

ORDINANCE NO. 1243~~6~~

CITY OF LACEY

AN ORDINANCE ENACTING THE 2005 ANNUAL MODIFICATIONS TO THE CITY'S COMPREHENSIVE PLAN AND ZONING AND REGULATORY ORDINANCES, INCLUDING THOSE RELATED TO THE LOW DENSITY RESIDENTIAL ZONING CLASSIFICATION AND THOSE RELATED TO MANUFACTURED HOUSING, MODIFYING THE COMPREHENSIVE LAND USE MAP AND ZONING MAP, REZONING CERTAIN LANDS WITHIN THE CITY, REPEALING SECTIONS 16.06.510, 16.06.520, 16.63.020, 16.63.040, 16.63.060, 16.63.070, 16.63.080, 16.63.090 AND 16.63.100 OF THE LACEY MUNICIPAL CODE, ADOPTING NEW SECTIONS 14.14.025, 16.03.060, 16.06.496A, 16.06.496B, 16.06.496C, 16.06.691 AND 16.06.692 TO SAID CODE, AMENDING SECTIONS 14.28.370, 16.06.500, 16.12.010, 16.12.020, 16.12.035, 16.12.050, 16.63.010, 16.63.050, 16.63.110, 16.63.120, 16.63.130, 16.63.140, 16.63.150, 16.63.160, 16.63.170, 16.63.180, 16.63.190 AND 16.63.200 THEREOF AND ADOPTING A SUMMARY FOR PUBLICATION.

WHEREAS, the City's Planning Commission has conducted its annual review of the City's Comprehensive Plan and Zoning ordinances and has conducted public hearings in the process of such review, and

WHEREAS, Planning Commission has recommended an amendment to the Comprehensive Plan relating to the discussion of Low Density Residential (LD 0-4), an amendment to the discussion regarding manufactured housing requirements, an amendment to the Comprehensive Plan and Land Use Maps, amendments to the City's Zoning Ordinance related to the Low Density Residential (LD 0-4) designation, amendments to the manufactured housing provisions of the City's ordinances and the adoption of a Development Agreement,

NOW, THEREFORE,

BE IT ORDAINED by the City Council of the City of Lacey, Washington, as follows:

Section 1. Section VIID.1. of the City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area is hereby amended to read as set forth on Exhibit A, attached hereto and made a part hereof by reference.

Section 2. Section V of the City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area is hereby amended to read as set forth on Exhibit B, attached hereto and made a part hereof by reference.

Section 3. That certain Comprehensive Land Map for the Lacey growth area adopted as part of the Lacey Comprehensive Plan and the Zoning Map for the Lacey Urban Growth Area as last revised, are further revised to reflect a redesignation of that certain real property shown and described on Exhibit C, attached hereto, and made a part hereof from Zone District General Commercial to Zone District Low Density Residential 3-6 subject to a Development Agreement and after said modification is made, said maps shall be identified as "Revised 2005" and identified by the approving signatures of the Mayor and City Clerk.

Section 4. Section 16.06.510, 16.06.520, 16.63.020, 16.63.040, 16.63.060, 16.63.070, 16.63.080, 16.63.090 and 16.63.100 of the Lacey Municipal Code are hereby repealed.

Section 5. Section 16.12.010 of the Lacey Municipal Code is hereby amended to read as follows:

**16.12.010 Intent.** It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for single-family residential areas;
- B. Provide a single family residential designation with an appropriate lower density and larger lot size for development adjacent to environmentally sensitive areas;
- C. Provide a single family residential designation with lot sizes compatible and more easily integrated into neighborhoods with adjacent older subdivisions with larger lots;
- D.B. Designate certain areas in which single-family structures on individual lots are the dominant type of dwelling unit;
- E.C. Guide residential development to those areas where:
  - 1. Public sewers are in place prior to residential building construction, or
  - 2. Where sewers can be extended at minimal cost to the city, or
  - 3. Where new technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- F.D. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation.

