

THURSTON COUNTY COMMUNITY PLANNING

JOINT PLANNING COMMISSION – AUGUST 23, 2023



Lacey Joint Plan Update – Repeal and Replace

AGENDA

- Intent of the joint work session
- Purpose of the Joint Plan
- Elements, goals and policies
- Joint Plan implementation and next steps

INTENT OF THE JOINT WORK SESSION

- Summarize changes in the update
- Discuss public outreach
- Present details about proposed zoning changes
- Answer questions
- Set a public hearing

PURPOSE OF THE JOINT PLAN

- Framework to guide development in the Urban Growth Area as it transitions from rural- to urban-level development
- It serves as a basis for future planning decisions by each jurisdiction
- It provides the policy framework for development regulations in the Urban Growth Area (Title 21 of Thurston County Code)

PURPOSE OF THE JOINT PLAN

- Requirement of the Growth Management Act
- Helps fulfill County-wide Planning Policies
- Provides consistency and predictability for residents
- Aids in seamless transitions when areas are annexed

JOINT PLAN BACKGROUND

- The north county cities and Thurston County have been jointly planning in the Urban Growth Areas since 1988
- The GMA requires County-wide Planning Policies that call for joint planning
- The Joint Plan was first adopted in 1995
- This is the first substantial update since 2003

CONTINUOUS COMMUNITY OUTREACH & ENGAGEMENT

- This Plan is the result of a multi-year community conversation and analysis of quality-of-life issues in this region.
- This Plan has been drafted based on input from residents representing jurisdictions, agencies, organizations, and community groups.
- At any given time, there are many ways to participate in local government planning and decision-making within the community.
 - These include →
- Serving on or attending advisory boards both at the City of Lacey and Thurston County.
 - Advisory boards study critical issues and provide targeted advice to the County Commissioners and City Council.
- Sharing testimony at public meetings, submitting comments online or in person, and participating in community hosted events.
 - The County and City keep calendars, post online agendas, and meeting minutes of upcoming and past events.
- Volunteer in one of the many volunteer programs aimed at supporting and enhancing our community.
- Participate in planning projects (including this Update).
 - As Lacey grows and changes, the City and County will continue to work with local community members to make decisions on topics including roads, walkways, and paths, housing densities, development, and transit.
- Vote and participate in local elections.

CONTINUOUS COMMUNITY OUTREACH & ENGAGEMENT

- Stemming from the outreach campaigns developed through **Envision Lacey**, we have expanded the formats and methods of community engagement to ensure broad community awareness, participation, and a diversity of perspectives and lived experiences are reflected in the work that we do.
- In addition to the Lacey and Thurston County Land Use Elements, there are 22 other community driven plans and projects that have influenced the development of this Update and the information contained within.
- These plans explore specific topics within our community and the strategies we have collectively identified to support them.
- Each Element of the Joint Plan Update pulls from these plans and their community driven insights.



2022-2023 OUTREACH & ENGAGEMENT

- In Person Events
 - Juneteenth (June 17th, 2023 – RAC)
 - July 3rd Fireworks Display (Rainier Vista Park)
 - Thurston County Fair (July 26th-30th, TC Fairgrounds)
- Detailed Project Storymap
 - CityofLacey.org/JointPlanUpdate
- Social Media Channels & Print/Digital Publications
- Community Email Distribution Lists
- Project Website
- Communitywide Survey



↑ Commission on Equity Booth @ Juneteenth

JOINT PLAN ELEMENTS (CHAPTERS)



- Urban Design & Land Use
- Housing & Affordability
- Natural Environment
- Parks, Culture, & Recreation
- Economic Development
- Public Services
- Transportation & Infrastructure
- Utilities & Capital Facilities

URBAN DESIGN & LAND USE



KEY ACTIONS:

- Work to decrease dependence on car ownership.
- Create mixed-use buildings that can provide for both residences and businesses.
- Require safe pedestrian access to commercial and public buildings.
- Encourage proper walkways, bicycle paths, and support amenities.
- Encourage full use of industrial areas while protecting the environment

HOUSING & AFFORDABILITY



KEY ACTIONS:

- Engage community in the process of neighborhood development.
- Support affordable housing throughout the community through accessory dwelling units and a mix of housing types.
- Revitalize deteriorating residential areas.
- Ensure special needs populations have safe and affordable housing.
- Provide housing choices for a diversity of income levels and lifestyles.

NATURAL ENVIRONMENT



KEY ACTIONS:

- Evaluate challenges such as a growing population, climate change, and increased waste and toxins that impact our water and natural resources.
- Limit the impact of development on stormwater runoff, environmentally sensitive areas, wildlife habitat, and trees.
- Encourage low impact and green building methods through education, technical assistance, incentives, regulations, and grants.
- Professionally manage urban forests
 - Preserve mature, healthy trees during development and give proper care to new trees.

