

# THURSTON COUNTY COMMUNITY PLANNING

JOINT PLANNING COMMISSION – SEPTEMBER 27, 2023



## Lacey Joint Plan Update – Repeal and Replace

## INTENT OF THE JOINT WORK SESSION

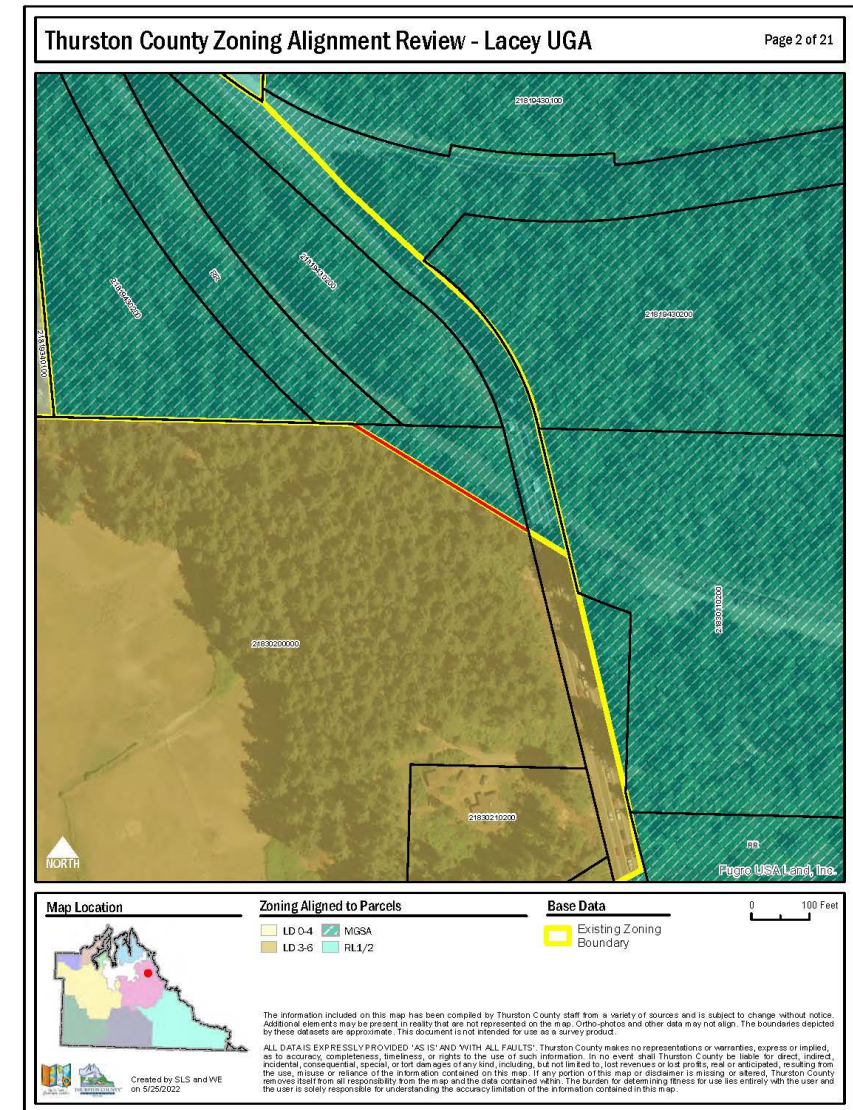
- Review public comments
- Discuss requests of Planning Commission
- Review options about proposed zoning changes
- Answer questions
- Recommendations

# PUBLIC COMMENTS

- Public comments heard tonight
- Twelve (12) written public comments
  - Three related to proposed zoning amendments
  - Others related to specific concerns/developments in the UGA
  - One suggesting there isn't enough land for low- and very low-income housing; wants age and racial demographics added.