Section 6. Section 16.12.020 of the Lacey Municipal Code is hereby amended to read as follows:

**16.12.020 Permitted uses.**

A. Specific types permitted in the low-density residential district:

1. Single-family detached structures on individual lots up to four dwelling units per acre dependant upon environmental sensitivity. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit pursuant to Section 16.12.035;
2. ~~Planned residential developments as provided in Chapter 16.60;~~
3. ~~Townhouse developments as provided in Chapter 16.61;~~
- 2.4. Housing for people with functional disabilities.

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot such as storage of personal property or for the pursuit of avocational interests;
2. Agricultural uses not involving retail sales on the premises;
3. Home occupations as provided in Chapter 16.69;
4. Accessory-dwelling as defined in Section 16.06.055;
5. Special uses as provided in Chapter 16.66 of this title, subject to site plan review;
6. The keeping of common household animals or pets is permitted provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
7. Family day care homes as provided in Chapter 16.65.

Section 7. Section 16.12.035 of the Lacey Municipal Code is hereby amended to read as follows:

**16.12.035 Density.**

Densities of up to four units per acre are permitted dependant upon environmental sensitivity. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit. Provided said lot has infrastructure available to it to support the lots being created and provided created lots are not less than the average lot size of adjacent developed lots.

Section 8. Section 16.12.050 of the Lacey Municipal Code is hereby amended to read as follows:

**16.12.050 Lot area.**

The size and shape of lots shall be as follows, provided they adhere to the density requirements:

A. Minimum lot area, ~~four~~ six thousand five hundred square feet where alleys are utilized and seven ~~five~~ thousand five hundred square feet where alleys are not provided;

B. Minimum lot width, ~~forty~~ sixty feet where alleys are utilized, ~~fifty~~ seventy feet where alleys are not provided;

C. Minimum front yard:

Ten feet with ten-foot planter strip between the street and sidewalk when alleys are provided for rear access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access;

On flanking streets, ten feet;

D. Minimum side yards:

Minimum on one side, five feet,

Minimum total both sides, ten feet;

E. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line alley easement or paved surface when adjacent to an alley;

F. Maximum building coverage, fifty percent;

G. Maximum development coverage, sixty-five percent;

H. Maximum height of buildings:

Main building and accessory dwelling, thirty-five feet,

Accessory building, sixteen feet;

I. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than one hundred twenty square feet, the following setbacks are permitted:

Front yard, ~~fifteen~~ twenty feet,

Side yard, five feet,

Rear yard, three feet.

Section 9. Section 14.28.370 of the Lacey Municipal Code is hereby amended to read as follows:

**14.28.370 Limited density transfer and open space credit.**

A. For development proposals on lands containing wetland buffers, the city of Lacey shall determine allowable dwelling units for residential development proposals based on the formulas below. Provided the minimum lot size stated in the zoning code shall always be

maintained in the Low Density Residential 0-4 zone. The following density transfer shall be applicable only for parcels adjacent to wetlands with wetland buffer requirements.

The following formula for density calculations is designed to provide incentives for the preservation of wetlands and wetland buffers, flexibility in design, and consistent treatment of different types of development proposals. The formula shall apply to all properties within existing residential zones on which wetlands and wetland buffers are located.

The maximum number of dwelling units (DU) for a lot or parcel which contains wetlands and wetland buffers shall be equal to:

The buffer density credit + upland non-buffer area density computed as follows:

the buffer density credit;

(acres in wetland buffer) (DU/acre) (Density credit)

added to

the upland non-buffer area density;

(acres out of wetland buffer) (DU/acre)

The density credit figure is derived from the following table:

<u>Percentage of site in buffers</u>	<u>Density Credit</u>	
	1-10%	100%
	11-20%	90%
	21-30%	80%
	31-40%	70%
	41-50%	60%
	51-60%	50%
	61-70%	40%
	71-80%	30%
	81-90%	20%
	91-99%	10%

