

ORDINANCE 1051

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING 1996 AMENDMENTS AND ADDITIONS TO THE LACEY COMPREHENSIVE PLAN; AMENDING SECTION 16.03.015 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION

WHEREAS, the City Council previously adopted the Lacey Comprehensive Plan containing those elements described in Section 16.03.015 of the Lacey Municipal Code (LMC), and

WHEREAS, during the calendar year 1996, the City Planning Commission considered amendments and corrections to that portion of the Comprehensive Plan identified as City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area and considered current information and status for an updating of the City of Lacey Capital Facilities Plan and both the Lacey Parks Board and the Lacey Planning Commission have considered an updated City of Lacey Comprehensive Plan for Outdoor Recreation, and

WHEREAS, after public meetings and hearings held with effective notice and after providing opportunity for open discussion, communication and assimilation of adequate information and an opportunity to consider the environmental and economic impacts and consequences which would flow from adoption of the amendments, updates and plans, such amendments, updates and plans have been recommended for adoption by the City Council; NOW, THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. The following changes shall be made to the

Comprehensive Plan Map for the Lacey Urban Growth Area adopted by LMC Section 16.03.015 and to the Zoning Map for the Lacey Urban Growth Area adopted by LMC Section 16.09.020:

A. The plan and zone designations of those certain parcels of real property identified as tax parcel no. 11829410301, no. 11829410102, no. 11829410101 and no. 11829410200 located west of College Street and north of 37th Avenue SE and shown on Exhibit "1" attached hereto is hereby changed from Moderate Density Residential to Neighborhood Commercial Limited. The limitation shall be that the use be limited to commercial nursery.

B. The plan and zone designation of those certain parcels of real property designated as Thurston Industrial 87 (Lot 6) and Walseth Land Group (Lot 7) and located between Marvin Road and Hogum Bay Road in the Hawks Prairie Planning Area and shown on Exhibit "2" attached hereto is hereby changed from Light Industrial to Hawks Prairie Business District.

C. The plan and zone designations of those certain parcels of real property designated as tax parcel no. 11828330100, no. 11828330102 and no. 11828330103, and located near 3806 College Street and shown on Exhibit "3" attached hereto is hereby changed from Low Density 0-4 to Moderate Density 6-12.

D. The plan and zone designations of those properties within the Meridian Campus Development shown on Exhibit "4" attached hereto is hereby changed from Business Park to Light Industrial in order to accurately reflect the zoning designation previously granted for said parcels.

E. The plan and zone designation of that certain city of Lacey park property shown on Exhibit "5" is hereby changed to

Open Space Institutional.

F. The Urban Growth Boundary designation within the Pleasant Glade Planning Area is modified to include those certain parcels shown on Exhibit "6" attached hereto.

G. The McAllister Springs Geologically Sensitive Area Line is removed since designation of such area as a Geologically Sensitive Area Zone has eliminated the need for such line.

H. The Open Space Institutional Designation located on all private lands within the unincorporated portion of the urban growth area is removed.

Section 2. The following changes shall be made to the Comprehensive Plan Map for the Lacey Urban Growth Area adopted by LMC Section 16.03.015 in order to make said Comprehensive Plan Map consistent with the Zoning Map and prior actions of the city.

A. The plan designation of those certain parcels of property identified as tax parcel no. 31-09 and no. 31-10 and shown on Exhibit "7" attached hereto are changed from Low Density Residential to Mixed Use High Density Corridor.

B. The plan designation of that certain property located within the Hawks Prairie Planning District and shown on Exhibit "9" attached hereto is changed from Planned Industrial Development to Light Industrial.

C. The multi-model corridor lines, the pedestrian corridor symbols and the Mixed Use Moderate and Mixed Use High Density Corridor color designations are modified to be consistent with the lining, symbols and color designations contained on the zoning map.

Section 3. The following proposed text amendments to the

City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area are hereby adopted as amendments to said document:

A. Proposed text amendments relating to the open space institutional designation upon private lands within the city and within the unincorporated urban growth area set forth on Exhibit "10" attached hereto.

B. Proposed text amendments relating to the applicability of design review in unincorporated portions of the urban growth area set forth on Exhibit "11" attached hereto.

Section 4. That certain city plan entitled 1996-2016 City of Lacey Capital Facilities Plan is hereby adopted as the capital facilities plan for the City of Lacey and shall form a part of the city's Comprehensive Plan.

Section 5. That certain plan entitled City of Lacey Comprehensive Plan for Outdoor Recreation 1997 is hereby adopted and shall be a part of the city's Comprehensive Plan.

Section 6. Section 16.03.015 of the Lacey Municipal Code is hereby amended to read as follows:

16.03.015 Lacey Comprehensive Land Use Plan. That certain series of documents identified as ~~Land Use Element for the city of Lacey and the~~ City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area, Housing Element for the City of Lacey and the Lacey Urban Growth Area, Transportation Element for the City of Lacey and the Lacey Urban Growth Area, Capital Facilities Element for the City of Lacey and the Lacey Urban Growth Area, Utilities Element for the City of Lacey and the Lacey Urban Growth Area, City of Lacey Comprehensive Plan for Outdoor Recreation, and Economic Development Element for the City of Lacey together with

Comprehensive Plan Downtown Element and the Northeast Area Plan ~~all as adopted and encompassed with Resolution 744 of the city of Lacey~~ constitutes the Lacey Comprehensive ~~Land Use~~ Plan and all regulatory and zoning ordinances of the city shall be construed to be consistent with said plan as adopted or hereafter amended.

Section 7. The summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 23rd day of January, 1997.

CITY COUNCIL

By Nancy Peterson
Mayor

Attest:

Approved as to form:

Charlotte Sue Taylor
City Clerk

[Signature]
City Attorney

Published: January 30, 1997
Summary
Thursday

SUMMARY FOR PUBLICATION

ORDINANCE 1051

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on JANUARY 23, 1997, Ordinance No. 1051 entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING 1996 AMENDMENTS AND ADDITIONS TO LACEY COMPREHENSIVE PLAN; AMENDING SECTION 16.03.015 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION."

Main points of the Ordinance are described as follows:

1. The Ordinance makes changes to both the Comprehensive Plan Map for the Lacey Urban Growth Area and the Zoning Map for the Lacey Urban Growth Area to change the zone designation for parcels of property located at the northwesterly intersection of College Street and 37th Avenue SE from Moderate Density Residential to Neighborhood Commercial Limited, the designation of property between Marvin Road and Hogum Bay Road and known as Thurston Industrially 87 (Lot 6) and Walseth Land Group (Lot 7) from Light Industrial to Hawks Prairie Business District, the designation of three parcels located near 3806 College Street from Low Density 0-4 to Moderate Density 6-12, the designation of two lots within the Meridian Campus Development from Business Park to Light Industrial to reflect the zoning designation previously granted for said parcels and changes the designation of City park property located adjacent to Interstate 5 and Sleater Kinney Ave to Open Space Institutional. The two maps are further modified to expand the Urban Growth boundary to include two parcels of property within the Pleasant Glade Planning Area, to remove the McAllister Springs Geologically Sensitive Area Line since the area is zoned for that purpose and to remove the Open Space Institutional Designation on private lands within the unincorporated portion of the Urban Growth Area.