# ZONING CORRECTIONS

- Annual review by GeoData
- Fifteen locations in Lacey Urban Growth Area
- Informational only (no decisions needed)
- Will be adopted with Joint Plan
- May create small changes in Future Land Use Map acreage





# HOUSING STOCK DATA

		2020	2040
Lacey	City	22,200	25,800
	UGA	14,630	23,070
	Total	36,820	48,870

	2020 Dwelling Units	2040 Dwelling Units	Future Demand 2020-2040	Future Supply 2020-Plus	Excess Capacity	Percent Excess Capacity
Lacey Urban Area	36,820	48,870	12,050	14,250	2,200	15%

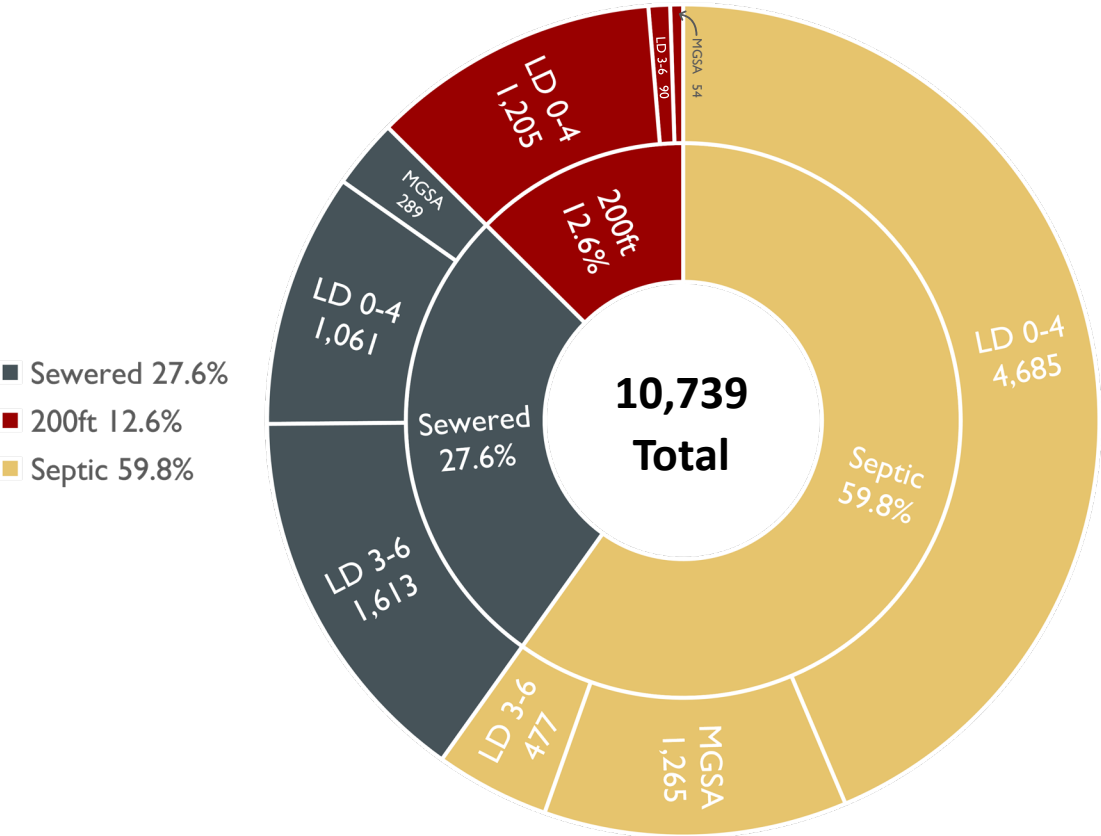
# SEWERAGE IN UGA

- Under State & County standards, OSS must be located on lots of at least 12,500 sq. ft. (approx. density → **3.5 lots per acre**) when connected to a public water system.
  - Wells require a one-hundred-foot radius water supply protection zone (≈ 31,416 sq. ft.)
  - County code allows OSS on smaller lots of record (lots created before 1995) if they meet other criteria (WAC 246-272A-0210 & WAC 246-272A-0320).