The density credit can only be transferred within the development proposal site. To the extent that application of the formula may result in lot sizes and other zoning standards less than the minimum allowed by the underlying district, the lot size and other standards may be authorized up to a fifty percent reduction of said standards provided that the resultant lot is of sufficient size to reasonably accommodate the intended use with room for adequate setbacks, private yard areas and other provisions deemed important to neighborhood quality and that any reduced standards result in a more innovative and superior design and ~~provided further~~ that uses allowed within the zoning district shall not be varied. ~~from.~~ Provided further, no lot size reduction shall be permitted in the Low Density 0-4 zone. Additionally, lots must be of sufficient size to meet applicable health requirements. In cases where reduced lot sizes or departure from other standards is requested, the minimum standards shall be up to the sole discretion of the site plan review committee according to the processes in Section 1C.040 of

the City of Lacey Development Guidelines and Public Works Standards or city hearings examiner and city council through the review process of Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards.

The city of Lacey shall not allow credit for density for the portions of the site occupied by wetlands.

Section 10. There is hereby added to the Lacey Municipal Code a new section, 16.03.060 to read as follows:

**16.03.060 Manufactured Housing.**

Based upon state law a manufactured home will be considered as any other single family residence for the purposes of zoning considering allowed uses and required standards. From the standpoint of the city zoning code a manufactured home shall be permitted to be placed anywhere a site built home is permitted. This provision does not limit whatever protective covenants may apply to properties that may legally prohibit or limit placing of different types of housing. Manufactured housing must meet the same standards and design requirements as any other single family residence within the same zone. Manufactured housing shall also meet any other requirements specified with the Lacey Municipal Code as permitted and allowed by state law.

Section 11. There is hereby added to the Lacey Municipal Code a new section, 16.06.496A to read as follows:

**16.06.496A. "Manufactured Home, Designated"**

A "designated manufactured home" is a manufactured home constructed after June 15, 1976 in accordance with federal requirements for manufactured housing (meeting HUD code) which: a) is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long; b) was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch; and c) has exterior siding similar in appearance to siding materials commonly used on site built single family homes built according to the International Building Code.

Section 12. There is hereby added to the Lacey Municipal Code a new section, 16.06.496B to read as follows:

**16.06.496B. "Manufactured Home, New"**

A "New Manufactured Home" means any manufactured home required to be titled under title 46RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).

Section 13. There is hereby added to the Lacey Municipal Code a new section, 16.06.496C to read as follows:

**16.06.496C "Manufactured Home Park"**

Means an area of land, in single ownership, on which ground space is made available for the location of -manufactured homes. Said manufactured homes would generally be owned by the occupants who pay a fee for the use of the ground space. The manufactured home units remain essentially portable and may be moved.

Section 14. Section 16.06.500 of the Lacey Municipal Code is hereby amended to read as follows:

**16.06.500 Mobile home.**

For a definition of "mobile home", see Chapter 16.63. (Ord. 583 §2.09(C) (part), 1980). A transportable, factory-built home designed and intended to be used as a year-round dwelling, and built prior to the enactment of the Federal Manufactured Housing and Safety Standards Act of 1974. Mobile homes are no longer built, and placement in this community is prohibited.

Section 15. There is hereby added to the Lacey Municipal Code a new section, 16.06.691 to read as follows:

**16.06.691 Single Family Dwelling.**

"Single Family Dwelling" means any dwelling designed and intended for use by one family. A single family dwelling may be site built or manufactured.

Section 16. There is hereby added to the Lacey Municipal Code a new section, 16.06.692 to read as follows:

**16.06.692 Site Built.**

"Site Built" refers to a dwelling that is constructed on the site where it will be used and is regulated under the International Building Code.

Section 17. There is hereby added to the Lacey Municipal Code a new section, 14.14.025 to read as follows:

**14.14.025 Siting Requirements.**

The siting requirements for designated manufactured homes are the same requirements as placed upon all single family residential dwellings constructed within the city of Lacey. Only "New" and "Designated Manufactured homes" as defined in RCW 35.63.160 and Lacey Municipal Code chapter 16.06.496A and 16.06.496B shall be permitted except as noted in 14.14.025. As allowed by state law the following additional standards shall apply when manufactured housing is sited:

- A. When located in a manufactured home park a manufactured home does not need to be "new", and if located on a lot designed for single wide manufacture homes it does not need to meet the width requirement as defined by RCW 35.63.160.