PARKS, CULTURE, & RECREATION



KEY ACTIONS:

- Maintain and improve facilities, public art, events, and recreational programming to foster community building.
- Ensure the park system is accessible.
- Build and improve the urban trail system to connect parks, schools, neighborhoods, public facilities, and places of employment.
- Create more waterfront public access.
- Support art, theater, and arts education.
- Provide opportunities for a physically and mentally active lifestyle.
- Support family recreation with programs and activities.

ECONOMIC DEVELOPMENT



KEY ACTIONS:

- Support a stable economy that provides jobs that pay a living wage.
- Support a vital central business district.
- Develop public infrastructure for maximum economic, environmental, and social benefit.
- Collaborate with partners to maximize economic opportunity.
- Use historic resources to promote economic activity with property rehabilitation and tourism.
- Support small, local businesses.

PUBLIC SERVICES



SCHOOLS KEY ACTIONS:

- Centrally locate schools.

SOCIAL SERVICES KEY ACTIONS:

- Ensure the community is safe and welcoming, and that social services are available to those that need them.

FIRE SERVICES KEY ACTIONS:

- Maintain a high level of fire protection, emergency medical services, and disaster management services.

POLICE SERVICES KEY ACTIONS:

- Deliver police services in a professional, timely, objective, respectful, and impartial manner.
- Build good working relationships with other agencies and social service providers, identifying divisions of responsibility and ways to cooperate effectively.

TRANSPORTATION & INFRASTRUCTURE



KEY ACTIONS:

- Build streets for bicycles, pedestrians, and cars.
- Build safe intersections.
- Use street trees to buffer pedestrians from cars, capture vehicle emissions, and shade sidewalks and asphalt.
- Build streets and connectors for the safest and most efficient traffic flow.
- Support fast, frequent, and predictable transit service.

UTILITIES & CAPITAL FACILITIES



KEY ACTIONS:

- Coordinate utility plans with future development plans to ensure utility services like drinking water, wastewater and stormwater services can be provided.
- Provide reliable utility services at reasonable costs while ensuring support of the environment, equity, economic development, and public health.
- Ensure there is enough clean drinking water for current and future generations.
- Ensure wastewater treatment facilities can meet growing demand.
- Encourage reductions in septic systems.

WHAT'S CHANGING?



General Upkeep:

- Changes to align with existing plans & policies
 - Alignment with Thurston County and Lacey Comprehensive Plans;
 - Updates to background information for consistency with new studies and data;
 - Updated population and density demands & projections based on existing land uses;
 - Updates to land availability information;
 - Revised formatting for usability;