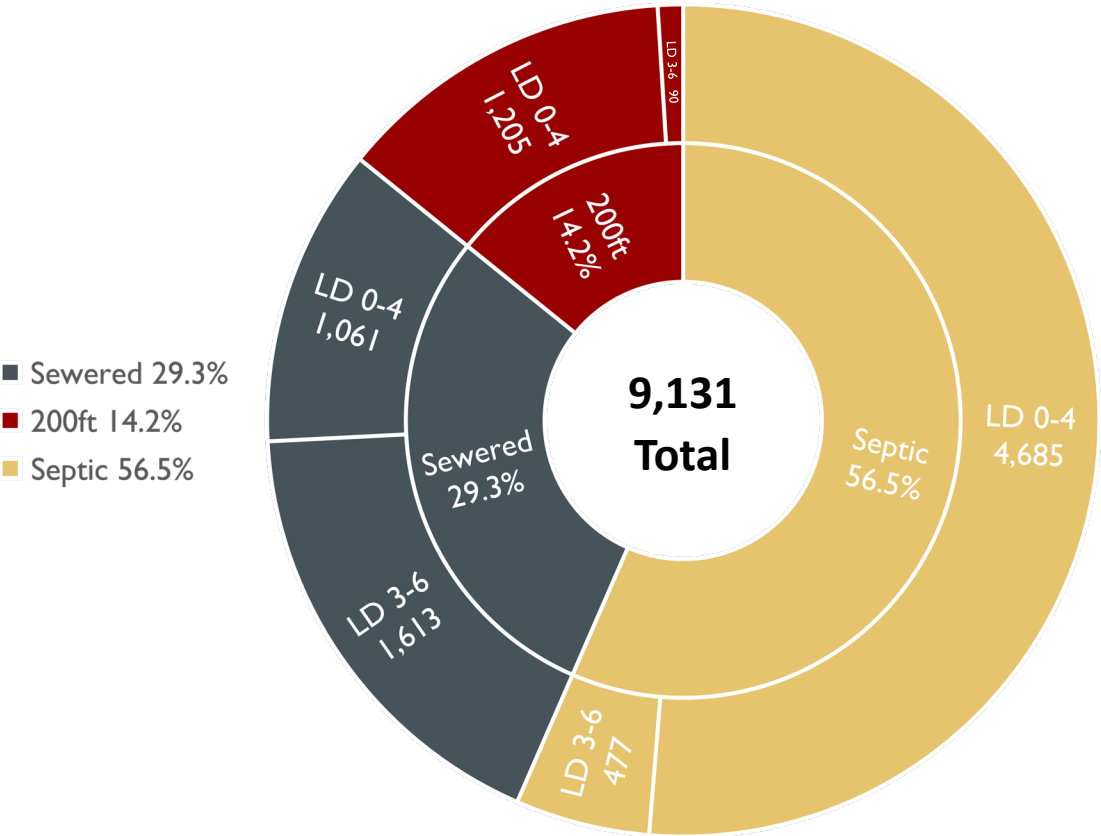
Res Lots	Sewered		Within 200 Feet		Over 200 Feet		LD Total		Res Total	
	#	%	#	%	#	%	#	%	#	%
<b>LD 3-6</b>	1,613	74.0%	90	4.1%	477	21.9%	2,180	23.9%	<b>2,180</b>	<b>20.3%</b>
<b>LD 0-4</b>	1,061	15.3%	1,205	17.3%	4,685	67.4%	6,951	76.1%	<b>6,951</b>	<b>64.7%</b>
<b>LD Total</b>	<b>2,674</b>	<b>29.3%</b>	<b>1,295</b>	<b>14.2%</b>	<b>5,162</b>	<b>56.5%</b>	<b>9,131</b>	<b>100%</b>	-	
<b>MGSA</b>	289	17.9%	54	3.4%	1,265	78.7%	-		1,608	15.0%
<b>UGA Total</b>	<b>2,963</b>	<b>27.6%</b>	<b>1,349</b>	<b>12.6%</b>	<b>6,427</b>	<b>59.8%</b>	-		<b>10,739</b>	<b>100%</b>

# SEWERAGE IN UGA

UGA Residential Lots



UGA LD Residential Lots



# SEWERAGE IN UGA

- 12,500sq.ft. / lot  $\approx$  3.5 lots per acre.
- 4 lots / acre is currently permitted within LD 0-4 and LD 3-6 zones.

