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To: UGM Subcommittee

From: Grant Beck, Planning & Development Services Manager
Ryan Andrews, Planning Manager *RA*

Date: May 12, 2023

Subj: Urban Growth Area Boundary Revision
Lacey Urban Growth Area
Greg J. Cuoio Community Park

PURPOSE

The City of Lacey requests that the Urban Growth Management (UGM) Subcommittee evaluate the boundaries of the Lacey Urban Growth Area (UGA) to include city-owned properties that comprise the Greg Cuoio Park & Greenways.

In order to maintain logical UGA boundaries, the request includes 7 private properties that would become islands if not included in the revised UGA boundary. Three of these properties are bifurcated by the current UGA boundary.

A recommendation of the UGM Subcommittee is required when an expansion or reduction in a UGA is proposed.

REQUESTED UGM SUBCOMMITTEE ACTION

Recommend the Board of County Commissioners expand the Lacey Urban Growth Area to include property owned by the City of Lacey and being developed as the Greg Cuoio Park & Greenways, along with 7 privately-owned properties.



SUMMARY

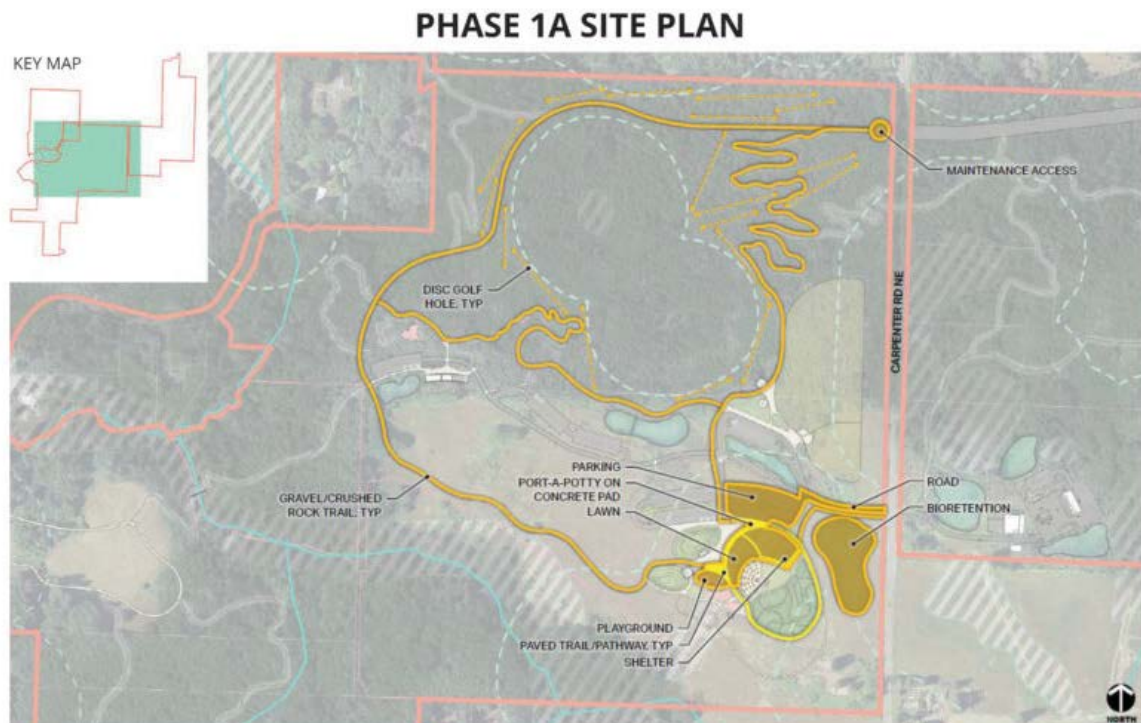
In 2011, the City of Lacey purchased almost 420 acres of land along Woodland Creek in order to mitigate impacts of a new water rights authorization. The purpose of the purchase was to protect the habitat functions and values from urban and rural development. Around half the property (209.44 acres) is currently located outside the Lacey UGA.

