



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

---

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

---

**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)

---

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/>

Sent by an unverified visitor to your site.

---

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

---

**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](mailto:wendyleagoodwin@gmail.com)

---

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/>

Sent by an unverified visitor to your site.

---

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

---

**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](mailto:wendyleagoodwin@gmail.com)

---

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/>

---

Sent by an unverified visitor to your site.



P.O. Box 7016 / Issaquah, WA 98027  
ph: 425.313.2600 / [lakesideindustries.com](http://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](#).

---

<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  
Page 4 of 4

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*

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)  
Jennica Machado, Economic Development Manager, [jennica.machado@co.thurston.wa.us](mailto:jennica.machado@co.thurston.wa.us)  
Maya Teeple, Senior Planner, [maya.teeple@co.thurston.wa.us](mailto:maya.teeple@co.thurston.wa.us)  
Rick Walk, City Manager, [rwalk@ci.lacey.wa.us](mailto:rwalk@ci.lacey.wa.us)  
Grant Beck, Director of Community & Economic Development, [gbeck@ci.lacey.wa.us](mailto:gbeck@ci.lacey.wa.us)  
Hans Shepherd, Senior Planner, [hshepher@ci.lacey.wa.us](mailto:hshepher@ci.lacey.wa.us)

**From:** [Kristen Smith](#)  
**To:** [Leah Davis](#)  
**Subject:** Incoming Comment on Lacey Joint Plan  
**Date:** Saturday, August 19, 2023 10:14:02 AM

---

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

Land Use & Urban Design, Housing & Affordability, Transportation & Infrastructure

**Type your comment below.:**

It's noble to want to reduce car-dependency locally, but it should never be the goal to oust cars. I am worried that parking will not be taken into consideration. Even if Lacey is relatively accessible by foot, most people will still own a car and there will still be a majority of situations, for many decades, when people choose to drive rather than walk.

Lacey only has a few good walking months. The rest are dominated by rain or intense heat. Public transportation is not safe as drug-use is rampant and allowed, creating toxic fumes that can cause driver and passengers to pass out.

Lacey is a family-friendly city. If Lacey cuts out car-access (limits parking, zones-out gas stations, etc in favor of electric charging stations and PT access), it will not be respecting the needs of the young families that make up a good portion of the population.

Speaking of electric car stations, I just had the experience of renting an electric vehicle for 2 weeks. Rentals do not give out home-charging cords, so I was reliant on the city's infrastructure. There is only 1 fast-charge station at the local QFC. The other charging stations are the slow ones, which take 6-8 hours to charge! At every charging station, only one or two charging ports were actually in working order.

Finally, as to housing and affordability: what constitutes a high quality of life? Who is defining this? No word about safety is mentioned. A high-quality of life to me means: privacy, safety, and freedom to use my space as I see fit. Currently, housing plots are SO dense that one might as well have purchased a condo or townhome. Our family spent 15 years in an apartment before finally being able to buy a house. Our entire day-to-day lives were governed by the constant awareness of our neighbors. As a piano player, I had to be conscientious of when I practiced because of close neighbors to the point that I basically could NOT practice. This is NOT an acceptable way of life. Privacy is paramount to the freedom to choose how one uses one's time and resources. As to safety, we must ensure that our police department is funded and allowed to exercise the authority it needs to effectively handle unsafe situations where the actions of one do harm to another. This includes toxic fumes from marijuana in enclosed spaces--like buses.

While it is noble to want to limit urban sprawl, yet people NEED land and space from each other. Public parks are NOT enough. Allowing plots to be larger is paramount to the well-being of families. Backyards and front yards need to be generous enough for both private activities and community engagement. Current HOA front spaces are so cramped that kids cannot play in the front yard and parents do not have line-of-sight down the block.

**Name:**  
Kristen Smith

**Email:**  
[wksmithfamily@gmail.com](mailto:wksmithfamily@gmail.com)

---

Time: August 19, 2023 at 5:13 pm

IP Address: 73.42.236.17

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

---

Sent by an unverified visitor to your site.

---

**From:** [WordPress.com](#)  
**To:** [Leah Davis](#)  
**Subject:** Incoming Comment on Lacey Joint Plan  
**Date:** Thursday, August 24, 2023 1:15:31 PM

---

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

General Comment, Land Use & Urban Design, Transportation & Infrastructure

**Type your comment below.:**

It may be too late now, but business park/industrial parks would work best for Lacey. Creating more warehouses next to residential areas is odd for someone like myself who grew up on the East Coast. It would make sense to me to have all the warehouses in one area and housing in another. As much as I'm sure residents love to hear trucks in the backyard, logically I don't see why they were lumped together with each other.

If the plan is to keep creating more warehouses near residential, if they could follow U-Line's lead and make retaining ponds and surrounding areas actually look complementary, it would be more aesthetically pleasing for residents.