	Over 200 Feet (of Total 9,131 LD Lots in UGA)		Subdividable (25,000sqft+) (of Total Over 200ft)		Constrained (of Total Subdividable)		Unencumbered (of Total 9,131 LD Lots in UGA)	
	#	%	#	%	#	%	#	%
LD 3-6	477	21.9%	100	20.9%	71	71.0%	29	1.3%
LD 0-4	4,685	67.4%	277	5.9%	199	71.8%	78	1.2%
							112	2.5%

## ENHANCED STORMWATER POLICIES

- Chapter 4 Natural Environment (pg. 44)
  - Coordinate with other jurisdictions that share stormwater drainage basins to provide stormwater facilities and related management programs to protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology, and protect aquatic resources.

## ENHANCED STORMWATER POLICIES

- Chapter 9 Utilities and Capital Facilities (pg. 65)
  - Ensure development is in conformance with the City of Lacey Water System Plan and Wastewater Comprehensive Plan

# ENHANCED STORMWATER POLICIES

- Chapter 9 Low Impact Development (pg. 67)
  - Policy B: Preserve environmental quality by taking into account the land's suitability for development and directing intense development away from critical areas and soils with poor infiltration potential for stormwater management.



## RECOMMENDATION FOR UGA REDUCTION

- “Because McAlister Geologically Sensitive Area (MGSA) zoning designation was created to protect an important aquifer and is zoned at a maximum density of one dwelling per five acres, Thurston County Planning Commission recommends that this area be considered for removal from the Lacey Urban Growth Area during a future joint plan update. Also, the Planning Commission recognizes that the Pleasant Glade planning area is made up of an important wetland system and is therefore difficult to sewer and develop to higher density and recommends that this area should be considered for removal from the Lacey Urban Growth Area during a future joint plan update. The Planning Commission recommends that the Board of County Commissioners prioritize staff time to research and review the implications and possibility of these urban growth boundary reductions.”

# HABITAT CONSERVATION PLAN

- Natural Environment Chapter (pg. 45)
  - Goal 14: Work to ensure no net loss of habitat for listed species.
  - Policy A: Continue to implement Thurston County's approved habitat Conservation Plan for federally protected species.
  - Policy B: Continue to support a predictable local framework for providing permits and authorizations for otherwise lawful covered activities that may impact federally protected species.