The City subsequently developed a plan to develop the property outside of the areas required for habitat protection as the Greg Cuoio Park & Greenways. The final Master Plan anticipates that at build out, the following improvements will be made:

- Pedestrian Trails
- Mountain Bike Trails
- Restrooms
- Picnic Shelters
- Adventure Track
- Parking
- Playground
- Demonstration Garden
- Food Forest
- Fitness Loop
- Off Leash Dog Area
- Parks Maintenance Facility
- Outdoor Education Area
- Disc Golf Course

Phase 1A of the park is currently in design and will be open in 2024. This first phase includes the main entrance, parking, a restroom enclosure, the first section of an all-access playground, a large picnic shelter, an 18-hole disk golf course, and 100 acres of soft-surface trails.

Portions of the trail system and disc golf course are located in the area outside the current UGA.



CRITERIA FOR AMENDING UGA BOUNDARIES

The expansion area can and will be served by municipal water, sewage disposal measures that provide for the effective treatment of wastewater and transportation in the succeeding 20 years. [CWPP 2.4.a.ii]

Lacey's Analysis: The city will serve the property with urban services, although the need for and impact from such services is minimal as the property is within the Open Space-Institutional land use district and has been identified as a public park by Lacey's Comprehensive Plan, Parks Plan, and the Cuoio Park Master Plan.

The potential for urban development of the privately owned inclusions is low and three of the properties are already partially within the current UGA boundary.

Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas. [CWPP 2.4.a.iii]

Lacey's Analysis: The proposed UGA boundary does not abut or impact any designated resource lands. The City purchased the property for the purpose of salmon habitat enhancement and protection related to a water rights authorization and is required to manage the property in a manner consistent with critical areas and habitat enhancement and protection.

The expansion area is contiguous to an existing urban growth boundary. [CWPP 2.4.a.iv]

Lacey's Analysis: The proposed UGA boundary is contiguous not only the existing UGA boundary, but also the corporate city limits.

The expansion is consistent with these County-Wide Planning Policies. [CWPP 2.4.a.v]

Lacey's Analysis: The proposal, as reviewed in the next section, is consistent with the CWPP's.

An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act. [CWPP 2.4.b.ii]

