



**LACEY CITY COUNCIL
WORKSESSION
THURSDAY, MARCH 7, 2019
7:00 – 9:00 P.M.
LACEY CITY HALL – 420 COLLEGE STREET SE**

AGENDA

- 7:00 THURSTON COUNTY COURTHOUSE**
RAMIRO CHAVEZ, COUNTY MANAGER
(BRIEFING)
- 7:30 [MANUFACTURED HOME PARK MINIMUM DENSITY REQUIREMENTS](#)**
RYAN ANDREWS, PLANNING MANAGER
(STAFF REPORT)
- 8:00 PLANNED TRAVEL AND TRAINING FOR COUNCIL**
KELLY ADAMS, EXECUTIVE ASSISTANT TO THE CITY MANAGER
(BRIEFING)
- 8:30 CITY MANAGER PERFORMANCE DISCUSSION**
SCOTT SPENCE, CITY MANAGER
(BRIEFING)
- 8:45 ADJOURN**



LACEY CITY COUNCIL WORKSESSION

March 7, 2019

SUBJECT: Manufactured Home Park - Minimum Density Requirements

RECOMMENDATION: Hear a presentation on the Planning Commission's recommendation to amend LMC 16.63.110 regarding manufactured home park minimum density. At the conclusion of the presentation, the City Council is requested to discuss the proposal and approve a motion to accept, modify, or deny the Planning Commission's recommendation.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS:

1. [Planning Commission Recommended Amendment to LMC 16.63.110](#)
2. [Map of Manufactured Home Park Eligible Properties](#)

FISCAL NOTE: None.

PRIOR REVIEW: November 27, 2018, Land Use Committee
January 17, 2019, City Council Meeting

BACKGROUND:

The municipal code audit, a priority implementation item in the 2016 Comprehensive Plan, was recently adopted by the City Council. This included updates to Title 16, Zoning. The Planning Commission's recommendation for Title 16 included a provision in LMC 16.63.110 that required manufactured home parks to meet the minimum density requirements of the underlying zone (see attachment 1). Current regulations allow new manufactured home parks in all residential zones provided that they not exceed maximum density allowances for the residential zone. After receiving a comment letter from a manufactured home park

developer, the City Council deferred decision on the amendment to allow further discussion at a Worksession.

Comprehensive Plan Policies

Available undeveloped residential property is a scarce resource within the Lacey city limits. During the development, discussion and recommendation of the 2016 Land Use Element of the Comprehensive Plan, the Planning Commission recognized the need to efficiently use the remaining land resource, and included policies to ensure that the few developable parcels available are developed at the highest potential densities. The 2016 Comprehensive Plan, inclusive of the following policies, was adopted by the City Council.

Page 3.6—Residential Land Use:

Population forecasts for the twenty-year planning period anticipate the need for the City to accommodate an increase of 27,490 persons within the UGA. Due to available land resources, it is projected that approximately two-thirds of this population will locate in the unincorporated portion of the UGA and one-third within the city limits of Lacey. Based on these factors, an additional 12,220 housing units will be needed by the year 2035. *If development were to continue to occur at the lowest densities currently permitted in the development code, the City would not be able to provide an adequate capacity of housing units. If permitted densities are increased or minimum densities required, capacity would significantly increase (emphasis added).*

Page 3.8—Residential Goals and Policies

Goal 2: Ensure that development regulations meet the current vision outlined in the Comprehensive Plan.

Policy A: Review development code provisions to *provide increased density opportunities* and better define the stated intent of development standards to meet the goals of the Plan.

The proposed amendment to the municipal code is intended to ensure that manufactured home parks develop consistent with the goals and policies of the Comprehensive Plan to efficiently use remaining land resources to meet projected growth.