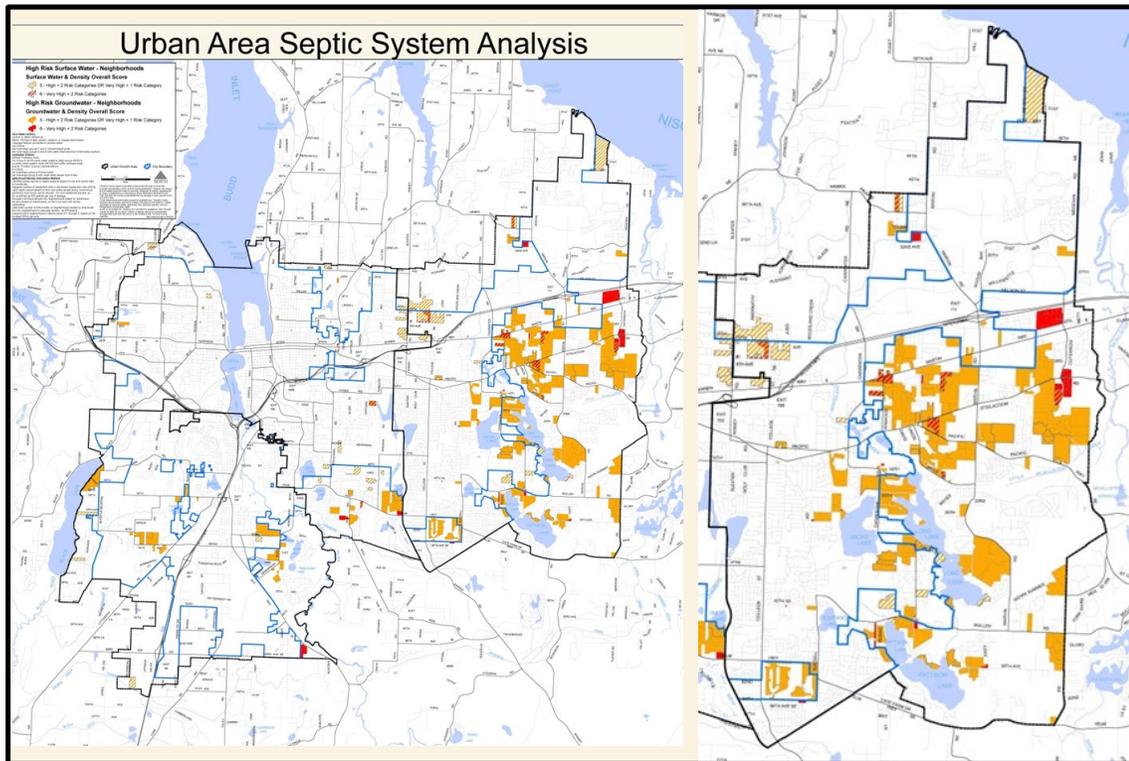
WHAT'S CHANGING: MARTIN WAY CORRIDOR



Revisions to the Mixed-Use High-Density Corridor District along Martin Way

- Martin Way is a major regional thoroughfare and corridor serving the communities of Lacey, Olympia, and Thurston County.
- The former state highway serves as the area's primary alternative to Interstate 5, has frequent transit service, and is home to a variety of business activities and destinations.
- These changes include the incorporation of the Martin Way Corridor findings into this Update.

WHAT'S CHANGING: SEWER REQUIREMENTS



Sewer Requirements for New Development

- Regionally convened Septic Summit found Lacey UGA contains the highest contamination risk for combined groundwater and surface water in all of Thurston County.
- Most areas of septic developed in the 1950's and 60's and are adjacent to the city limits.
- To minimize financial impacts, a strategic annexation plan is needed to incrementally annex the unincorporated growth area in a manner that is cost effective for the City, the County, and the Lacey community as a whole.

WHAT'S CHANGING: AGRICULTURE PROTECTIONS



Updated development standards for Agriculture Zoning Districts

- Generally characterized as areas of more expansive terrain with natural amenities and resources, these zones have higher vegetation densities and capacities to capture and infiltrate surface water.
- At the time of this update, 219 acres of Agricultural lands exist within the Lacey Urban Growth Area.
- To protect these areas from increasing development pressures, consider re-designating these zoning districts to “urban holding areas” so that they are precluded from re-developing until rezoned and/or sewer services become available.

WHAT'S CHANGING: REVISED URBAN HOLDINGS



Revised urban holdings within Pleasant Glade & McAllister Geologically Sensitive Areas

- Unless sewer service can be reasonably accommodated in the next twenty years, the City and County should consider removing those areas not sewered, or immediately adjacent to sewered areas, from the UGA.
- Should they be removed from the UGA, they should be placed into an “urban reserve” designation so that no further residential development can occur until such a time as these areas are part of a UGA.

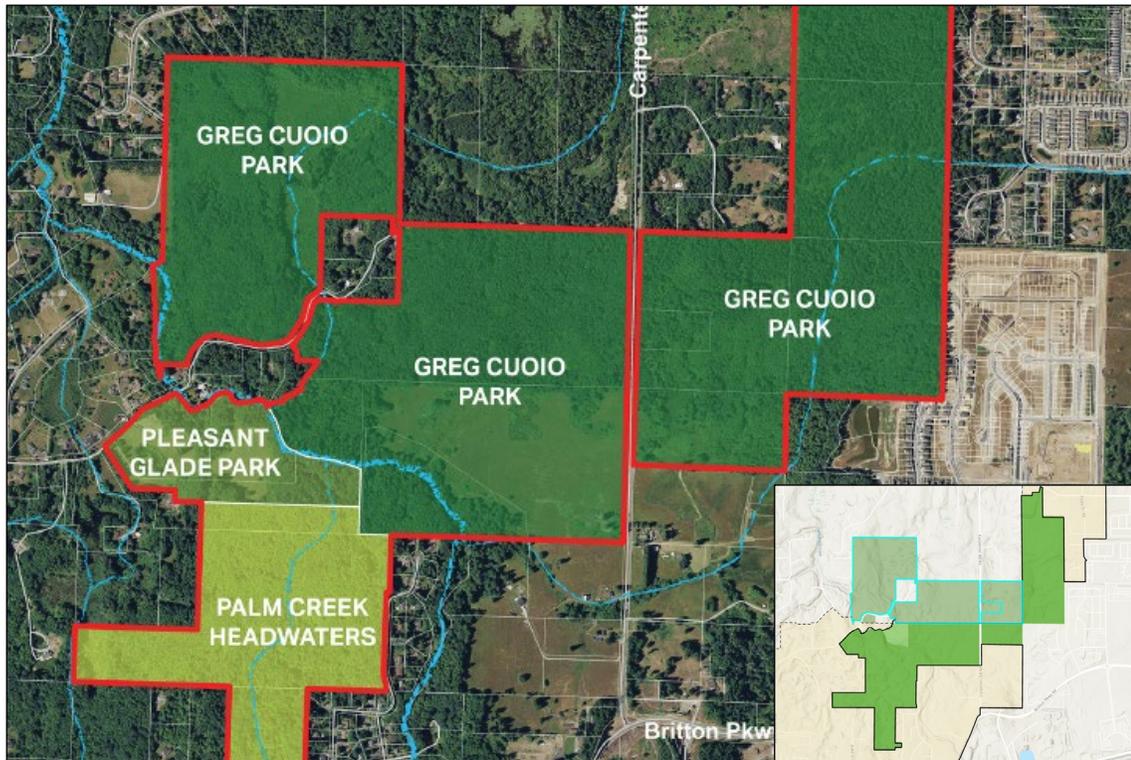
WHAT'S CHANGING: PEDESTRIAN & BICYCLE PLAN