2. The Ordinance further changes the Comprehensive Plan Map to make that map consistent with the City's Zoning Map and prior actions of the City. The plan designation of two parcels of property located East of River Ridge High School is changed from Low Density Residential to Mixed Use High Density Corridor and the designation of a large parcel of property within the Hawks Prairie Planning District is changed from Planned Industrial Development to Light Industrial. Further, the multi-model corridor lines, pedestrian corridor symbols, and Mixed Use Moderate and Mixed Use High Density Corridor color designations are modified to be consistent with the zoning map.

3. The Ordinance adopts text amendments to that document entitled City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area to reflect the direction regarding open Space Institutional designations upon private lands and the applicability of the design review process in unincorporated portions of the urban growth area.

4. The 1996-2016 City of Lacey Capital Facilities Plan is adopted.

5. The City of Lacey Comprehensive Plan for Outdoor Recreation 1997 is adopted.

6. The Code description of the Lacey Comprehensive Plan is modified to include the Lacey Comprehensive Plan for Outdoor Recreation.

A copy of the full text of this ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: Thursday, January 30, 1997.

Charfotte M. Taylor
City Clerk

PROPERTY SKETCH FOR ARLEN VELEKE & LYNN KENYON

LEGAL DESCRIPTION

PARCEL #11829410301

THE SOUTH 100 FEET OF THE NORTH 260 FEET OF THE EAST 200 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM COLLEGE STREET S.E. ON THE EAST.

PARCEL #11829410102

THE EAST 200 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE NORTH 260 FEET. EXCEPTING ALSO THE SOUTH 300 FEET. EXCEPTING ALSO COLLEGE STREET S.E. ON THE EAST.

PARCEL #11829410101

THE NORTH 100 FEET OF THE SOUTH 300 FEET OF THE EAST 200 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM COLLEGE STREET S.E. ON THE EAST.

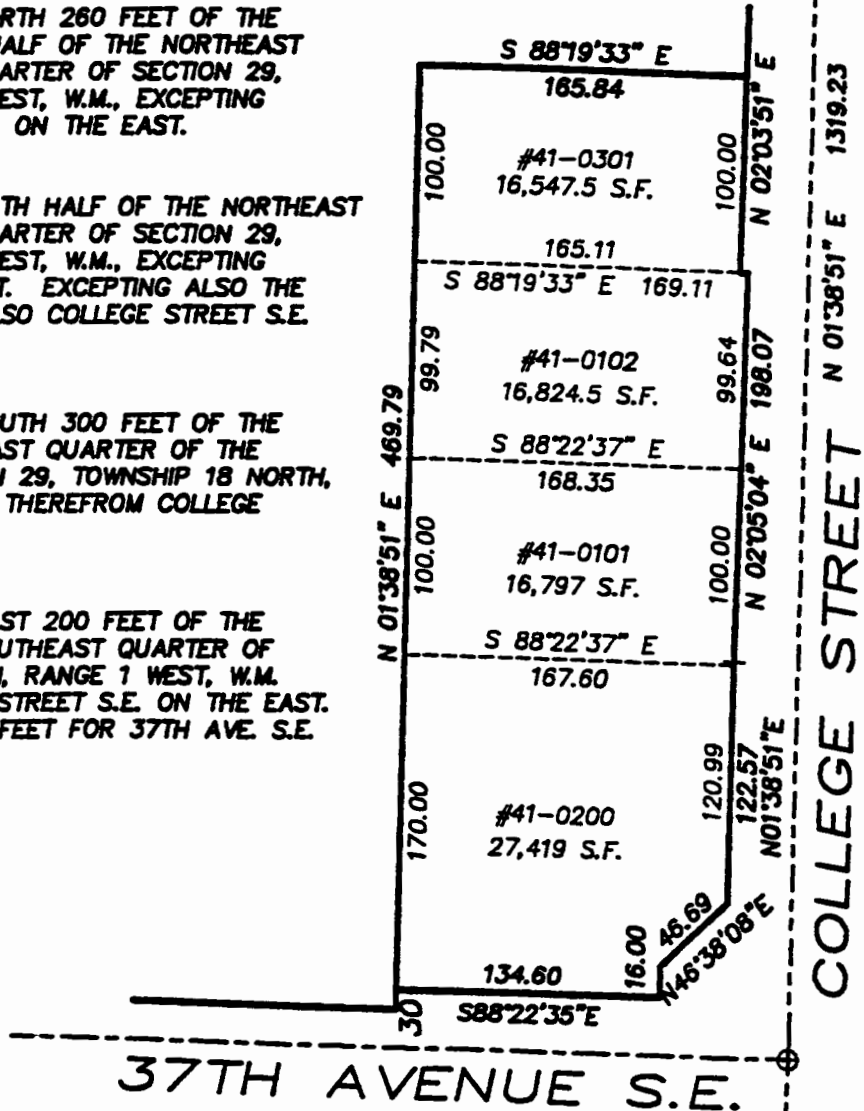
PARCEL #11829410200

THE SOUTH 200 FEET OF THE EAST 200 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EXCEPTING THEREFROM COLLEGE STREET S.E. ON THE EAST. EXCEPTING ALSO THE SOUTH 30 FEET FOR 37TH AVE. S.E.