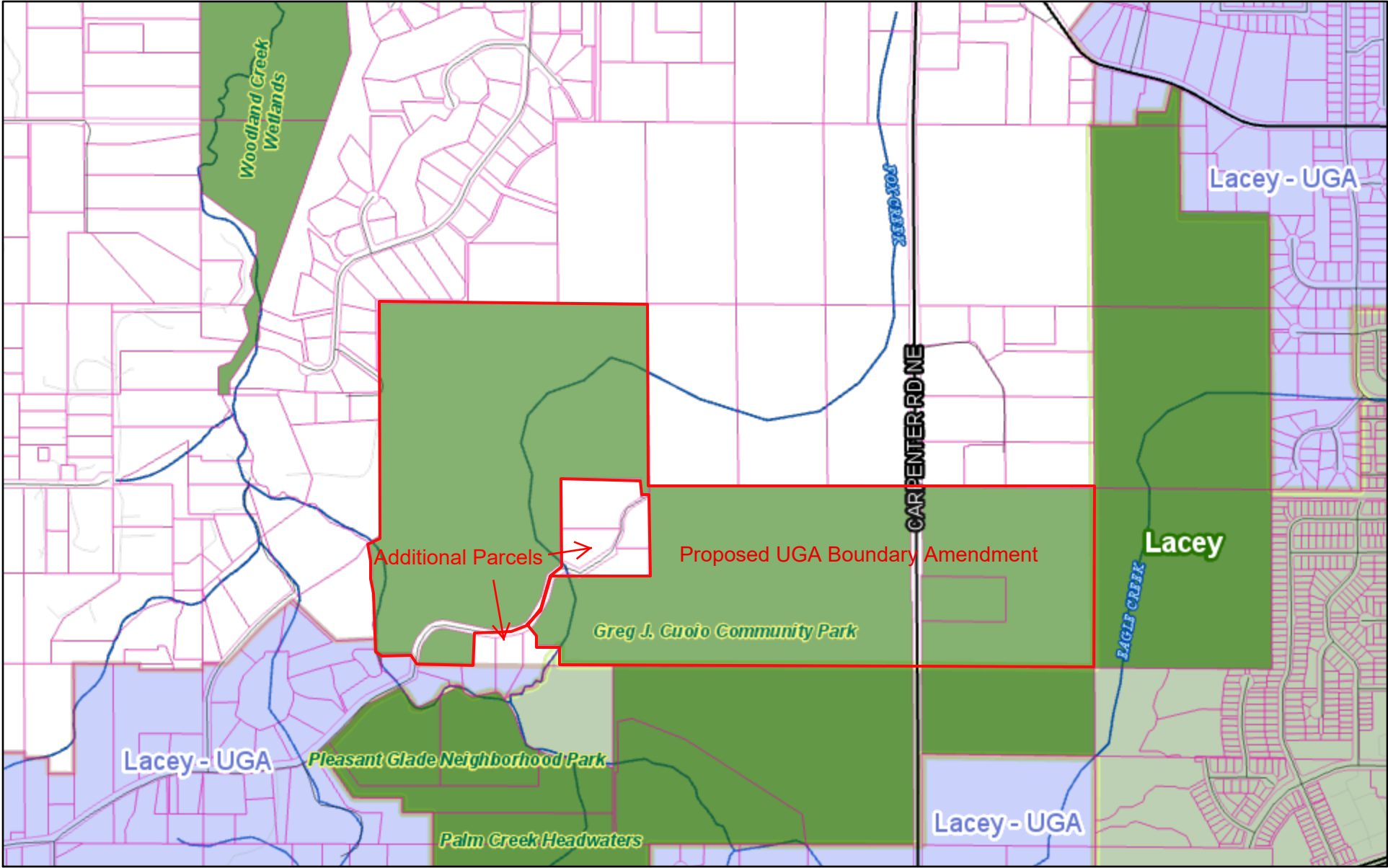
Lacey's Analysis: The public interest in expanding the Lacey UGA to include property owned by the City for environmental protection and park purposes is logical as it provides the opportunity for a city-owned park within the City's jurisdiction upon annexation. Police services that are currently divided between the Thurston County Sheriff's Office and Lacey Police Department would not be dependent on what part of the park a call for service was initiated. Additionally, it would eliminate the need to permit a park in two jurisdictions.

CONSISTENCY WITH COUNTY WIDE PLANNING POLICIES

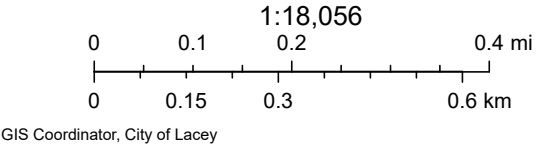
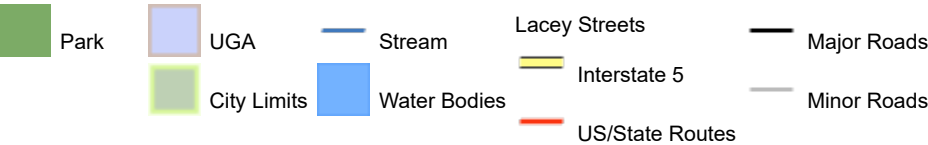
The proposal promotes contiguous and orderly development of the park and does not adversely impact rural areas (CWPP III).

The main purpose of the City's purchase of the property was the protection of the Woodland Creek basin with a secondary purpose of a park compatible with that protection (CWPP X).