Incorporation of the 2018 Lacey UGA Pedestrian and Bicycle Plan

- This plan includes policies, programs and infrastructure recommendations that aim to improve the connectivity, safety and comfort of the community's walking and biking networks so that people of all ages and abilities can safely access the many great community assets within the City of Lacey and its Urban Growth Area (UGA).

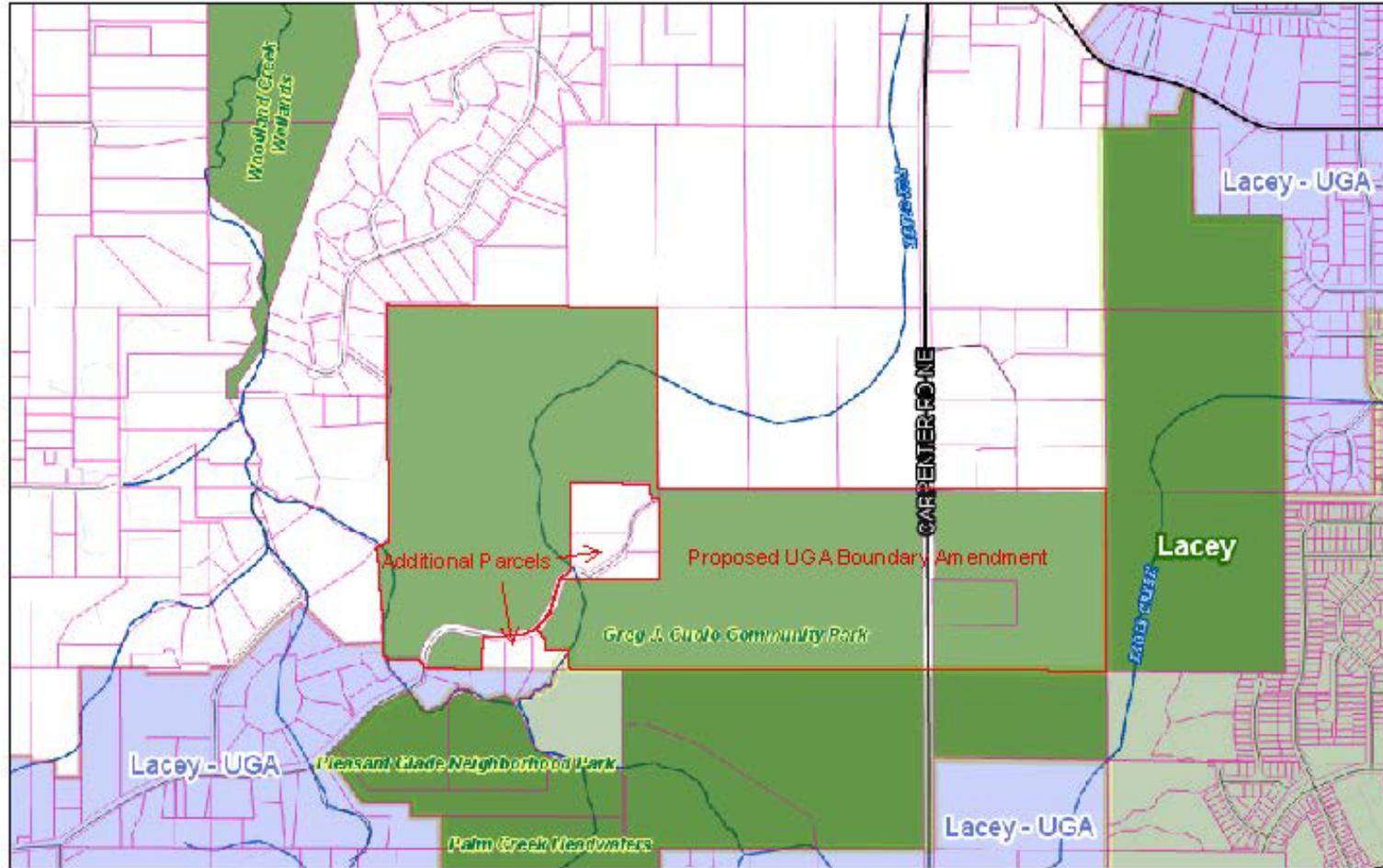
WHAT'S CHANGING: EXPANSION OF UGA



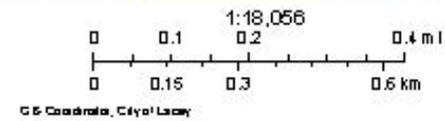
Greg J. Cuio Park Addition

- In 2011, the City of Lacey purchased \approx 420 acres along Woodland Creek. The purpose of the purchase was to protect the habitat functions and values from urban and rural development.