Available Properties

Attachment 2 is a map of properties that are available in Lacey that fit the criteria for new manufactured home parks with parcel sizes between 3 and 20 acres, which have residential zoning. The few parcels that qualify for development of a new manufactured home park are primarily within High Density and Moderate Density zoning designations. High Density residential zones require a minimum of 12 units per acre. Moderate Density residential zones require a minimum of 8 units per acre. If the proposed amendment is

approved, those properties zoned High Density would not be able to accommodate a park because of the minimum density and performance standards that drive space design equating to not enough space necessary for the development. It is possible that Moderate Density zones would be able to accommodate the parks if smaller units with more compact parking arrangements are designed to meet the minimum space dimensions. If the underlying zoning is not feasible for the desired design of the park based on density requirements, then the proper avenue would be for a property owner or developer to apply for a rezone of the property. A rezone would allow the ability to weigh the merits of a proposal in light of current trends in growth projections and land capacity on a site specific basis to ensure consistency with the Comprehensive Plan.

Manufactured home parks add to the diversity of housing stock as an alternative to a single-family home. Modern manufactured home parks are being developed with larger spaces averaging 5,000 square feet with two-car garages. The parks more resemble a residential subdivision than the stereotypical mobile home parks of the past. Units within new parks are being marketed to retirees looking to downsize and having less to maintain. Unlike typical stick-frame construction, manufactured homes are purchased by an owner and the land is leased instead of owned in fee simple. A search of available units in Lacey in new parks range from a low of \$220,000 for a two bedroom/two bath unit of less than 1500 square feet to a high of \$265,000 for a three bedroom/two bath unit over 1700 square feet. These costs do not include space rent, which adds \$500 to \$700 to the cost of the overall unit depending on amenities and what utilities that the rent covers. As a comparison, the median home price for single family homes in Lacey is currently \$310,000.

Recommendation

The Planning Commission recommended the modification to LMC 16.63.110 requiring manufactured home parks to meet minimum density requirements consistent with the Comprehensive Plan. The City Council is requested to review the proposed modification and pass a motion to accept, modify, or deny the Planning Commission's recommendation. Should the motion be approved to accept the Planning Commission's recommendation, then the formal approval would be completed through passage of an ordinance at an upcoming regular City Council meeting.

ADVANTAGES:

1. Approval of the amendment will ensure manufactured home park development is consistent with the goals and policies of the Comprehensive Plan.
2. Requiring new manufactured home parks to meet minimum density requirements will ensure that an adequate supply of housing units are constructed in the city to meet population and growth projections.

DISADVANTAGES:

1. Approval of the amendment would require applicants for new manufactured home parks to accommodate greater densities necessitating potential changes to product type.

A complete and detailed plot plan shall be submitted to the community and economic development department. The plot plan shall include the following information and such other information as the department may reasonably require to determine the acceptability of the proposed development:

1. Location and dimensions of all lots;
2. Roads, internal street system, and driveways;
3. Common open space, community facilities;
4. Utility lines, including water, sewer, electrical and any others contemplated;
5. Landscaping and screening plan for exterior boundaries.

Section 103. Section 16.63.110 of the Lacey Municipal Code is hereby amended as follows:

16.63.110 Manufactured home park design standards--Area and density.

The minimum site for a manufactured home park shall be three acres. The maximum site for a manufactured home park shall be twenty acres. The ~~maximum~~ number of manufactured homes per acre shall ~~be consistent~~comply with the underlying density or the zone in which it is located.

Section 104. Section 16.63.120 of the Lacey Municipal Code is hereby amended as follows:

16.63.120 Manufactured home park design standards--Site requirements.

The size and shape of individual manufactured home sites shall be in accordance with the following:

- A. Minimum space area, four thousand square feet;
- B. Minimum width, forty feet;
- C. Minimum depth, eighty feet;
- D. Minimum setback from street or access road, ten feet with a ~~ten-foot planter and~~ rear load access; fifteen feet with ~~standard planter and no alleys~~front load access;
- E. Maximum development coverage of space, fifty percent;
- F. Side yard setback five feet.



Manufactured Home Park Potentially Developable Parcels