- B. All manufactured homes shall be placed upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can either be load bearing or decorative;
- C. All manufactured homes shall meet all design standards applicable to the zone they are located in and according to the lot size it is sited on. Provided manufactured homes locating in a manufactured home park shall not be required to have design review unless it is a condition of the manufactured home park approval.
- D. All manufactured homes shall be thermally equivalent to the state energy code;
- E. All steps, landings, stairways, decks and balconies shall meet the requirements of the International Residential Code.
- F. The minimum roof pitch shall be 3 vertical to 12 horizontal.

Section 18. Section 16.63.010 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.010 Intent.**

It is the intent of this chapter to:

- A. Permit the location of ~~mobile homes and~~ manufactured homes in specially designed parks as an additional affordable housing option where manufactured homes lots can be leased as a permanent form of dwelling unit in all residential districts;
- B. Provide standards for the development and use of ~~mobile and~~ manufactured homes parks appropriate to their location and ~~their~~ use as permanent facilities;
- C. Designate appropriate locations for manufactured home parks ~~such dwelling units;~~
- D. Ensure a high quality of development for such parks and dwelling units to the end that the occupants of ~~mobile and~~ manufactured homes and the community as a whole are protected from potentially adverse impact of such development or use;
- E. Provide for city review of proposed ~~mobile and~~ manufactured home parks ~~and subdivisions;~~
- F. Make a distinction between ~~mobile and~~ manufactured home parks and ~~mobile and~~ manufactured home ~~other~~ subdivisions, and their development and occupancy characteristics.

Section 19. Section 16.63.050 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.050 Development standards--Plot plan requirements.**

- A. ~~Mobile or manufactured home subdivisions shall comply with the same minimum performance and design standards of conventional housing in the zoning districts in which they are permitted. However, mobile or manufactured homes shall not be constructed or used as duplexes.~~



B. A complete and detailed plot plan shall be submitted to the Community Development planning department. The plot plan shall include the following information and such other information as the ~~planning~~ department may reasonably require to determine the acceptability of the proposed development:

1. Location and dimensions of all lots;
2. Roads, internal street system, and driveways;
3. Common open space, community facilities;
4. Utility lines, including water, sewer, electrical and any others contemplated;
5. Landscaping and screening plan for exterior boundaries.

Section 20. Section 16.63.110 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.110 ~~Mobile/M~~manufactured home park design standards--Area and density.**

The minimum site for a ~~mobile~~/manufactured home park shall be three acres. The maximum site for a ~~mobile~~/manufactured home park shall be twenty acres. The maximum number of ~~mobile or~~ manufactured homes per acre shall be consistent with the underlying density or the zone in which it is located.

Section 21. Section 16.63.120 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.120 ~~Mobile/manufactured~~ home park design standards--Site requirements.** The size and shape of individual ~~mobile~~/manufactured home sites shall be in accordance with the following:

- A. Minimum space area, four thousand square feet;
- B. Minimum width, forty feet;
- C. Minimum depth, eighty feet;
- D. Minimum setback from street or access road, ten feet with a ten foot planter and rear load access; fifteen feet with standard planter and no alleys;
- E. Maximum development coverage of space, fifty percent;
- F. Side yard setback five feet.
- G. Rear yard setback fifteen feet.

Section 22. Section 16.63.130 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.130 ~~Mobile/M~~manufactured home park design standards--Off-street parking.**

Off-street parking shall be provided in accordance with Chapter 16.72 of this title.

Section 23. Section 16.63.140 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.140 ~~Mobile/M~~manufactured home park design standards--Open space.**

Ten percent of the gross site area shall be set aside for usable open space.

Section 24. Section 16.63.150 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.150 ~~Mobile/M~~manufactured home park design standards--Accessory buildings and structures.**

- A. Buildings or structures accessory to individual ~~mobile/manufactured~~ homes are permitted, including enclosed carports, provided that the total development coverage of the space shall not exceed the development coverage permitted in Section 16.63.120.
- B. Buildings or structures accessory to the ~~mobile/manufactured~~ home park as a whole, and intended for the use of all ~~mobile/manufactured~~ home occupants are permitted, provided the building area not exceed one-fourth of the common open space area.