- Around half the property is currently located outside the Lacey UGA.
 - This creates challenges with multi-jurisdiction permitting, emergency response, and facility management.
- By adding the park to the UGA, it allows the City of Lacey to formally incorporate this area, eliminating these service-based and jurisdictional challenges.

Cuio Park UGA Amendment



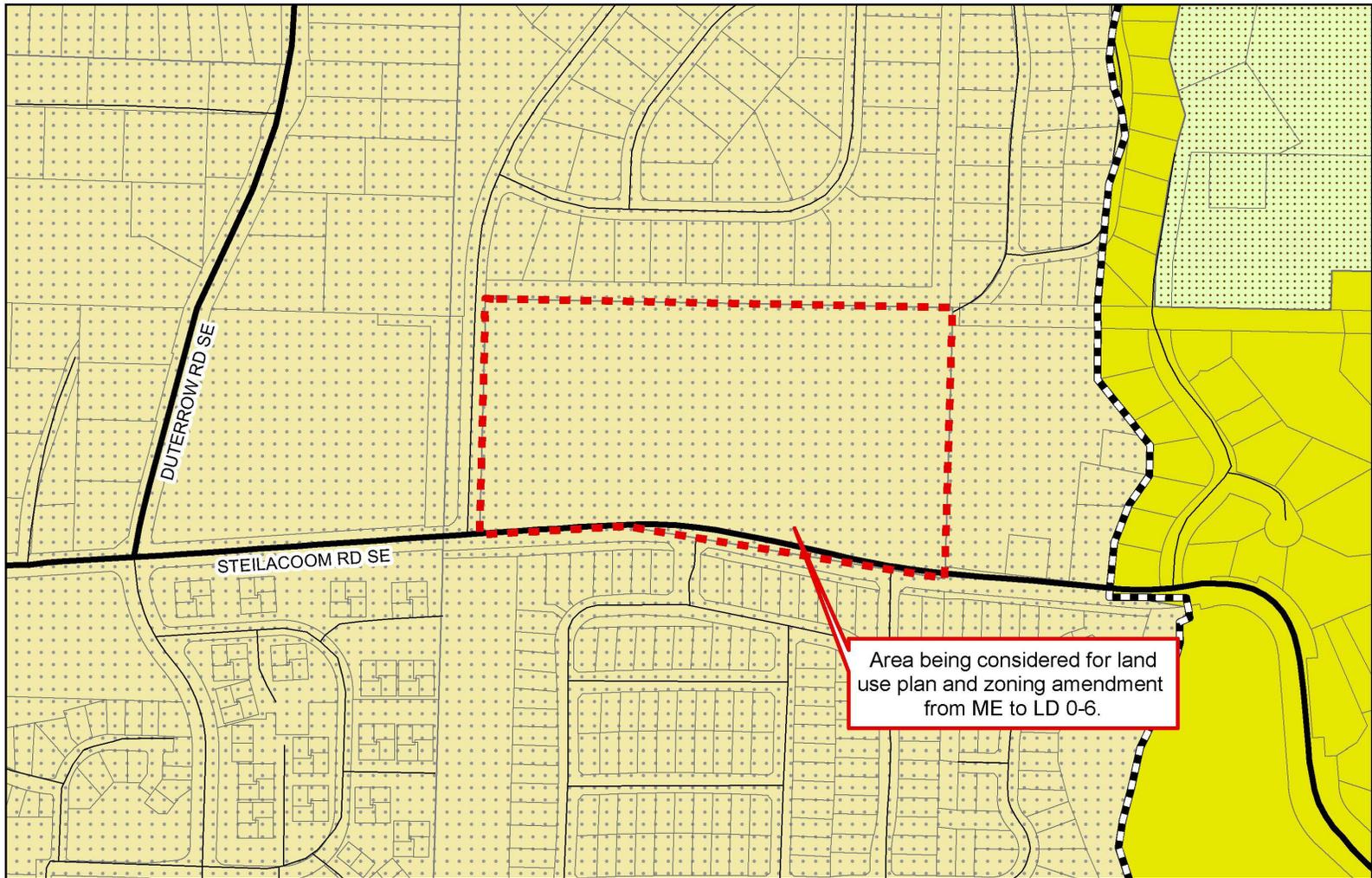
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LAND USE AND ZONING AMENDMENTS

- **9520 Steilacoom Road**
 - Property owner applicant
 - 14.94 Acres
 - From Mineral Extraction to Low Density Residential
 - Reclaimed gravel mine



Area being considered for land use plan and zoning amendment from ME to LD 0-6.