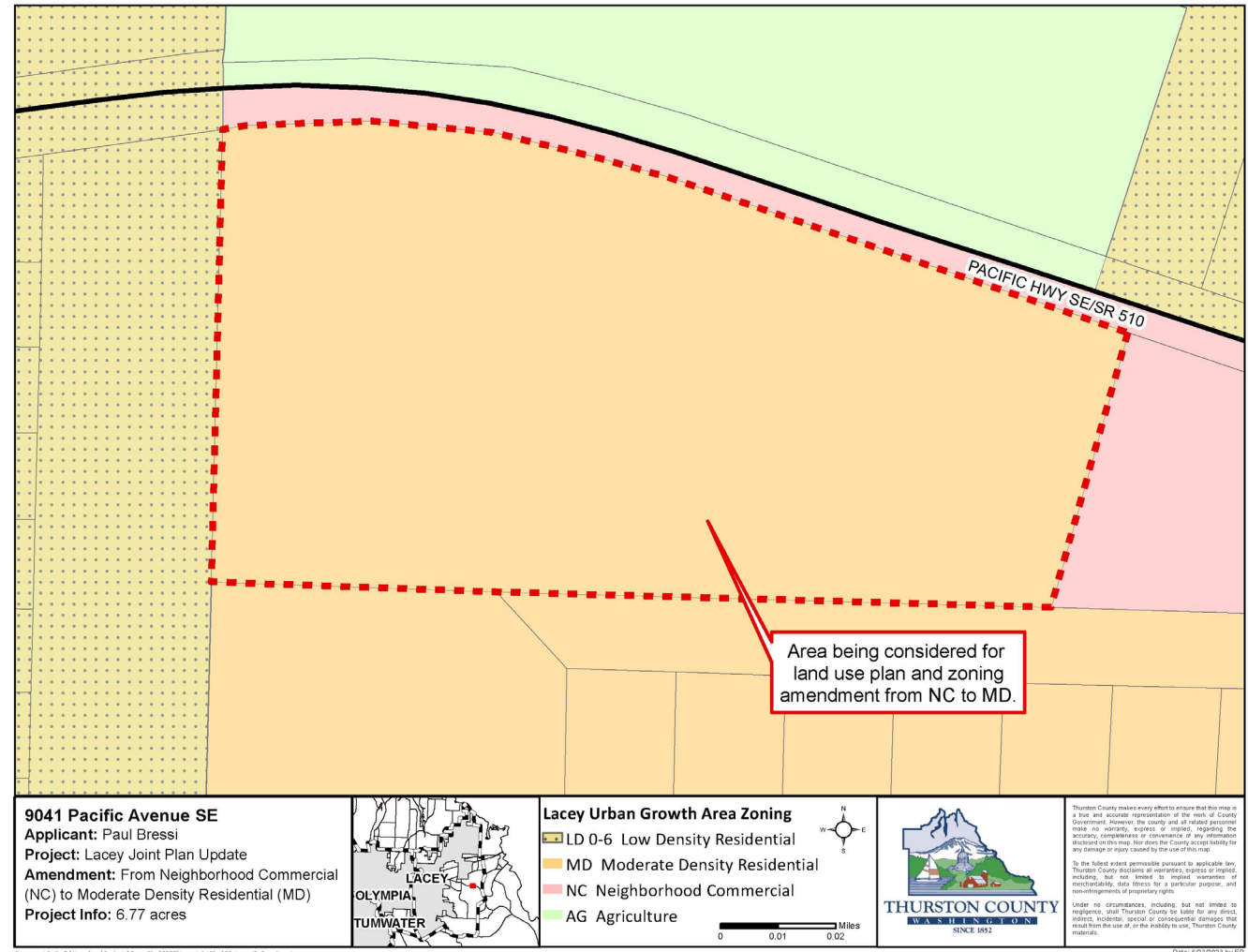


# RECAPPING DECISION POINTS ON ZONING AMENDMENTS



# LAND USE AND REZONE REQUEST

- **904I Pacific Avenue**
- Three parcels 6.77 acres
- From Neighborhood Commercial to Moderate Density Residential



