

**MINUTES OF THE LACEY CITY COUNCIL JOINT WORKSESSION  
LACEY CITY COUNCIL & LACEY PLANNING COMMISSION  
THURSDAY, JANUARY 25, 2018  
7:00 – 8:29. P.M.**

COUNCIL PRESENT: A. RYDER, C. PRATT, J. HEARN, L. GREENSTEIN, M. STEADMAN,  
R. YOUNG, C. COX

PLANNING COMMISSION

PRESENT: P. ENNS, S. KOPH, M. MORGAN, D. LOUSTEAU, P. EVANS-BROWN, M.  
GOFF, D. WASSON

STAFF PRESENT: S. SPENCE, S. EGGER, D. SCHNEIDER, T. WOO, J. BURBIDGE,  
R. WALK, C. LITTEN, R. ANDREWS

MAYOR RYDER REQUESTED AN AMENDMENT TO THE AGENDA TO ADD AN EXECUTIVE SESSION TO DISCUSS POTENTIAL LITIGATION.

ACTION: MOTION TO APPROVE AMENDED AGENDA.

MOTION: MADE, SECONDED, AND CARRIED BY COUNCILMEMBER GREENSTEIN  
AND DEPUTY MAYOR PRATT.

**2017-2018 Planning Commission Work Program**

STAFF: RICK WALK, COMMUNITY DEVELOPMENT DIRECTOR

ACTION: APPROVE 2017 – 2018 PLANNING COMMISSION WORK PROGRAM

**2017-2018 PLAN UPDATES**

Staff will present a summary of the 2017-2018 Work Program, highlighting the key projects and seek feedback from the Council and Planning Commission on program priorities and direction.

Significant and committed projects include:

Pedestrian and Bicycle Plan: This plan development effort is fully committed and underway to be completed this summer. In addition, we will be able to coordinate the Pedestrian and Bicycle Plan with our community outreach efforts with the Depot Sub-Area Plan. The purpose of the Pedestrian and Bicycle Plan is to develop an inventory of

existing facilities, travel patterns, identify deficiencies and identify future capital improvements, which will be integrated into the City's Comprehensive Plan.

Depot District Sub-Area Plan: The Depot District Sub-Area Plan has just commenced with the City's Consultant, Studio Cascade, interviewing stakeholders within the sub-area. The sub-area plan will center on the Pacific Avenue and Lacey Boulevard corridors. With the future construction of the depot museum and public investments made to the area, the sub-area plan will aid in additional revitalization and place making.

Housing Strategy: Affordable housing is a high priority topic for the City of Lacey and the region as a whole. The Planning Commission and staff have begun work on developing a housing strategy based on City of Lacey demographics and needs. The strategy will identify policies, tools and actions for the City to address a spectrum of affordability issues from the immediate need of homelessness, those on the cusp of becoming homeless and housing accessible to City of Lacey incomes.

There was discussion about balancing Council's direction to rank this topic as a high priority, and integrating it with legally-binding state requirements. There was general consensus, that the topic would be ranked as high with the understanding that efforts would be balanced with the current workload.

Hazard Mitigation Plan: Conduct an update to the Lacey Annex of the Thurston County Natural Hazards Mitigation Plan to address the most destructive natural hazards that threaten the community to meet County, State and Federal requirements. A primary focus of this update effort is to conduct community outreach.

Lacey Municipal Code Audit: Conducting the municipal code audit is important to ensure Lacey's development codes are consistent with and are implementing the 2016 Comprehensive Plan is a subsequent step to plan adoption under the Growth Management Act.

LMC 16.68 Wireless Communications: Review and update siting and design standards for wireless communication facilities and permit timing requirements.

Council provided direction to discuss this topic as a regional issue, with outreach to Olympia and Tumwater.

OTHER UPDATES INCLUDE:

Stormwater Manual Revisions

Urban Transition and Compatibility requirements

Parks & Recreation Plan – Recreation Component  
Capital Facilities Plan  
Annual Six Year Transportation Improvement Program Amendment  
Land Capacity Analysis  
Street Connectivity Ordinance  
Lacey and Thurston County Joint Land Use Plan for the Lacey Urban Growth Area  
Annexation  
Intercity Transit  
Regional Climate Action Plan

### 2018 Comprehensive Plan Amendment Docket Applications

STAFF: RYAN ANDREWS, PLANNING MANAGER / CD

ACTION: APPROVE A MOTION TO ADD THE TWO PRIVATE APPLICATIONS TO THE WORK PROGRAM TO BE CONSIDERED WITH THE ANNUAL PACKAGE OF COMPREHENSIVE PLAN AMENDMENTS.