OCTOBER 1995



SCALE: 1"=100



BASIS OF BEARINGS:

CITY OF LACEY COORDINATE SYSTEM



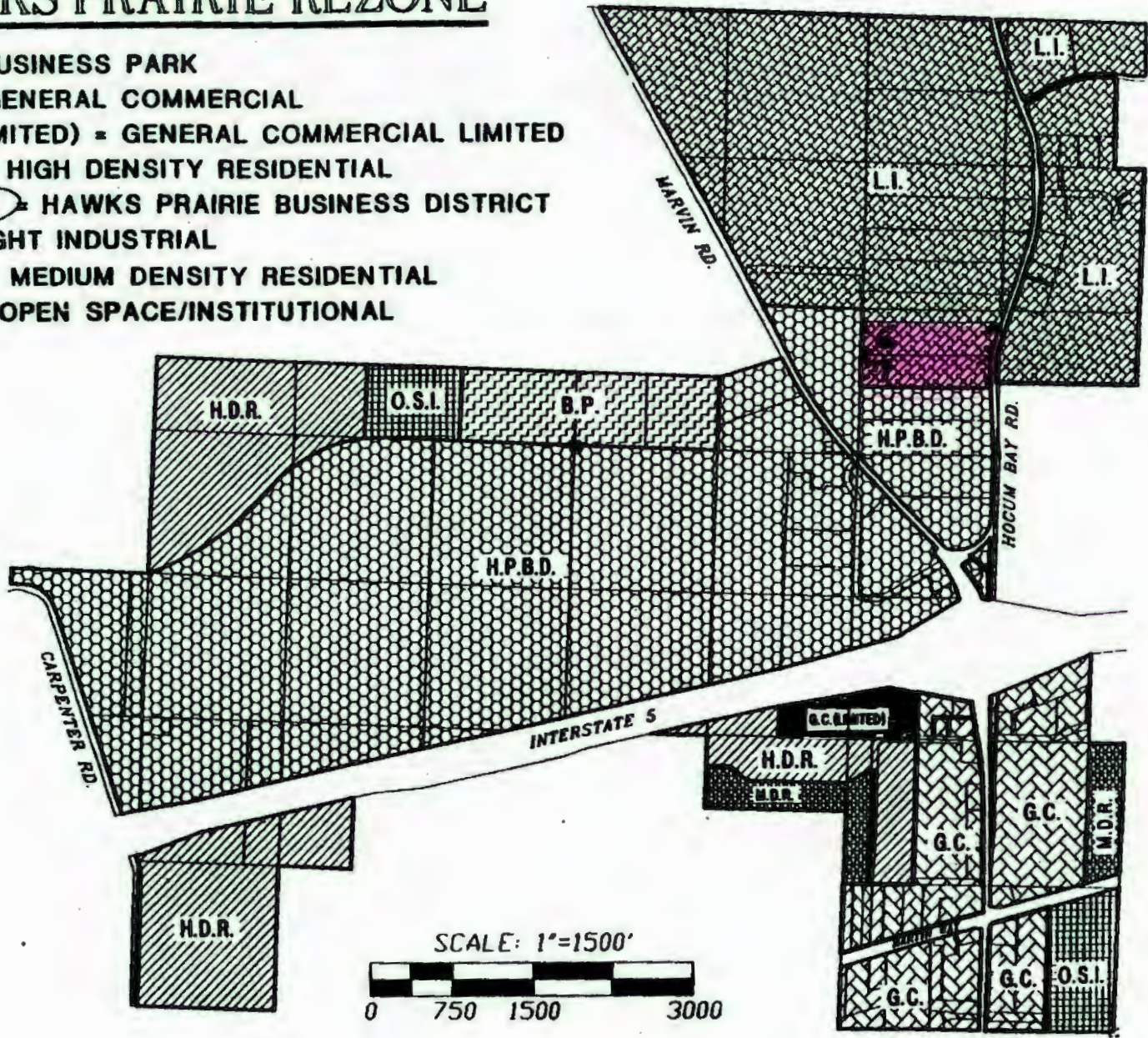
S. CHAMBERLAIN & ASSOCIATES, INC.

ENGINEERING, PLANNING, AND SURVEYING SERVICES
877 WOODLAND SQUARE LOOP SE
LACEY, WASHINGTON 98503-3488
(206) 463-8002 (206) 463-2476 FAX



HAWKS PRAIRIE REZONE

- B.P. = BUSINESS PARK
- G.C. = GENERAL COMMERCIAL
- G.C. (LIMITED) = GENERAL COMMERCIAL LIMITED
- H.D.R. = HIGH DENSITY RESIDENTIAL
- H.P.B.D. = HAWKS PRAIRIE BUSINESS DISTRICT**
- L.I. = LIGHT INDUSTRIAL
- M.D.R. = MEDIUM DENSITY RESIDENTIAL
- O.S.I. = OPEN SPACE/INSTITUTIONAL