- Reclaimed gravel mine





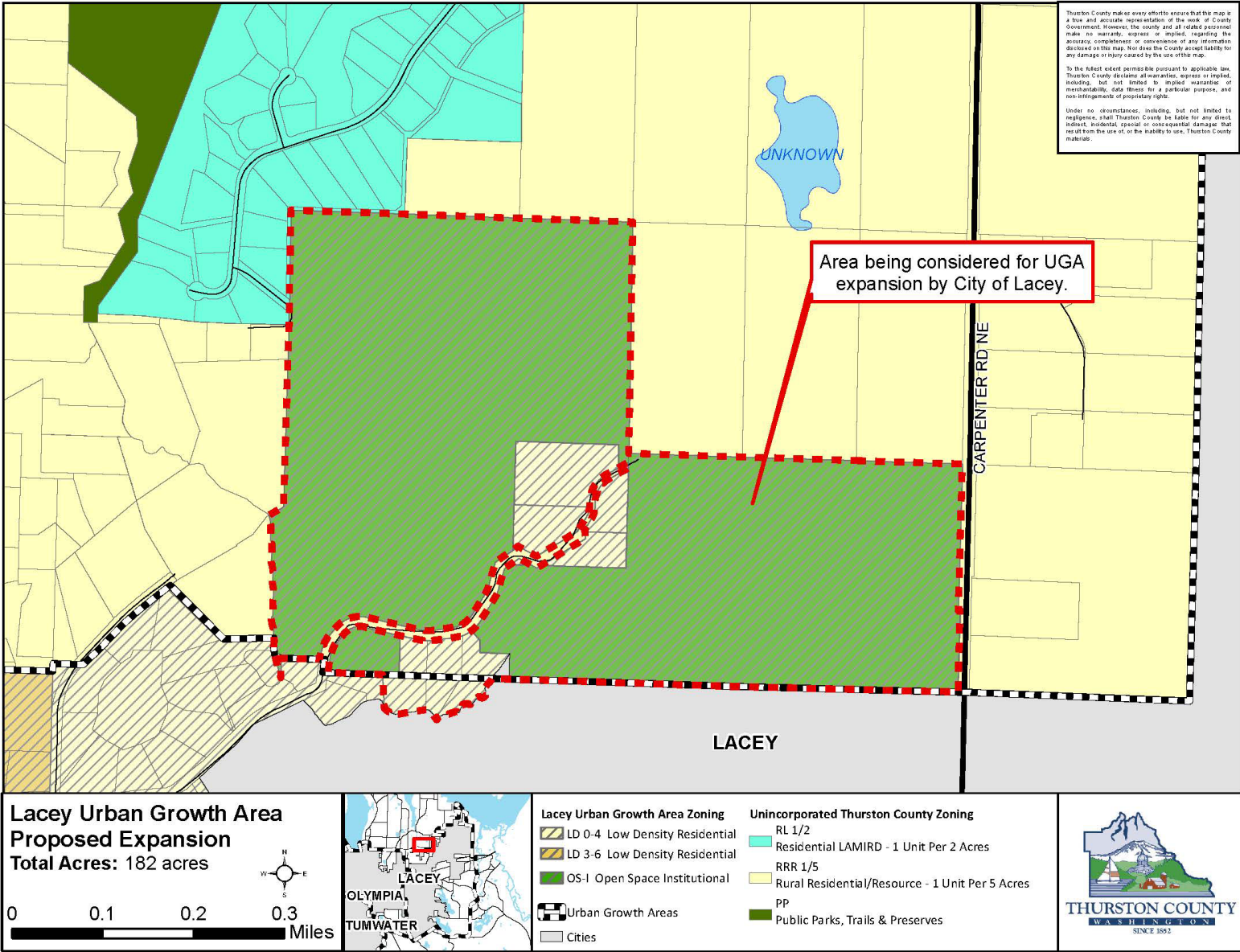
# LOW DENSITY RESIDENTIAL ZONING CONSOLIDATION

- City of Lacey proposal
- Create one low-density residential zoning district
- Consistent with Lacey’s adopted zoning
- Required code amendment Title 21

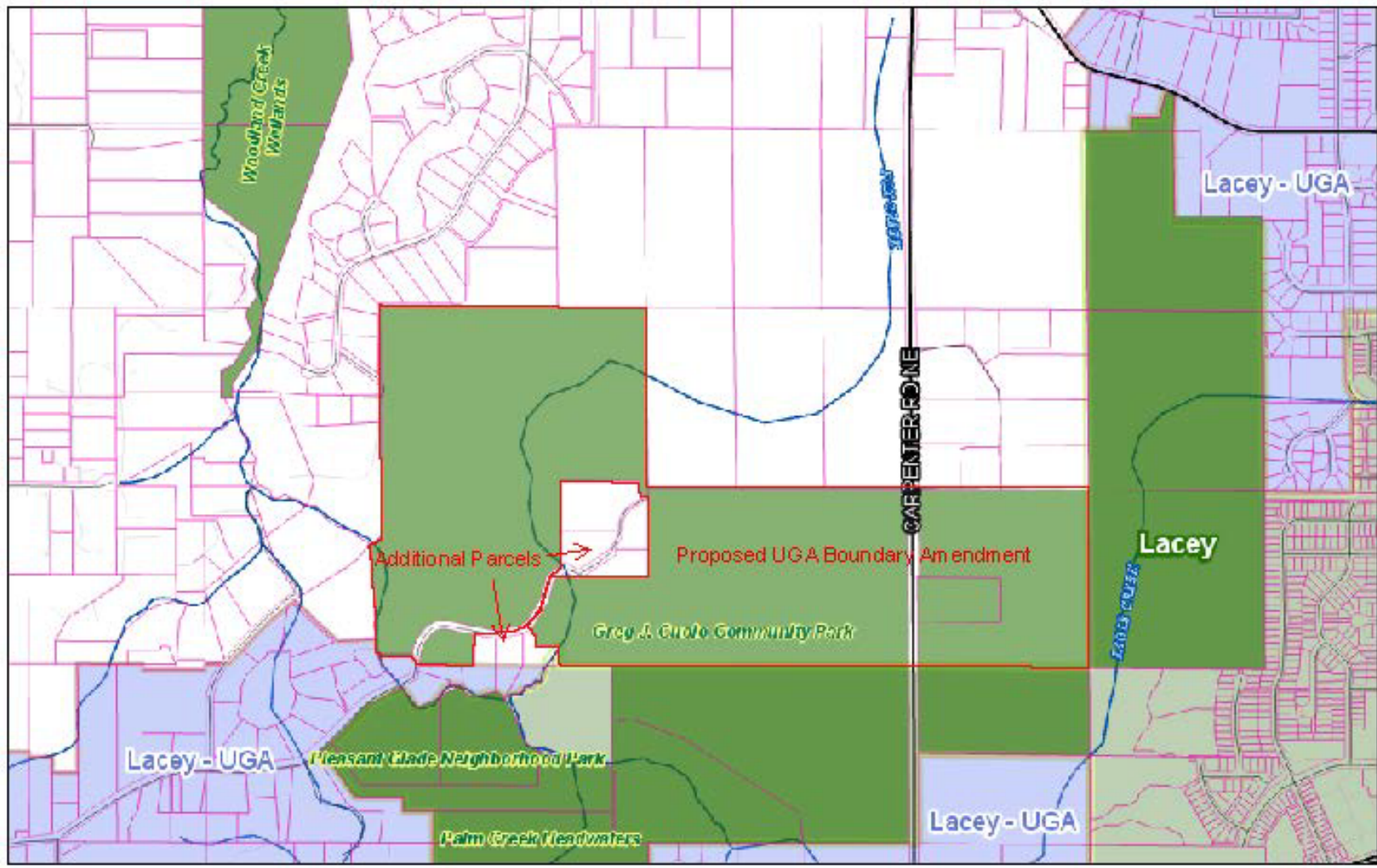
	Area in Acres	Number of Parcels	Percent of Total UGA
LD 0-4	3,720	7,469	41%
LD 3-6	1,537	2,452	17%