If the planning commission has more plans to create warehouses/businesses where tractor trailers are needed, please ensure that roundabouts are kept to a minimum. Currently in the Hawks Prairie area, all the 18-wheelers have to take up the entire roundabout to simply get through them. This can cause congestion and damage to the concrete. The new Hogum Bay shopping center and truck repair center will become heavily driven by more and more trucks, which will create longer backups for drivers.

---

Time: August 24, 2023 at 8:15 pm  
IP Address: 76.135.14.246  
Source URL: <https://thurstoncomments.org/comment-on-the-lacey-joint-plan/>

Sent by an unverified visitor to your site.

---

**From:** [jhubbard40](#)  
**To:** [Leah Davis](#)  
**Subject:** RE: Answers to your question  
**Date:** Friday, September 1, 2023 11:21:25 AM

---

Thanks for the update.

I can only think that a round about at Mullen and Meridian should be done. In the last few years they put in flashing stop signs because the Meridian traffic does not stop. This was done due to the high number of accidents at the intersection. The intersection will only be carrying a higher traffic volume for those headed to the military base going via the Nisqually cut off or headed to the Hawks Prairie area.

Is there a list we can be put on to receive updates. We live very close to the development and no doubt our driving patterns will need to change to avoid construction delays.

Thank you  
Cathy Hubbard

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Leah Davis <[leah.davis@co.thurston.wa.us](mailto:leah.davis@co.thurston.wa.us)>  
Date: 8/31/23 2:37 PM (GMT-08:00)  
To: [Jhubbard40@comcast.net](mailto:jhubbard40@comcast.net)  
Cc: Maya Teeple <[maya.teeple@co.thurston.wa.us](mailto:maya.teeple@co.thurston.wa.us)>  
Subject: Answers to your question

Ms. Hubbard:

I reached out to Public Works and received this response about your question regarding increased traffic:

There are a few projects that are affecting traffic levels at the Mullen/Kagy, Marvin, Meridian. One project is continuing to be built out, Oak Tree on Marvin Road. The project they are referring to is Manor house which has accesses on Mullen, 58<sup>th</sup> and Kagy.

At this time I know there will be turn lane added at Kagy and Mullen, a roundabout at Marvin and Mullen, and the intersection at Meridian and Mullen is currently being evaluated.

As part of the platting process, the proponents must conduct a traffic study. The study evaluates intersections impacted by the development and also include other proposed developments. If any intersections result in a failing level of service, intersection improvements must be mitigated.

Thank you for taking the time to ask.

**Leah Davis**

**Associate Planner**

**Community Planning and Economic Development**

**3000 Pacific Avenue SE**

**Olympia WA 98501**

**360.786.5582**

**From:** Nic B  
**To:** Leah Davis  
**Subject:** Re: 9520 Steilacoom RD - Proposed Zoning Change  
**Date:** Monday, September 11, 2023 9:34:20 AM

---

Thank you for the clarification. Makes sense now! Statement below:

This is a sensitive area, bordering Medicine Creek, which then lets out into the Nisqually Preserve and out into the Sound. We get lots of nesting birds (too many to name); a variety of owls, eagles, osprey, woodpeckers, hawks. We also get lots of deer, coyotes, frogs, butterflies, bees, and more. Essentially, I have observed more biodiversity in this neighborhood than I did living in the tree-filled Meridian Campus area, over ten years ago, when it was much less developed. Near the Sound, here in Lacey, is the most biodiverse place I have ever lived. I think this particular location (the old quarry) is an area in which the City could and *should* be making an exception to their higher density goals. With the recent installment of the very large Steilacoom Ridge housing development nearby, I am concerned that continuing to add more people, more of a burden to this area, will impact our wildlife, the land, and the health of this area's biodiversity greatly. I would imagine there are some water preservation elements to consider as well. Although housing options are in great need, I ask that you please maintain the lowest density option available- do not rezone to LD 0-6. Continue to preserve what makes this area so special, keep your citizens safe, supported, and maintain areas of pristine beauty to the best of your ability. We border a very important and special region. Please help to care for it by considering all of the factors before increasing density measures - yet again.

Concerned Resident of Ridgeview Estates

On Mon, Sep 11, 2023 at 8:55 AM Leah Davis <[leah.davis@co.thurston.wa.us](mailto:leah.davis@co.thurston.wa.us)> wrote:

Low Density 0-6 means up to 6 houses per acre, so it is a higher density than 0-4.

Yes, the Planning Commission would like to hear from residents. I believe it is just as effective to submit a written comment as it is to show up and testify, but either is fine! So, if you have an opinion on the matter, please email me the specifics and I will make sure that it is provided to the commissioners.

Thanks.

Leah

---

**From:** Nic B <[nixxneo@gmail.com](mailto:nixxneo@gmail.com)>  
**Sent:** Monday, September 11, 2023 8:35 AM  
**To:** Leah Davis <[leah.davis@co.thurston.wa.us](mailto:leah.davis@co.thurston.wa.us)>