9520 Steilacoom Road
Applicant: MC Construction
Project: Lacey Joint Plan Update
Amendment: From Mineral Extraction (ME) to Low Density Residential 0-4 (LD 0-4)
Project Info: 14.94 acres



- Lacey Urban Growth Area Zoning**
- LD 0-6 Low Density Residential
- Unincorporated Thurston County Zoning**
- R 1/20 Rural 1 Unit Per 20 Acres
 - RR1/5 Rural Residential - 1 Unit Per 5 Acres
 - Urban Growth Areas



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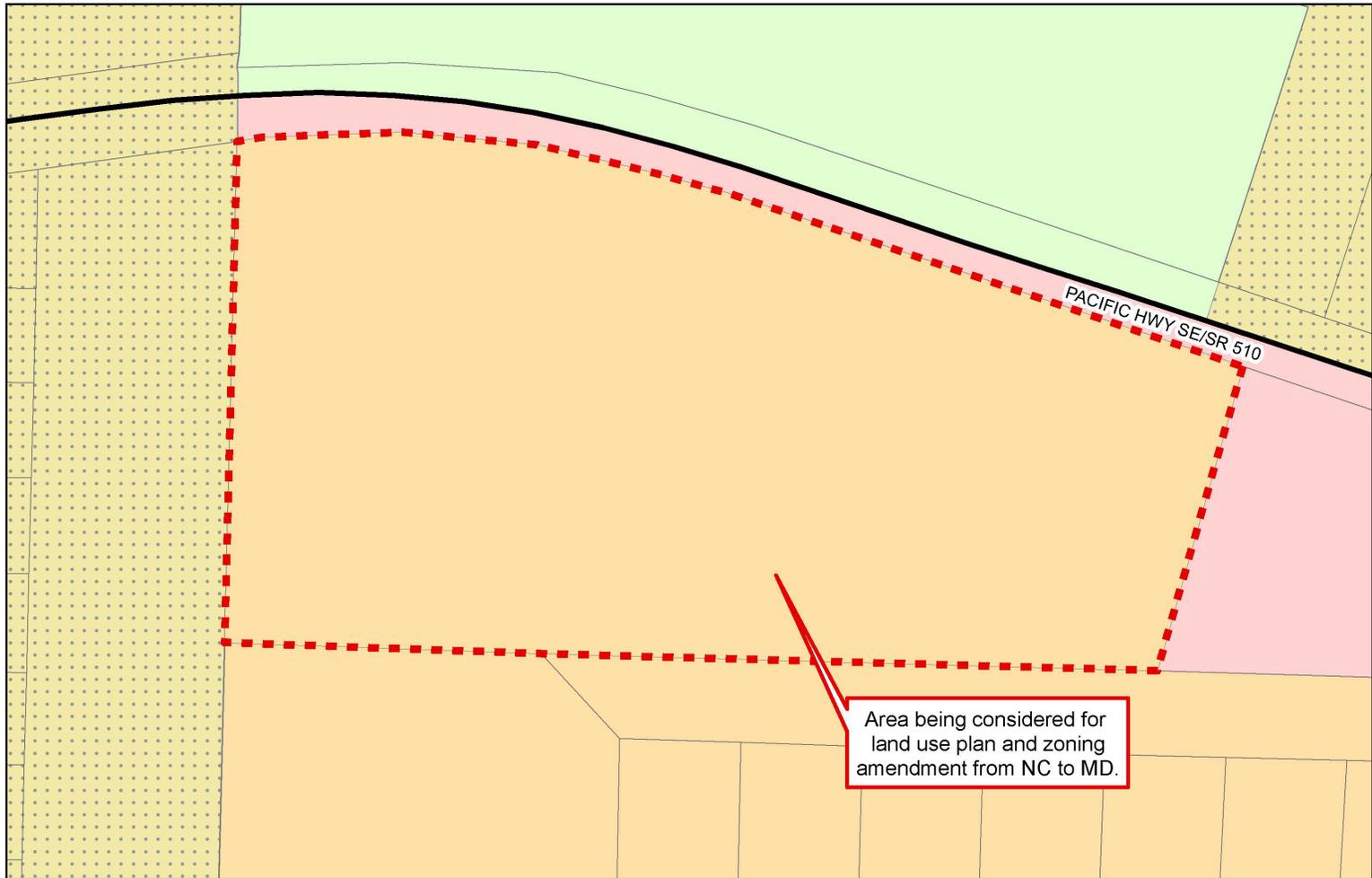
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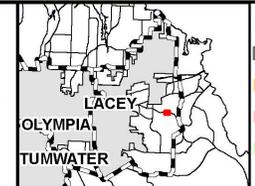
LAND USE AND ZONING AMENDMENTS

- **9041 Pacific Avenue**
 - Property owner applicant
 - Three parcels totaling 6.77 acres
 - From Neighborhood Commercial
 - Wide variety of commercial uses, such as: grocery, gym, veterinary, etc.
 - Moderate Density Residential
 - Any residential use that meets density requirements



Area being considered for land use plan and zoning amendment from NC to MD.