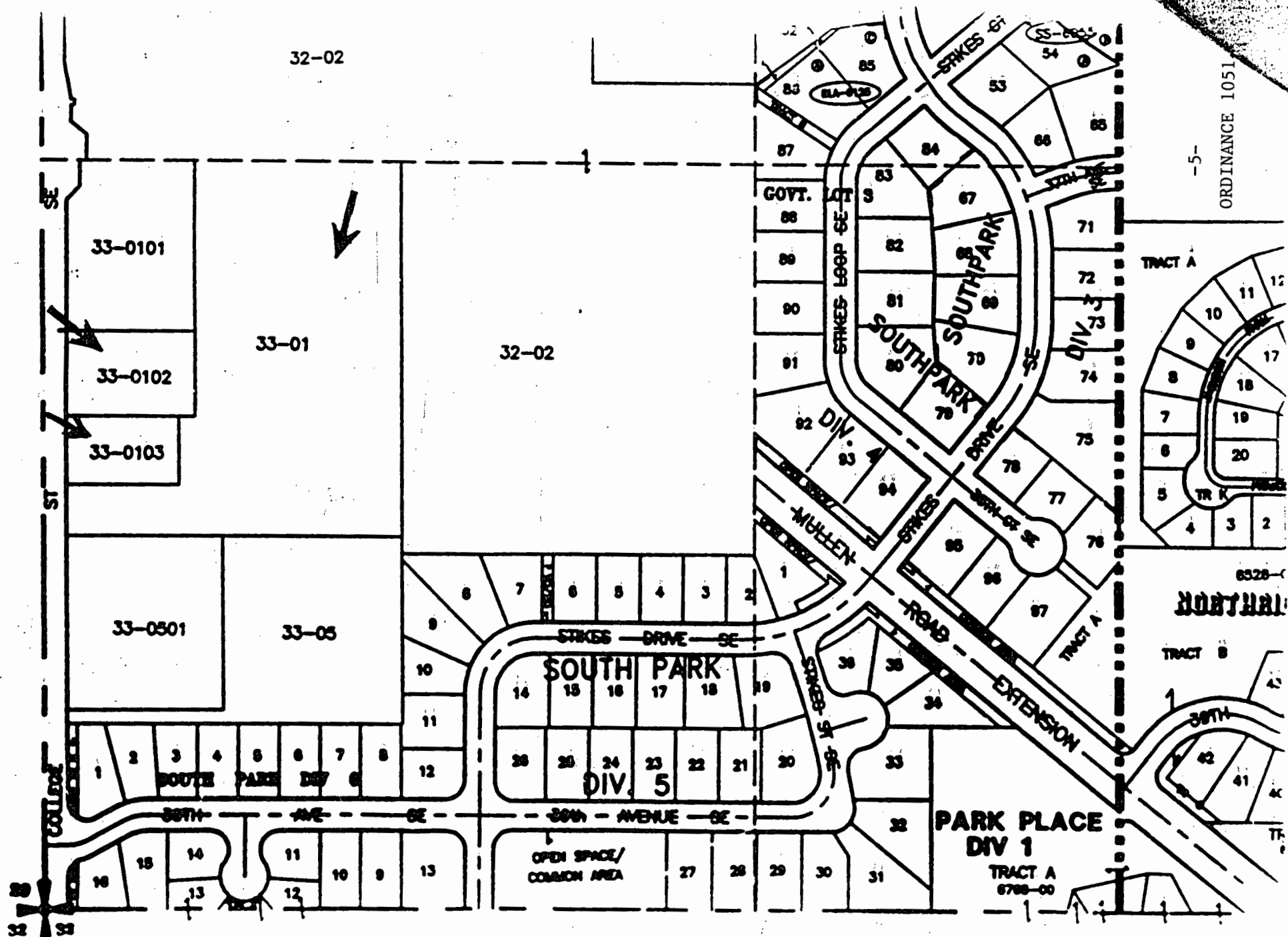


TO 4
ORDINANCE 1051

SENT BY: Xerox Telecopier 7020 : 4-16-96 : 1:51PM :

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EXHIBIT 2





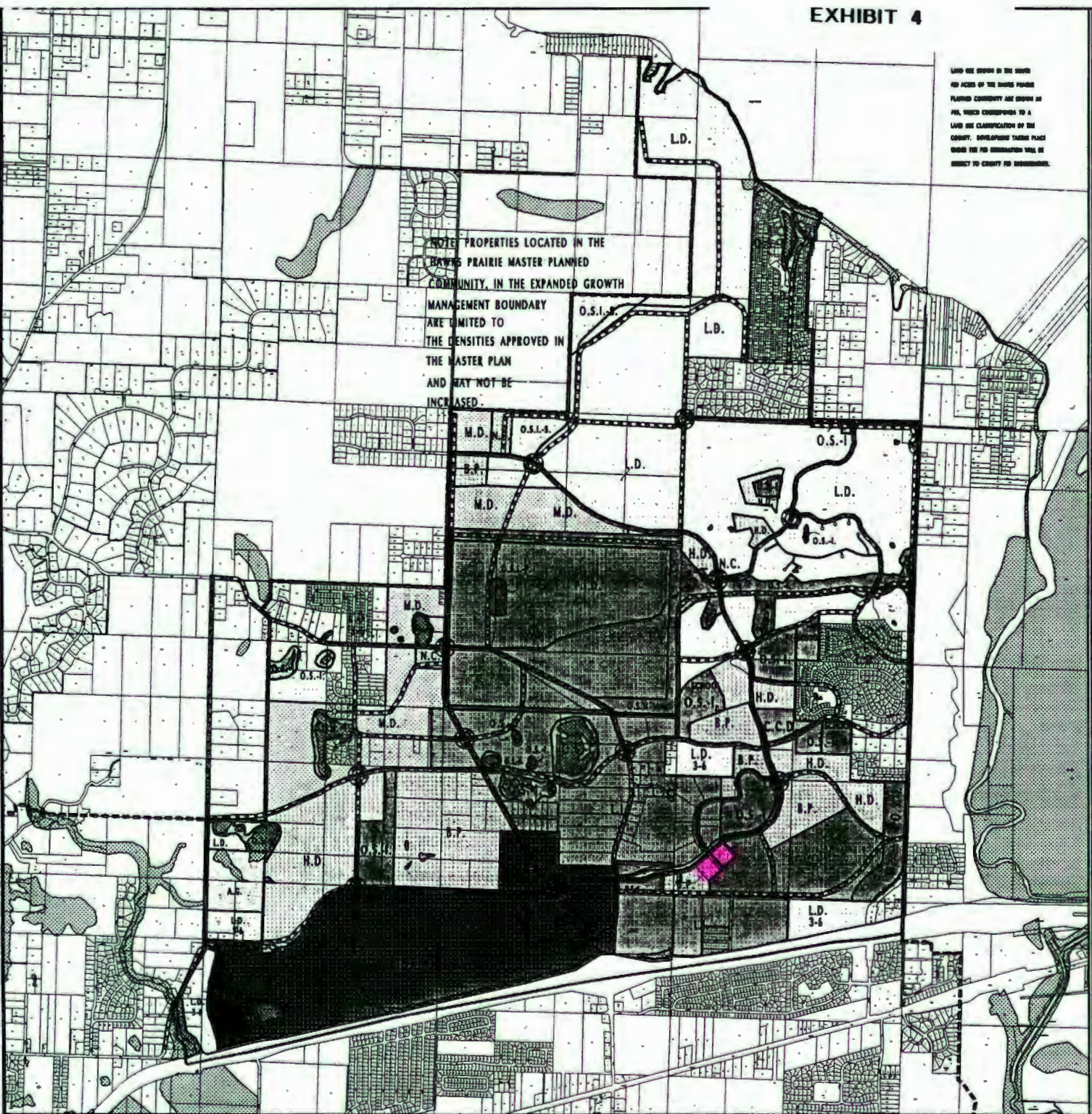
LACEY
Comprehensive Plan Map for

Hawks Prairie
Planning Area
Proposed Land Use

LAND USE DESIGN IN THE SHADY
TOP AREAS OF THE SHADY PRAIRIE
PLANNING COMMUNITY ARE SHOWN AS
PUL, WHICH CORRESPONDS TO A
LAND USE CLASSIFICATION IN THE
COUNTY DEVELOPMENT TARIFF PLACE
BOOKS FOR THE JURISDICTION WILL BE
SUBJECT TO COUNTY FOR DETERMINATION.

NOTE: PROPERTIES LOCATED IN THE
HAWKS PRAIRIE MASTER PLANNED
COMMUNITY, IN THE EXPANDED GROWTH
MANAGEMENT BOUNDARY
ARE LIMITED TO
THE DENSITIES APPROVED IN
THE MASTER PLAN
AND MAY NOT BE
INCREASED.