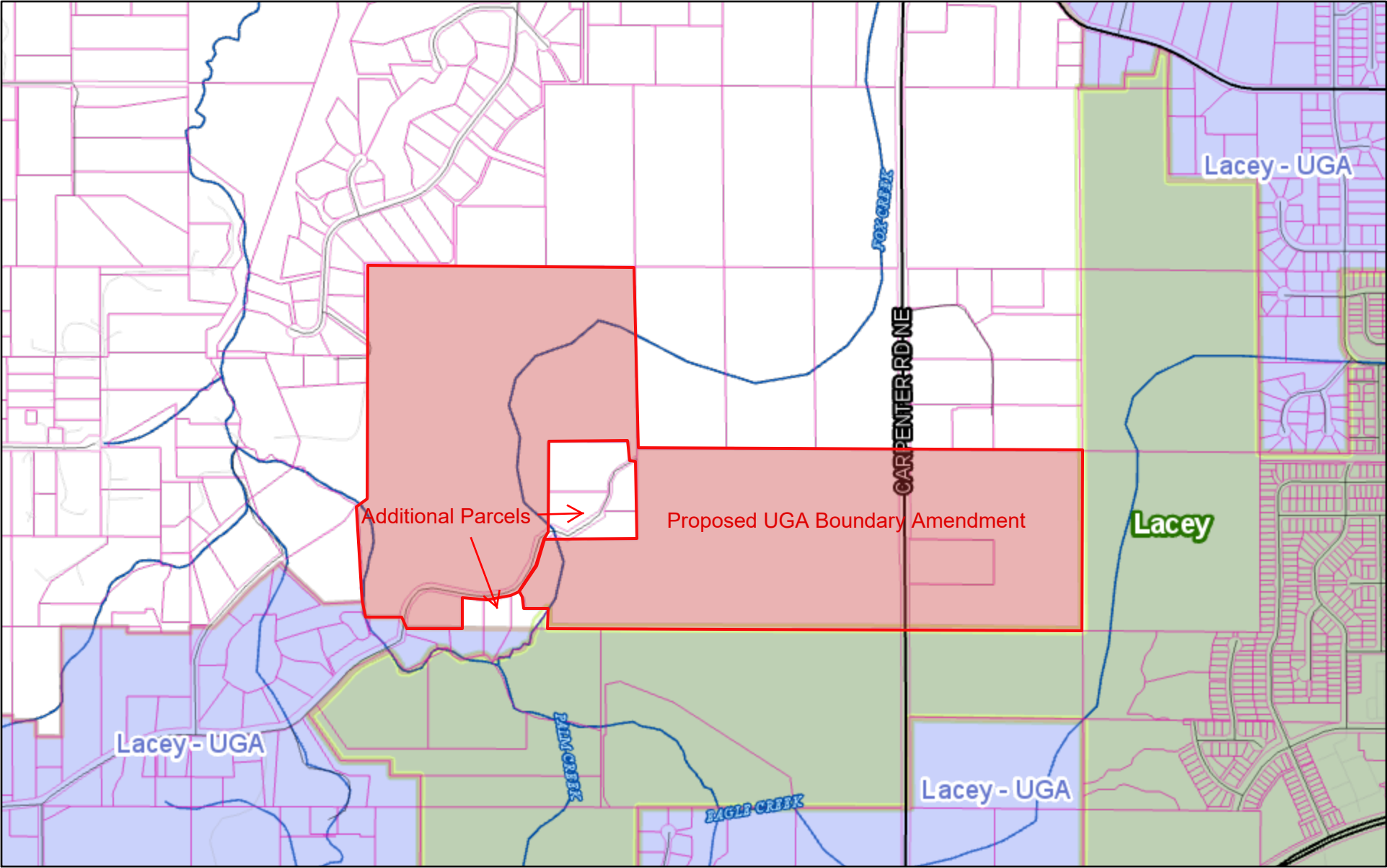
Cuoio Park UGA Amendment



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



Cuoio Park UGA Amendment



5/11/2023, 8:31:37 AM

