Docket Application: Gwinwood Retreat Center](#)

FISCAL NOTE: The 2023 budget funds the city-initiated work program items. No additional budget impact is identified for City funds.

PRIOR REVIEW: None.

BACKGROUND:

The City Council and Planning Commission will review and the City Council is requested to adopt the Planning Commission's work program at the joint meeting. The work program makes up the tasks that the Planning Commission will complete within the next year. 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.

To provide context at the briefing, staff will provide an overview of the Community and Economic Development Department's entire work program. The work program consists of three major components: Comprehensive Plan amendments, code amendments, and implementation actions.

Many of the proposed work program items for 2023 are related to the Growth Management Act-required update to the Comprehensive Plan due by June 30, 2025. Work program items will set the stage for the multi-year update.

In addition, the City Council will review a private-applicant initiated Comprehensive Plan amendment docket application submitted for 2023. The application is for a property-specific Comprehensive Plan amendment and rezone for the Gwinwood Retreat property located off of 30th Avenue SE at the southwest corner of Hicks Lake. The request is to re-designate approximately 7.5 acres from High Density Residential to Open Space Institutional. The application will be formally considered by the City Council on whether it is added to the docket of annual Comprehensive Plan amendments.

ADVANTAGES:

1. Reviewing and adopting the 2023 Planning Commission Work Program provides an opportunity for Council to ask questions on specific planning topics and reprioritize the work program based on emerging or changing issues.

DISADVANTAGES:

1. No disadvantages identified

2023 Planning Commission Work Program				
Priority	2023 Plan Updates	Proposed By:	Description	Anticipated Timeline
High	Parks, Culture & Recreation Comprehensive Plan	Parks & Recreation	To maintain compliance with State of Washington Requirements and grant eligibility, the Parks, Culture and Recreation Plan is required to be updated every six years. The current Plan was last updated on 2017 and an update will be completed to meet the six year update	Start: Currently Underway Complete: August 2023
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: Currently Underway Complete: Spring 2023
High	Neighborhood Commercial Update	Community & Economic Development	Complete a review of the Neighborhood Commercial Designation and implementation ordinance, LMC 16.36, including a public engagement strategy to receive neighborhood input.	Start: Currently Underway Complete: Summer 2023
High	Joint Plan Update	GMA Requirement	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: Currently Underway Complete: Fall 2023
High	Comprehensive Plan Outreach	GMA Requirement	Develop and implement a public outreach strategy associated with the 2025 Comprehensive Plan update.	Start: Spring 2023 Complete: June 2025
High	Transportation Element	GMA Requirement	Update to the Transportation Element of the Comprehensive Plan whcih was last updated in 2012. The update will integrate planning efforts completed since 2012 such as the Pedestrian and Bicycle Plan, Martin Way Corridor Study, and the recommendations of the Depot District Subarea Plan.	Start: Summer 2023 Complete: TBD
High	Economic Development Element	GMA Requirement	Complete an update to the Economic Development Element and Strategy based on the economic analysis completed in 2022.	Start: Currently Underway Complete: Summer 2023
High	Housing Element	GMA Requirement	Complete an update to Housing Element to integrate the requirements of HB 1220, Affordable Housing Strategy, and Housing Action Plan.	Start: March 2023 Complete: Summer 2023
High	Manufactured Home Park Preservation Study	Residents of Mountain Green Mobile Home Park	Complete a study on manufactured home parks and preservation methods to outline options for preserving a low income and affordable housing type.	Start: March 2023 Complete: Summer 2023
Medium	Capital Facilities Plan	Community & Economic Development	Complete a comprehensive revision to the Capital Facilities Plan with a focus on the future space needs for City buildings and facilities. Complete an interim update to existing CFP for Police facility.	Start: January 2022 Complete: December 2023
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 2023 Complete: June 2023
Priority	2023 Code Updates			
High	Neighborhood Commercial	Community & Economic Development	Complete a review of the Neighborhood Commercial Designation and implementation ordinance, LMC 16.36, including a public engagement strategy to receive neighborhood input.	Start: Currently Underway Complete: Summer 2023
Medium	Development Guidelines and Public Works Standards Update	Public Works	Review and amend the Development Guidelines and Public Works Standards which contains standards applicable to all new construction and upgrading of facilities related to transportation, storm drainage, sewer, water, reclaimed water, landscape, and open space facilities. The revisions apply to projects within the City Limits as well as water and sewer projects within the Lacey Urban Growth	Start: February 2023 Complete: Summer 2023
Priority	2023 Private Party Applications			
Medium	Comprehensive Plan Amendment to Redesignate a Parcel from High Density Residential to Open Space Institutional	Gwinwood Retreat Center	A Comprehensive Plan amendment request to change the designation of a property currently designated High Density Residential to an Open Space Institutional designation. The area to be rezoned is approximately 7.5 acres in size and is located at 6015 30th Ave. SE, a portion of Parcel #11828140900.	Start: January 2023 Complete: August 2023



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:

Docketing Application for Comprehensive Land Use Plan Map Amendments

SECTION I

APPLICANT NAME: GWINWOOD RETREAT CENTER

MAILING ADDRESS: PO BOX 3445

CITY, STATE, ZIP: LACEY, WA, 98509

TELEPHONE: 360-491-0195

REPRESENTATIVE NAME: * KATE AYERS

MAILING ADDRESS: PO BOX 3445

CITY, STATE, ZIP: LACEY WA 98509

TELEPHONE: 360-491-0195

* 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; PLEASE DESCRIBE WHAT MAP DESIGNATION CHANGE YOU ARE REQUESTING, AND THE INTENT AND REASON FOR THE PROPOSED CHANGE. PLEASE ALSO PROVIDE A LEGIBLE MAP SHOWING THE LOCATION OF THE SUBJECT SITE AND EXISTING AND SURROUNDING LAND USES.

Gwinwood Retreat Center is requesting that all owned parcels have consistent zoning of Open Space-Industrial.

The property currently has three different zones, two of which, currently zoned High Density Residential and Low Density

Residential do not reflect current or past land use.

B. CONSIDER WHAT FUNCTION AND PURPOSE THE EXISTING PLAN DESIGNATION SERVES AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE. HOW IS THE PROPOSED DESIGNATION BETTER, CONSIDERING COMMUNITY NEEDS AND COMPREHENSIVE LAND USE PLAN GOALS AND POLICIES?

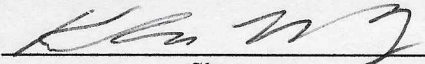
The proposed change aligns with current use and will maintain the property as conservation of wetlands, forest and retreat center. The current zoning potentially enables more high-density, multi-family development which is inconsistent with the

mission of our outdoor-ministry-focused retreat center. Community standards indicate a lack of interest of further development within what the Comprehensive Plan deems "Lacey's most environmentally sensitive" planning area. The current High Density residential zoning designation appears to be more of an anomaly in that part of town, as the area is not considered an urban growth corridor.

SECTION III

INITIATED BY:

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


Signature
ADDRESS: 6015 30th Ave SE

Katherine M. Ayers
Printed Name

Signature
ADDRESS: _____

Printed Name