- MGSa McAllister Geologically Sensitive Area
- LD 0-4 Low Density Residential
- LD 3-6 Low Density Residential
- MD Moderate Density Residential
- HD High Density Residential
- MKDC Mixed Use Moderate Density Corridor
- MHDC Mixed Use High Density Corridor
- Hawks Prairie District
- NC Neighborhood Commercial
- LB Limited Business
- CCD Community Commercial District
- OC Office Commercial
- GC General Commercial
- HC Highway Commercial
- CBD Central Business District
- BP Business Park
- LI-C Light Industrial Commercial
- LI Light Industry
- I Industrial
- MI Mineral Extraction
- C Cemetery
- AG Agriculture
- OS-I Open Space Institutional
- Recreation/Park in Village Center
- Independent School Site in Village Center
- Limited Season
- Environmentally Sensitive
- Planning Area Boundary
- UGM Boundary
- McAllister Geologically Sensitive Area
- Village Center Overlay
- Key Multimodal Corridor
- Pedestrian Trail/Wildlife Corridor Only
- Key Multimodal Intersections
- Connections to Regional Trail System
- Viewpoint Designation



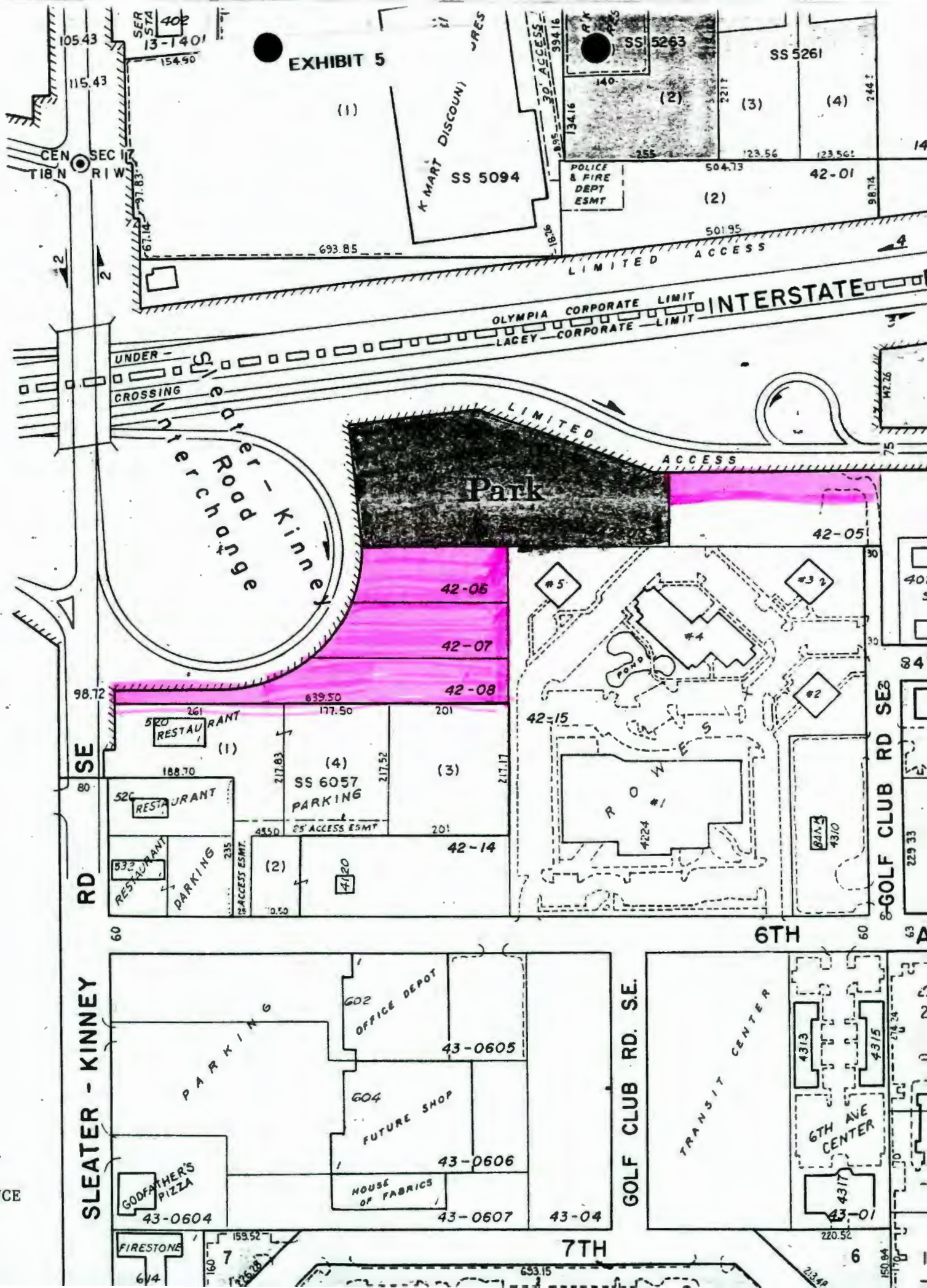
ORDINANCE 1051

October 1994

Map Scale in Feet
0 100 200



EXHIBIT 5



105.43
115.43
CEN TIB N
SEC 17
RI W

(1)
K MART DISCOUNT
SS 5094

SS 5263
SS 5261
POLICE & FIRE DEPT ESMT
504.73
42-01
501.95

UNDER CROSSING
Interchange
Kinney

Park

SE RD

42-05
42-07
42-08
520 RESTAURANT (1)
526 RESTAURANT
533 RESTAURANT
PARKING
SS 6057 PARKING
25' ACCESS ESMT
42-14

42-15
POND
TRANSIT CENTER
43/10
43/10

GOLF CLUB RD SE

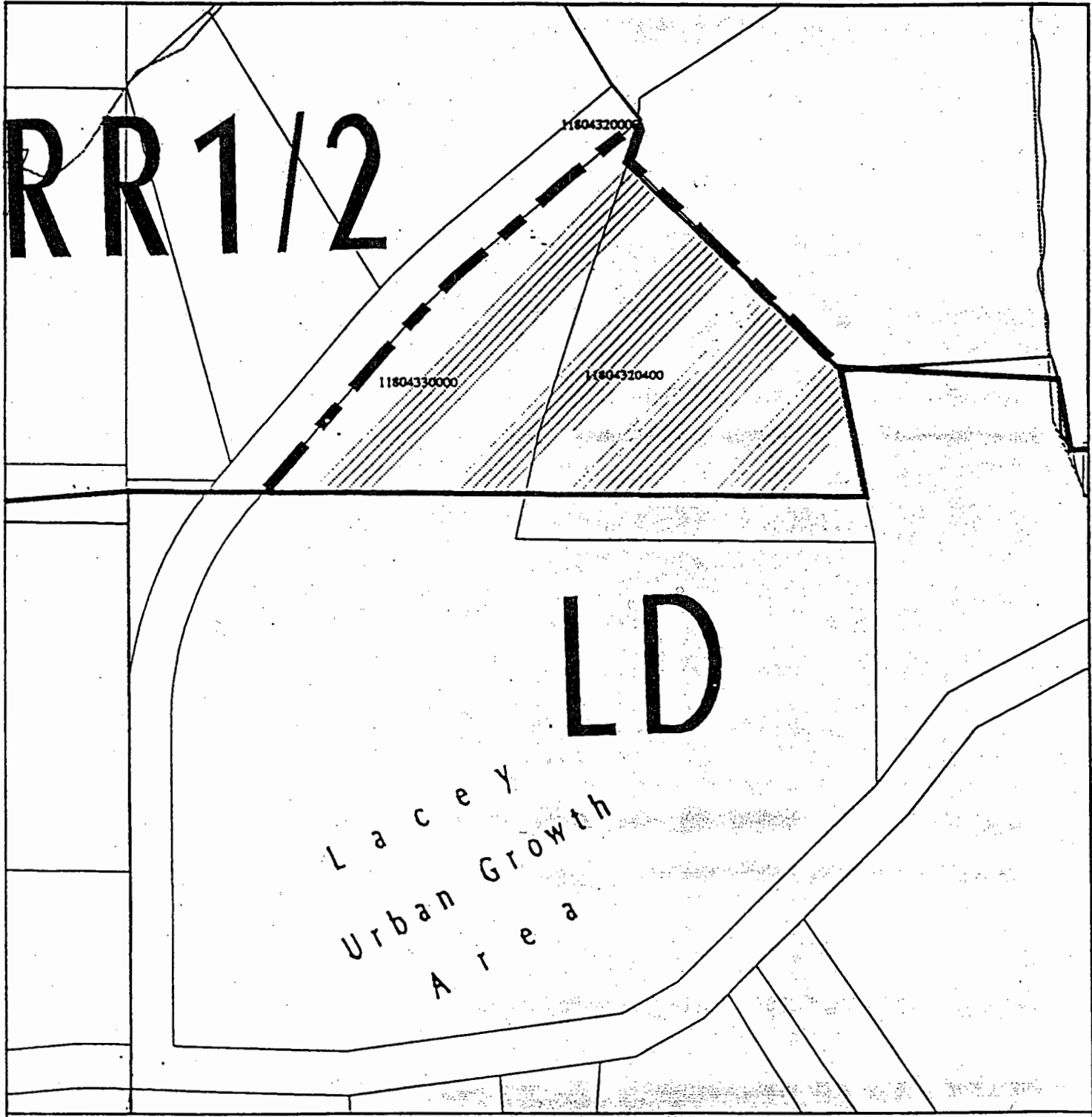
SLEATER - KINNEY

PARKING
602 OFFICE DEPOT
43-0605
604 FUTURE SHOP
43-0606
HOUSE OF FABRICS
43-0607
43-04
GODFATHER'S PIZZA
43-0604
FIRESTONE
6/4

GOLF CLUB RD. SE.

TRANSIT CENTER
4313
4315
6TH AVE CENTER
4317
43-01

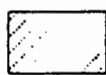
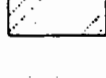
7TH




Proposed Amendments to the Comprehensive Plan
 Land Use Designations and Urban Growth Area Boundary

July 1996

Map Correction

 Current Land Use Designation - Rural Residential, 1 Unit/2 Acres
 Proposed Land Use Designation: - Lacey Urban Growth Area
 Low Density, 0-4 Units/Acre