Section 25. Section 16.63.160 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.160 ~~Mobile/M~~manufactured home park design standards--Landscaping and screening.**

- A. Visual screening and/or landscaping may be required in those developments where such screening is deemed necessary and reasonable by the enforcing officer and/or the hearings examiner.
- B. When required, such screening may consist of densely planted vegetation not less than four feet in height at the time of planting, or a solid fence, six feet in height, or a combination of fencing and vegetation which achieves the same screening effect.
- C. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable ground cover shrubs and trees. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet the landscape requirements.
- D. Visual interruption with appropriate vegetation between ~~mobile/~~ manufactured home units may also be required to relieve visual monotony.
- E. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the mobile home park.

F. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

Section 26. Section 16.63.170 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.170 ~~Mobile/M~~manufactured home park design standards--Ingress and egress.**

- A. Each ~~mobile~~/manufactured home site shall have access from an interior drive or roadway only.
- B. Access to the ~~mobile~~ Manufactured home park shall be limited to not more than one driveway from a public street or road for each two hundred feet of frontage.

Section 27. Section 16.63.180 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.180 ~~Mobile/M~~manufactured home park design standards--Interior street dimensions.**

All interior streets of the park shall have dimensions as follows:

- A. One-way traffic, twelve feet;
- B. Two-way traffic, twenty feet;
- C. Street with parking permitted, seven feet additional for each side on which parking is permitted.

Section 28. Section 16.63.190 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.190 ~~Mobile/M~~manufactured home park design standards--Surfacing requirements.**

All streets, roads and driveways shall be hard-surfaced to a standard of construction acceptable to the city engineer. Interior pedestrian walkways, carports and parking areas shall also be paved.

Section 29. Section 16.63.200 of the Lacey Municipal Code is hereby amended to read as follows:

**16.63.200 ~~Mobile/or M~~manufactured home park design standards--Stormwater runoff.**

All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city

and shall be subject to its review and approval, and shall, moreover, comply with Chapter 15.36 of the Lacey Municipal Code pertaining to community facilities.

Section 30. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,  
WASHINGTON, at a regularly-called meeting thereof, held this 23rd day of June, 2005.

CITY COUNCIL

By: Nancy Peterson  
Mayor

Approved as to form:

[Signature]  
City Attorney

Attest:

Charlotte M. Taylor  
City Clerk

## EXHIBIT A

Section VIID.1. of the City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area is hereby amended to read as follows:

D. Proposed Map Designations

1. LD 0-4 - Low Density Residential

This is an urban residential classification with the lowest urban density intended for areas located adjacent to existing single family subdivisions with larger lots (7000 7,500 square foot or greater), and those areas with wetlands or other known environmental sensitivities. The designation is intended primarily for single family use at a density range of up to 4 units per gross acre of land. Lot sizes should be seven thousand five hundred square feet or larger for subdivisions not utilizing alleys and sixty five hundred square feet or larger for subdivisions utilizing alleys to provide a comfortable integration with older subdivisions with larger lots, and have less impact on environmentally sensitive areas. Lots of this size can provide a minimum density of four units per "net acre" which is the threshold needed to satisfy Growth Management Act expectations, according to current state guidance regarding density.

According to current state guidance a lower density than four units per "net acre" is appropriate if environmental sensitivities justify a reduction. The overall density range of between 0 and 4 units per "gross acre" should depend upon environmental sensitivity of the site and adjacent properties. Properties with no known environmental sensitivities should accommodate the full four units per acre density. Properties with wetlands and other environmental sensitivities should be developed at lower densities as needed to properly protect these valuable sensitive resources.

## EXHIBIT B

### V. General Issues, Goals and Policies

- A. Issue: Provide housing to accommodate anticipated population growth. A full range of housing types are required to provide diverse housing needs at costs all persons can afford.

