



**From:** [LARRY TAYLOR](#)  
**To:** [Leah Davis](#)  
**Subject:** Project 2021106124  
**Date:** Monday, October 24, 2022 1:19:26 PM

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Dear Leah

I'm inquiring about an old quarry near us at 9520 Steilacoom Road SE in Thurston County. It sold in July 2022. It used to be permitted for mineral extraction, but a rezoning was applied for. I talked to Caroline in Planning, and she said you would be the Associate Planner to talk to. The request for rezoning said everything around it is single family homes, and we thought that would be most likely the outcome of rezoning. But a friend recently told us it was going to be condos. We were quite surprised and can find nothing on-line about rezoning results. Please let us know its current status. We think condos (or apartments) would be quite out of place in our single-family home's neighborhoods. Thanks so much.

Larry & Eve Taylor  
9642 Regency Loop SE  
Olympia, WA 98513  
phone 360-493-0489

**From:** [Kate Larsen](#)  
**To:** [Leah Davis](#)  
**Subject:** Incoming Comment on Lacey Joint Plan  
**Date:** Wednesday, August 2, 2023 12:54:10 PM

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**What category of the Lacey Joint Plan does your comment relate to? Select all that apply.:**

Parks, Culture & Recreation

**Type your comment below.:**

our area needs a public swimming pool. Even Chehalis has a pool and playground for the children but Lacey has nothing like that. We are certainly a large enough community to have a pool for children to learn to swim. Swimming really is something children need to learn not just for recreation but for safety.

We have many baseball fields which are used by very few people, and those are nice of course, but we have nothing nothing for the general public.

The place where the mushroom farm was would be ideal for a public recreation area, community building, and pool, like other cities have.

**Name:**

Kate Larsen

**Email:**

[larsenkate@yahoo.com](mailto:larsenkate@yahoo.com)

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Time: August 2, 2023 at 7:54 pm  
IP Address: 157.97.134.230  
Source URL: <https://thurstoncomments.org/comment-on-the-lacey-joint-plan/>

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**From:** [Wendy Goodwin](#)  
**To:** [Leah Davis](#)  
**Subject:** Incoming Comment on Lacey Joint Plan  
**Date:** Thursday, August 10, 2023 6:05:57 PM

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**What category of the Lacey Joint Plan does your comment relate to? Select all that apply.:**

Natural Environment

**Type your comment below.:**

For incoming businesses, are they required to provide a set number of trees to parking lot acreage?

Is there a program established for a request for corporations to give back to the community regarding assistance with tree, wildlife restoration when building in Lacey or UGA? Asking as some of the larger businesses have such a large footprint. Example would be a wildlife sponsorship program

**Name:**

Wendy Goodwin

**Email:**

wendyleagoodwin@gmail.com

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Time: August 11, 2023 at 1:05 am

IP Address: 73.19.70.29

Source URL: <https://thurstoncomments.org/comment-on-the-lacey-joint-plan/>

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**From:** [Wendy Goodwin](#)  
**To:** [Leah Davis](#)  
**Subject:** Incoming Comment on Lacey Joint Plan  
**Date:** Thursday, August 10, 2023 5:55:49 PM

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**What category of the Lacey Joint Plan does your comment relate to? Select all that apply.:**

Transportation & Infrastructure

**Type your comment below.:**

Access to bus routes from the Lacey Food Pantry going back into Lacey/Olympia. Routes 62A and 62B in front of the Franz bakery for our diverse community members. Staff and volunteers are struggling to assist our clients to cross 5 lanes of traffic. Crosswalk mediation is desperately needed.

**Name:**

Wendy Goodwin

**Email:**

wendyleagoodwin@gmail.com

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Time: August 11, 2023 at 12:55 am

IP Address: 73.19.70.29

Source URL: <https://thurstoncomments.org/comment-on-the-lacey-joint-plan/>

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P.O. Box 7016 / Issaquah, WA 98027  
ph: 425.313.2600 / lakesideindustries.com

August 15, 2023

**By USPS and Email**

Board of County Commissioners  
Thurston County  
3000 Pacific Avenue SE  
Olympia, WA 98501  
[county.commissioners@co.thurston.wa.us](mailto:county.commissioners@co.thurston.wa.us)

City Council  
City of Lacey  
420 College Street SE  
Lacey, WA 98503  
[council@ci.lacey.wa.us](mailto:council@ci.lacey.wa.us)

Re: *Optimizing Urban Growth Boundaries for Infill Housing in Lacey*

Dear Commissioners and Councilmembers:

Lakeside Industries is a family-owned, Washington-based business that has served customers throughout the Pacific Northwest since 1952. This letter concerns the possibility of providing dense, sustainable infill housing on a 40-acre parcel of property owned by Lakeside on Marvin Road NE (the "Property"). The Property is located in unincorporated Thurston County, just outside the Urban Growth Area ("UGA") and just outside the City of Lacey's municipal boundary. The Property directly adjoins Lacey city limits and the UGA but is located outside of Lacey and outside of the UGA. It currently falls under the County's "Urban Reserve 1 Unit Per 5 Acres" (UR 1/5) Comprehensive Plan and zoning designation. The Property is also known by Assessor's Parcel Number 11926330000 and is depicted on the following page.