 Existing Urban Growth Boundary


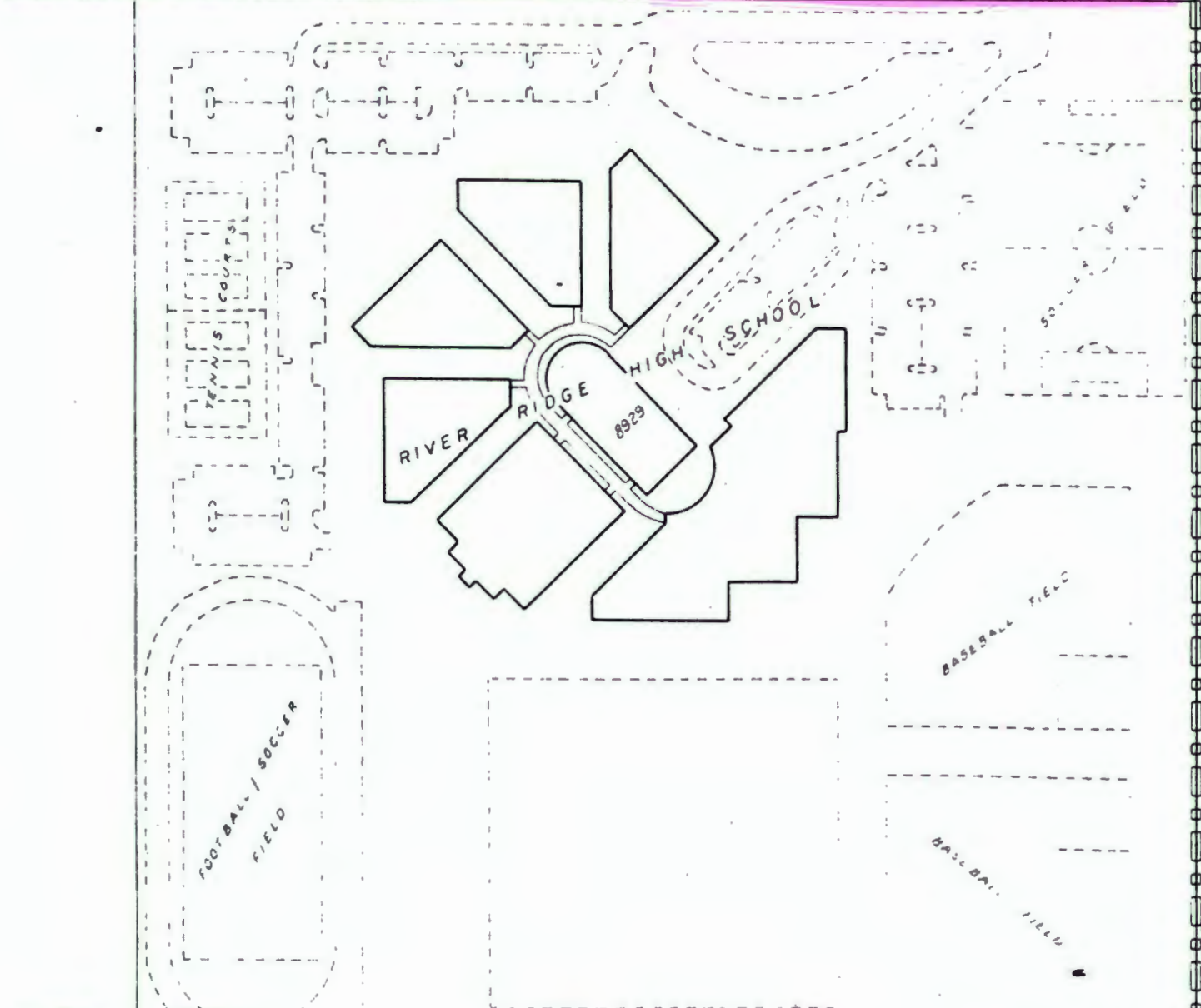
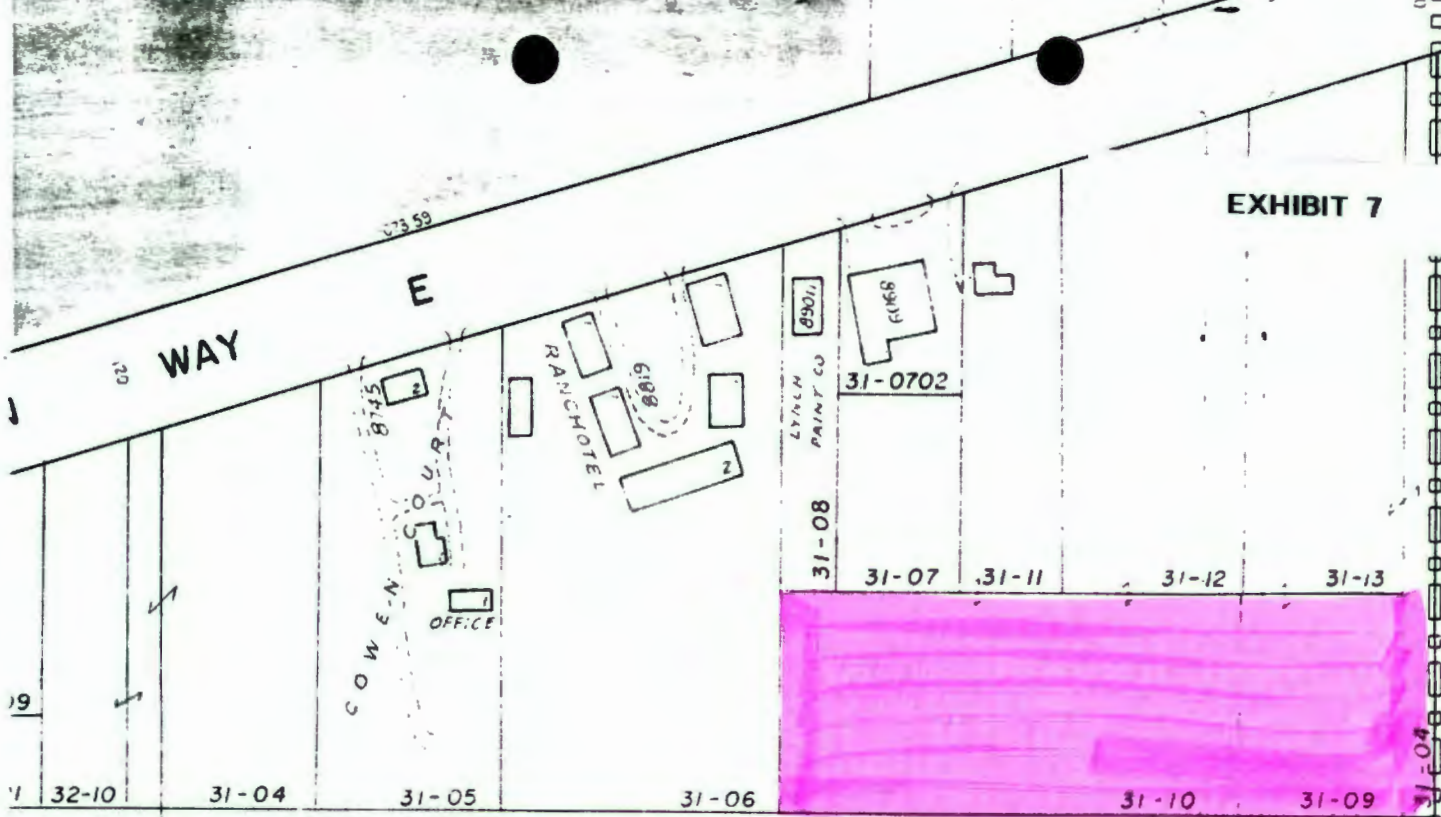
 Proposed Urban Growth Boundary



EXHIBIT 7





LACEY
Comprehensive Plan Map for

Hawks Prairie Planning Area Proposed Land Use

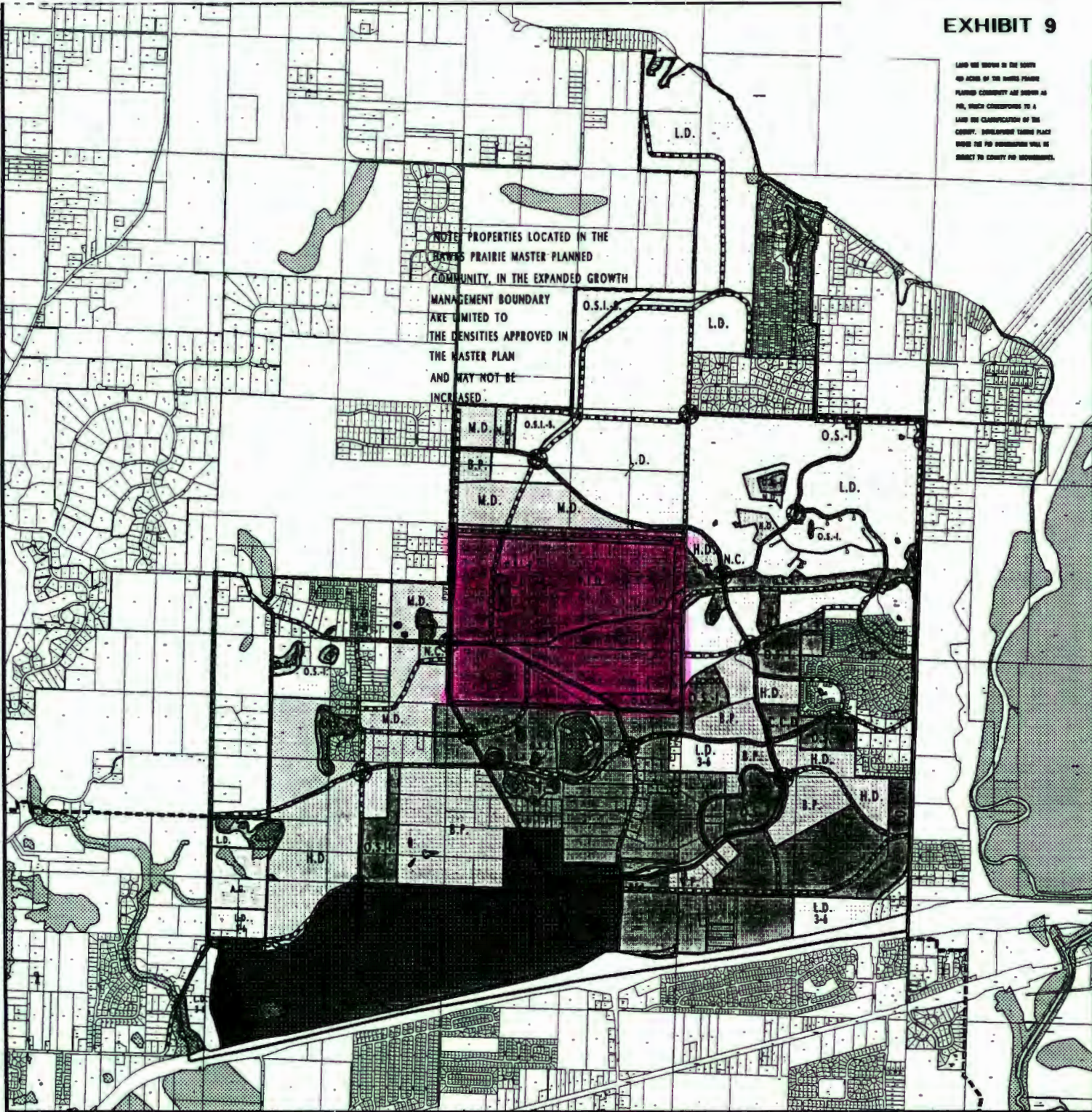
LAND USE ZONING IN THE SOUTH
AND ACROSS OF THE HAWKS PRAIRIE
PLANNED COMMUNITY ARE SHOWN AS
PER THEIR CORRESPONDING TO A
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COUNTY. DEVELOPMENT TAKING PLACE
WITHIN THE PD JURISDICTION WILL BE
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- GC General Commercial
- HC Highway Commercial
- CBD Central Business District
- BP Business Park
- LI-C Light Industrial Commercial
- LI Light Industry
- I Industrial
- MI Mineral Extraction
- C Cemetery
- AG Agriculture
- OS-I Open Space Institutional
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ORDINANCE 1051