9041 Pacific Avenue SE
Applicant: Paul Bressi
Project: Lacey Joint Plan Update
Amendment: From Neighborhood Commercial (NC) to Moderate Density Residential (MD)
Project Info: 6.77 acres



- Lacey Urban Growth Area Zoning**
- LD 0-6 Low Density Residential
 - MD Moderate Density Residential
 - NC Neighborhood Commercial
 - AG Agriculture



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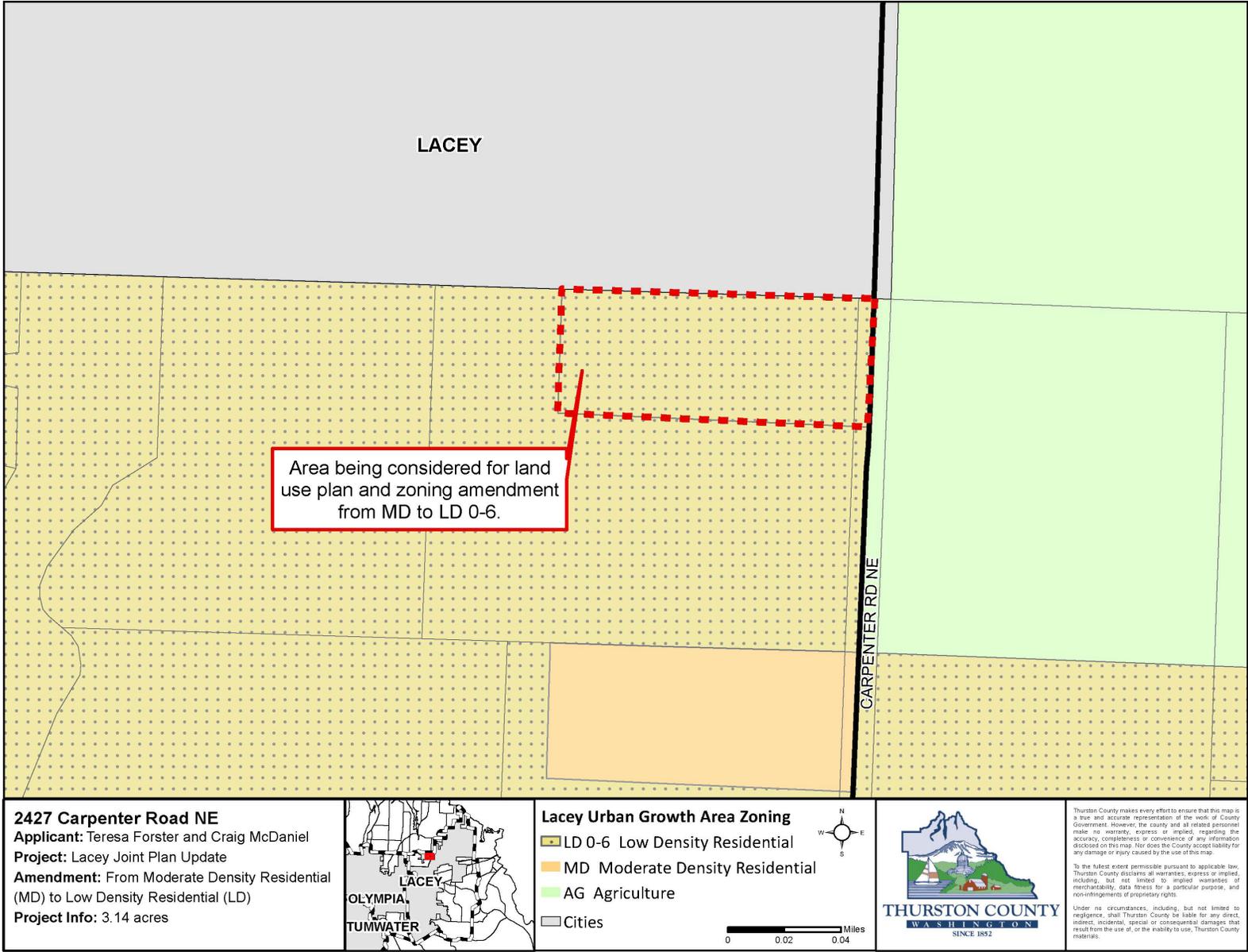
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LAND USE AND ZONING AMENDMENTS