Analysis:

Analysis of census information and historical trends indicates that if the population continues at its present rate, significant impacts can be expected in the Thurston County area. The Washington State Office of Fiscal Management has provided population estimates indicating that population of Thurston County will be 334,260 by the year 2025. It is anticipated approximately 30,680 additional people will need to be accommodated within Lacey and Lacey's urban growth area by the year 2015.

It is assumed that significant increases in Lacey's housing stock within all economic brackets will be required to meet this anticipated demand.

1. Goal: Have a sufficient number of single family dwelling units, multifamily units, ~~mobile homes~~ and group and special need housing to provide a selection of rental and home ownership affordable housing opportunities for all persons.

Policies:

- a. Provide opportunities for development of all housing types to accommodate future needs for each type of housing.
- b. Monitor the market and provide sufficient area zoned to meet the demand for various types of housing.
- c. Consider affordable housing program with a full range of techniques designed to target each income bracket.
- d. Encourage a wide variety of housing from extremely low to high income in range to allow mobility within the housing market.
- e. Promote a myriad of rental and homeownership opportunities in the manufactured and site built single-family, and multifamily, ~~and~~ ~~manufactured housing~~ markets for all economic segments of the population.

- f. Promote preservation and improvement of existing single-family and multifamily units.
  - g. Support neighborhood revitalization through available grants from the State, Federal and local levels to maintain and improve infrastructure.
2. Goal: Meet County-wide planning policy requirements to distribute a fair share of affordable housing for extremely low to moderate income households throughout the growth area and other jurisdictions.

Policies:

- a. Assume a "fair share" of affordable housing in cooperation with other Thurston County jurisdictions.
3. Goal: Achieve a balanced community, with each planning area accommodating a fair share of housing needs for all persons.

Policies:

- a. Consider requirements and incentives designed to result in a balanced increased supply of affordable housing for extremely low, very low, low and moderate income households in all parts of the City.
  - b. Generally aggressive program techniques shall be used to target extremely low, very low, low and moderate income households. Other less aggressive techniques shall be used to target medium and high income households.
  - c. Programs may include mandatory requirements for new developments targeting individual planning areas until housing goals for target groups in each planning area is achieved.
4. Goal: Implement affordable housing techniques consistently and on a regional scale.

Policies:

- a. A myriad of affordable housing strategies should be implemented by all of the surrounding jurisdictions in Thurston County to



meeting housing needs for extremely low, very low, low, and moderate income households on a regional scale.

- b. Public and nonprofit agencies with expertise in housing practices and special needs, such as the Housing Authority, should be a major partner in inclusionary programs.
  - c. The Housing Authority or other agency should take a lead role where its expertise and function lends itself to best accomplish program objectives. Lead responsibility might include such tasks as qualifying households by income bracket, monitoring target objectives, overseeing and administration of an affordable housing trust, taking ownership of dedicated lots and units, contracting for the development of units, monitoring the sale and resale controls of designated public units, and other related tasks.
5. Goal: Explore a full range of techniques to accomplish affordable housing goals.

Policies:

- a. Consider programs for higher densities and more lots in new subdivisions in exchange for dedication of some of the "extra" lots to the public to help achieve affordable housing goals. Requirements should be written to ensure houses built on the lots are of comparable quality and compatible with adjacent units. Covenants and restrictions should run with the properties controlling sale and resale to ensure the properties stay affordable.
- b. Consider a similar program for apartment unit projects as described in Policy a. above. Allow higher densities and more units in apartments in exchange for long term commitments on retaining some apartment units in a rate structure designed to serve target groups.
- c. In programs developed under a and b above consider a program to provide multifamily or single-family units with less square footage than adjacent "market rate" units to allow for a natural integration of more affordable housing units throughout the growth area.
- d. Lacey's affordable housing strategy should include both rental components to target extremely low, very low, and low income households and "for sale" components to target moderate income households.

- e. Consider allowing a percentage of development fees to be waived, including Planning, Public Works, and Building Department fees for those lots and units designated as fulfilling low income requirements.
- f. Consider including standards allowing a percentage of impact fees to be waived for lots and units being dedicated to the Housing Authority.
- g. Consider a program with alternatives for allowing fees in lieu of standards for dedication of lots to be paid into a housing trust fund to meet a project's requirements and overall goals of the affordable housing program as it relates to balancing the location of the community's housing needs.