MOTION:

The Growth Management Act requires that the City's Comprehensive Plan be amended only once per year. As part of the annual cycle of comprehensive plan amendments, the City compiles all privately-initiated requests received in the previous year for processing in the following year. The process, commonly known as docketing, allows the City Council discretion in determining which of those applications have merit to move forward for full consideration and which applications should be removed from the docket. For 2018, the City has received two applications.

#### Panorama

Panorama has submitted a docketing application for property located at 1501 Golf Club Road SE. The property is one parcel totaling 1.54 acres and currently contains a vacant mobile home park. Panorama has recently purchased the property and has voluntarily provided other housing arrangements for residents within the park. The application is for a rezone request from Moderate Density Residential to High Density Residential.

The surrounding properties have a mixture of zoning types. Properties to the west, east, and north are zoned Moderate Density Residential and have been developed for single-family residential uses typically found in the Golf Club Road neighborhood south of Lacey Boulevard. The property to the south is part of the Panorama complex and is zoned High Density Residential and contains Panorama's aquatic facility and performing arts center.

The purpose of the docketing request is to consider rezoning the property to High Density Residential to accommodate a higher density residential uses to be developed by Panorama. In the application materials, Panorama has indicated that they would construct an apartment complex on the site of approximately 40 units. Under current zoning, the maximum number of units could not exceed 25 units—therefore, a rezone would be required to accommodate the higher density use.

### Hogum Bay Properties

Hogum Bay Properties is an amalgamation of three property owners that have submitted a docketing application for three parcels located at the northwest intersection of Hogum Bay Road NE and Willamette Drive NE. The properties are addressed as 2563, 2621, and 2775 Hogum Bay Road NE. The properties total 22.3 acres and are currently undeveloped. The southernmost parcel is zoned Hawks Prairie Business District Commercial and the northern two parcels are zoned Hawks Prairie Business District Business Commercial. The application is to rezone these parcels to Light Industrial Commercial.

The properties to the west and south across Willamette Drive have zoning that is consistent with the current designation of the Hogum Bay Properties and remain undeveloped. To the north across 28<sup>th</sup> Court NE is property zoned Light Industrial Commercial and has been developed as a business park containing a variety of commercial uses. To the east across Hogum Bay Road NE is property zoned Light Industrial and contains a building truss manufacturer (Truss, Inc.).

The purpose of the docketing request is to consider rezoning the property to Light Industrial Commercial to provide more flexibility for future development of the property as the Light Industrial Commercial zone allows for a broader variety of uses than the Hawks Prairie Business District zone. A rezone of the property would also provide a transition between the existing Hawks Prairie Business District and Light Industrial zone in an area that is conducive to higher truck traffic from the Hogum Bay Road truck route.

COUNCILMEMBER STEADMAN MOVED TO APPROVE THE 2017-2018 PLANNING COMMISSION WORK PROGRAM AND 2018 COMPREHENSIVE PLAN AMENDMENT DOCKET APPLICATIONS. COUNCILMEMBER GREENSTEIN SECONDED.

COUNCILMEMBER GREENSTEIN AMENDED THE ORIGINAL MOTION TO APPROVE THE 2017 – 2018 PLANNING COMMISSION WORK PROGRAM WITH A DESIGNATION OF HIGH FOR HOUSING STRATEGY. MAYOR RYDER SECONDED. MOTION CARRIED.

MAYOR RYDER CALLED FOR A VOTE ON THE ORIGINAL MOTION TO APPROVE THE 2017-2018 PLANNING COMMISSION WORK PROGRAM AND THE 2018 COMPREHENSIVE PLAN AMENDMENT DOCKET APPLICATIONS. MOTION CARRIED.

#### COUNCIL RETREAT

STAFF: SCOTT SPENCE, CITY MANAGER  
ACTION: DISCUSS OPTIONS FOR 2018 COUNCIL RETREAT

The Lacey City Council Retreat has been scheduled for February 9, 2018, from 8 a.m. to 2 p.m. at the SPSCC in Lacey. Mayor Ryder invited the Chair of the Planning Commission and Planning Commission members to attend.

The following items will be discussed during the Retreat:

#### **ANNEXATION**

- ✓ Tanglewilde and Thompson Place Annexation Study
- ✓ Review Development Guidelines Chapter 3.135 – annexation requirements
- ✓ City Annexation Policy

#### **LACEY PARKS SYSTEM**

- ✓ Overview of Lacey Parks and Recreation Plan
- ✓ Identify Park Priorities
- ✓ Review Available Funding Options
- ✓ Revisit Park Priorities

#### **PARK INVESTMENT DISCUSSION**

Mayor Ryder adjourned the joint worksession to go into Executive Session at 8:13 p.m. to discuss potential litigations. Council will be in Executive Session for 15 minutes.

Mayor Ryder reconvened the regular worksession meeting at 8:28 p.m. to announce no action was taken in Executive Session. The Council meeting was adjourned at 8:29 p.m.