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October 1994
Map Scale in feet
0 100 200



PROPOSED TEXT AMENDMENTS
 City of Lacey and Thurston County Land Use Plan
 for the Lacey Urban Growth Area

ORDINANCE 11 1051

Page #	Policy #	Text Change Proposed (Underlined text would be added.)
131	G.1 b.	<p>Based upon Regional aerial photographic studies or other studies by or for Lacey or the County, wetland areas and buffers <u>located within the City</u> shall be designated as open space institutional on land use maps to clearly identify development limitations and in anticipation of dedication requirements. In the event of a question or disputed wetland boundary, on-site review shall determine actual wetland delineations. In the event actual on-site studies show the wetland and buffers to be smaller than the area designated OSI on the map, that portion of property designated OSI shown to be out of the wetland or buffer shall be allowed to be used and developed under the requirements of the adjacent designation. <u>Wetland areas on private lands within the unincorporated urban growth area will not be designated OSI, although wetland maps are available for public review at the Thurston County Development Services office. Wetlands are protected through the Thurston County Critical Areas ordinance.</u></p>
166	D 23 (Land Use Designations)	<p>OSI - Open Space Institutional District. This designation provides for the social needs of the community relating to public services, open space and institutions, whether publicly or privately sponsored. It designates land devoted to existing or future use for cultural, education and similar activities, and is used to designate parks, open space, and other natural and physical assets to the community. <u>Within the unincorporated urban growth area, this designation will apply only to publicly-owned lands.</u></p>

PROPOSED TEXT AMENDMENTS
City of Lacey and Thurston County Land Use Plan
for the Lacey Urban Growth Area

	Page #	Policy #	Text Change Proposed (Underlined text would be added.)
A.	120	C 3.d.	Develop specific design criteria for uses within transition areas requiring architectural style and design of buildings to promote visual and physical compatibility and integration of adjacent zones and uses. <u>Within the unincorporated urban growth area, such design criteria will apply only to commercial buildings and multifamily buildings with more than four units provided lots within the unincorporated area shall be larger than 4000 square feet in size.</u>
B.	122	D.2.g.	Moderate density residential zones should be designed to accommodate a full range of uses, including small lot single family residential development, as well as multiple story apartment complexes meeting maximum densities allowed under the zone. Standards shall be developed providing opportunity for a range and mix of housing with appropriate design control and transitions to minimize land use conflicts. <u>Within the unincorporated urban growth area, design control will apply only to multifamily buildings with more than four units provided lots within the unincorporated area shall be larger than 4000 square feet in size.</u>
C.	124	E.1.d.	Require design review of land uses of different intensities, including multifamily, commercial, planned residential developments, planned unit developments, planned communities and village centers. <u>Within the unincorporated urban growth area, design review will apply only to multifamily buildings with more than four units provided lots within the unincorporated area shall be larger than 4000 square feet in size.</u>
D.	125	E.2.c.	Develop demanding residential design criteria considering transitions and blending of residential uses of different intensities to promote integrations and compatibility of mixed residential uses. <u>Within the unincorporated urban growth area, design review will apply only to multifamily buildings with more than four units provided lots within the unincorporated area shall be larger than 4000 square feet in size.</u>

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- E. 126 E.2.c.iv. Standard: All development, including single family and multifamily development in medium and high density zones ~~within the City and multifamily buildings with more than four units in the unincorporated urban growth area,~~ shall require design review. Within the unincorporated urban growth area, design review shall only be applied to multifamily buildings with more than four units, provided all lots shall be larger than 4000 square feet in size. provided Design review may be accomplished for a development at the subdivision stage where typical lot layout and building design profiles can be developed to properly assess and condition proposals to ensure meeting the intent of this chapter to provide quality residential neighborhoods.

- F. 131 G.1.b. Based upon Regional aerial photographic studies or other studies by or for Lacey or the County, wetland areas and buffers located within the City shall be designated as open space institutional on land use maps to clearly identify development limitations and in anticipation of dedication requirements. In the event of a question or disputed wetland boundary, on-site review shall determine actual wetland delineations. In the event actual on-site studies show the wetland and buffers to be smaller than the area designated OSI on the map, that portion of property designated OSI shown to be out of the wetland or buffer shall be allowed to be used and developed under the requirements of the adjacent designation. Wetland areas on private lands within the unincorporated urban growth area will not be designated OSI, although wetland maps are available for public review at the Thurston County Development Services office. Wetlands are protected through the Thurston County Critical Areas ordinance.

- G. 166 D.12 (Land Use Designations) OSI - Open Space institutional District. This designation provides for the social needs of the community relating to public services, open space and institutions, whether publicly or privately sponsored. It designates land devoted to existing or future use for cultural, education and similar activities, and is used to designated parks, open space, and other natural and physical assets to the community. Within the unincorporated urban growth area, this designation will apply only to publicly-owned lands.

ctyamd tbl