- **2427 Carpenter Road NE**
 - Property owner applicant
 - 3.14 acres of a 12.12-acre parcel
 - From Moderate Density Residential to Low Density Residential



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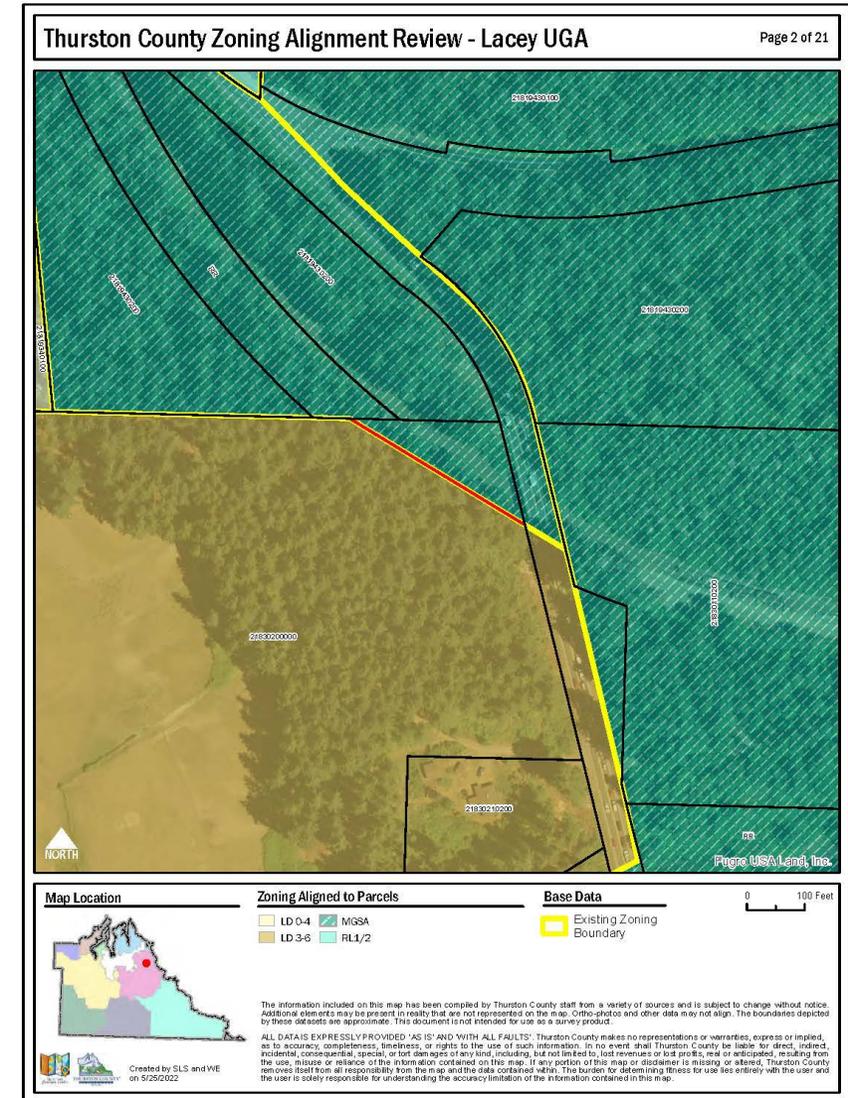
LOW DENSITY RESIDENTIAL ZONING CONSOLIDATION

- City of Lacey proposal
- Create one low-density 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%

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



Chapter 9.1, Goal 11, Policy D (p. 66) of the LJP reads:

Residential and commercial development utilizing septic tanks for sewage disposal which have sanitary sewer laterals readily available shall be **required to hook up to sanitary sewer** when the system fails, needs replacement, requires major repairs, or when necessary for groundwater resource protection.

Article IV, TC Sanitary Code reads:

SECTION 6 CONNECTION TO PUBLIC SEWER SYSTEM. 6.1 When adequate public sewer services are available within two hundred feet of the property line of property served by an OSS, the Health Officer, upon the failure of an existing OSS, may:

6.1.1 Require hook-up to a public sewer system; or

6.1.2 Approve the repair of the OSS only if a conforming OSS can be designed and installed, and if repair of the OSS is acceptable to the sewer utility that would be providing sewer service

NEXT STEPS

- PC Work session
- PC joint public hearing and joint recommendation
- City Council review recommendation and recommends approval
- BoCC public hearing
- BoCC adopts Joint Plan update with comp plan

NEXT STEPS

- August 30 – work session (if necessary)
- September 27– Public Hearing and recommendation

DRAFT MOTION

- Move to set a joint public hearing on the Lacey Joint Plan on September 27, 2023, at 7pm or soon thereafter.

QUESTIONS?

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