# UGA Expansion

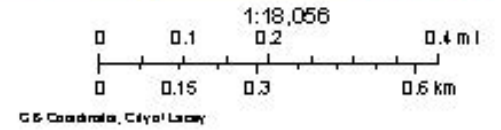


# Cuoio Park UGA Amendment



5/11/2023, 8:42:34 AM

- |             |              |                 |               |             |
|-------------|--------------|-----------------|---------------|-------------|
| Park        | UGA          | Stream          | Lacey Streets | Major Roads |
| City Limits | Water Bodies | Interstate 5    | Minor Roads   |             |
|             |              | US/State Routes |               |             |



Lacey GIS  
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## DRAFT MOTION: JOINT PLAN

- Move to recommend adoption of the Lacey Joint Plan, an element of the Thurston County Comprehensive Plan and the Lacey Comprehensive Plan.

## DRAFT MOTION: LOW DENSITY CONSOLIDATION

- Further move to recommend approval of Low Density zoning consolidation—Low Density 0-4 and Low Density 3-6 into Low Density 0-6, repealing and replacing Thurston County Code, Chapter 21.12 and repealing 21.13, and making associated updates to the Future Land Use and Zoning Maps.

## DRAFT MOTION: ZONING AMENDMENTS

- Further move to recommend approval of Bressi zoning and land use amendment of 3 parcels, 6.77 acres in size, at 9041 Pacific Avenue from neighborhood Commercial (NC) to Moderate Density Residential (MD).
- AND
- Further move to recommend approval of MC Construction zoning and land use amendment of 1 parcel, 14.94 acres in size, at 9520 Steilacoom Road from Mineral Extraction (ME) to Low Density Residential (LD 0-4).
- AND
- Further move to recommend approval of Forster/McDaniel zoning and land use amendment of a 3.14-acre portion of 12.12-acre parcel, at 2427 Carpenter Road from Moderate Density residential (MD) to Low Density Residential (LD 0-4).



## DRAFT MOTION: UGA EXPANSION

- Further move to recommend expansion of the Lacey Urban Growth Area by 182 acres, to create the Greg Cuoio Park. The expansion also includes 7 privately held parcels that will be zoned Low Density Residential.

## NEXT STEPS

- City Council provides recommendation
- BoCC public hearing
- BoCC adopts Joint Plan update with comp plan



# QUESTIONS?

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