By way of background, Lakeside's primary business is providing asphalt-related materials and services, either as a general contractor or a subcontractor, for projects of all sizes. Our customers range from state departments of transportation to cities and counties, to commercial business and homeowners. In Thurston County, we operate our Lacey plant and office at 11125 Durgin Road SE, which is complemented by our Centralia office and plants in both Centralia and Aberdeen, all of which provide both construction services and good-paying jobs to our regional community.

In the seven decades that Lakeside Industries has served the region, it has acquired several properties that were not ultimately placed into service for Lakeside’s operational use. One of these is the Property, which is generally outlined below.



Figure 1. The Property is outlined in orange.

Informed by the impending Lacey Joint Plan, Lakeside has begun analyzing the Property and how it might provide more value to Lakeside and the broader Thurston County community. Based on the Property’s proximity to Lacey city limits and the UGA, the Property’s existing access to urban services, and the residential densities surrounding the Property on all sides, we request that the City and the County include language in the Joint Plan that will add this Property to the Lacey UGA.

Under the Property’s current zoning and Comprehensive Plan designation, it is allowed to provide only eight (8) homes, or a density of one home per five acres. That density is incongruous with developments in the immediate vicinity, and certainly incongruous with the crisis in housing affordability troubling our region. However, thanks to the Property’s designation as “urban reserve” land, it could be a viable opportunity to advance the City and County’s overall land use planning goals, especially in the context of the update to the Joint Plan.

We understand the Joint Plan may consider removing unrelated land from the Lacey UGA because that land is not suitable for hookup to City sewer systems, creating a mismatch between the land’s current UGA status and its actual physical ability to

accommodate the urban densities and development contemplated by the UGA and related policies.

**Because this Property is immediately adjacent to both Lacey City Limits and the Lacey UGA, and because this Property is a prime candidate for sustainable infill housing development, Lakeside proposes that the Property be considered for addition to the UGA at the time when the unsewerable land is removed.**

Based on applicable law, we believe there are three legal and policy paths for addition of the Property to the UGA. Specifically:

1. If the unsewerable area currently being considered for removal from the UGA is larger than the Property, then the Joint Plan could contemplate a single UGA amendment to remove the unsewerable land area, add the Property, and still be evaluated and processed as a net reduction in the UGA under [Thurston County CPP](#) UGA Policy 2.5, at pg. 5.
2. If the unsewerable area is not larger than the Property, the Joint Plan could still contemplate a UGA expansion to encompass the Property in light of the “overriding public interest” and “public benefit” in creating additional sustainable infill housing capacity within the City of Lacey and Thurston County. See [CPP](#) UGA Policy 2.4(b)(i), at pg. 4. This would build on and be consistent with the County’s past joint planning efforts and policy findings with respect to UGA boundaries in Tumwater.<sup>1</sup>
3. As a third possibility, the Joint Plan could contemplate an exchange of the unsewerable areas currently in the Lacey UGA for the more suitable Property using applicable procedures and criteria in [RCW 36.70A.130](#).

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<sup>1</sup> The County has recently demonstrated its ability to advance common-sense public policy using this subsection of CPP UGA 2.4 in the Tumwater Joint Plan, where it found an overriding public interest in the opportunity to provide a new UGA with “more logical boundaries [that] enable more cost-effective provision of sewer or water and enable the locally adopted comprehensive plans to be more effectively implemented.” See City of Tumwater and Thurston County Joint Plan, Appendix B, pp. 123-24. Like in the Tumwater context, Lakeside’s proposal would enable more cost-effective and effective provision of sewer or water to new residences at appropriate urban densities within the Lacey UGA.

Board of County Commissioners, Thurston County  
City Council, City of Lacey  
August 15, 2023  
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Lakeside appreciates your work to ensure a sustainable, affordable, livable and thoughtfully planned City of Lacey, Thurston County, and larger region. We look forward to further discussing and working with you to determine whether the Property can be positioned to provide residential and economic opportunities that advance broader City, County and State plans and policies.

Sincerely,



Kymberly Lee  
Director of Real Estate Development  
[Kym.Lee@LakesideIndustries.com](mailto:Kym.Lee@LakesideIndustries.com)  
206-383-7955

CC: Ramiro Chavez, County Manager, [ramiro.chavez@co.thurston.wa.us](mailto:ramiro.chavez@co.thurston.wa.us)  
Robin Campbell, Assistant County Manager, [robin.campbell@co.thurston.wa.us](mailto:robin.campbell@co.thurston.wa.us)  
Jeremy Davis, Acting Community Planning Manager, [jeremy.davis@co.thurston.wa.us](mailto:jeremy.davis@co.thurston.wa.us)  
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Rick Walk, City Manager, [rwalk@ci.lacey.wa.us](mailto:rwalk@ci.lacey.wa.us)  
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Hans Shepherd, Senior Planner, [hshepher@ci.lacey.wa.us](mailto:hshepher@ci.lacey.wa.us)