B. Issue: Each planning area should provide a full range of housing choices for all persons.

Analysis:

Housing opportunities for all persons should exist throughout the growth area. This is important to ensure that discrimination against certain groups of persons or races does not occur.

Discussion with the school district also indicates that where a planning area is unevenly balanced considering the type of housing units available, school enrollments may also become unbalanced racially or socio-economically. This can create problems for the school district in trying to equitably distribute resources and to achieve the state requirements for avoiding racial imbalance within school enrollments. Each planning area should therefore provide opportunities for the development of different housing types and costs to provide opportunities for all persons to locate in the neighborhood area of their choice.

- 1. Goal: Achieve a full range of housing opportunities for all persons throughout the growth area.

Policies:

- a. Promote opportunities in each planning area for development of a full range of housing types and costs.
- b. As much as possible, each planning area should provide a balanced ratio of home ownership and rental housing consistent with the city-wide ratio to work towards equitable housing opportunities throughout the growth area.

- C. Issue: All housing should be safe to provide for the health and welfare of all persons.

Analysis: ~~The Uniform International~~ Building Codes provides minimum standards for the safety of structures. Various types of housing come under the jurisdiction of different standards. ~~Uniform International~~ Building Code standards cover any construction occurring on site. Federal standards (HUD) cover ~~mobile home and manufactured home~~ construction.

~~The Uniform Building Code standards are considered the most strict, and structures built under the Uniform Building Codes are considered the safest.~~

1. Goal: Provide housing meeting adequate safety standards for all persons.

Policies:

- a. Adopt the most up-to-date and safest building, housing, mechanical and other codes and standards available with respect to existing and new residential structures.
- b. ~~Continue to distinguish between~~ Treat manufactured housing home, mobile home, and homes built to the International Uniform Building Code the same. Prohibit the location of "mobile homes" in Lacey. "Manufactured home" means a single-family dwelling built in accordance with the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. "Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the HUD code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since introduction of the HUD Manufactured Home Construction and Safety Standards Act. Mobile homes should not be permitted because of safety issues. Limit the installation of manufactured housing and mobile homes that do not comply with Uniform Building Code to designated mobile home parks, mobile home subdivisions, or mobile home planned communities. These uses should be allowed in all residential zones.
- c. Encourage construction practices which exceed minimum standards. Support the use of safe, innovative alternative building designs and methods.

- d. Encourage the maintenance of housing and seek to eliminate all sub-standard housing in the community. Encourage homeowners and renters to care for their property. Require owners of unsafe housing to either correct the problem or cease using the structure.
- e. Housing located in hazardous areas, such as floodplains and steep slopes presents a safety and economic risk to the occupants and to other members of the community. Housing will only be permitted in such areas if expertly designed to reduce that hazard and in compliance with Lacey's Geologically Sensitive Areas Ordinance and Flood Hazard Protection Ordinance.

D. Issue: Housing should be compatible and harmonious with the neighborhood in which it is located. Innovative design should be encouraged to improve neighborhood appearance and provide for individual needs.

Analysis: One of the most difficult tasks in the coming years will be to provide for the number of housing units that must be accommodated within the urban growth management area while maintaining the quality of life that citizens will demand. High and medium density areas and projects maximizing density will need to be accommodated in all planning areas. Care needs to be taken in designation of these areas and in the design of projects that take place in these areas to ensure such projects are compatible and harmonious with the neighborhood in which they locate.

Many of the concerns heard from neighborhood groups involve development of multifamily projects that are out of character with the area and have significant impacts to the character and stability of a neighborhood considering appearance, land use impacts and social impacts.

Location and design of multifamily units needs to consider these impacts in promoting developments that are compatible and harmonious with neighborhood character.

Even projects proposing single family houses in established single family residential areas may have an impact if not properly designed. All projects should be required to consider neighborhood impacts and respond to legitimate concerns.

- 1. Goal: Achieve housing that is compatible and harmonious with existing neighborhood character while allowing infill and providing for environmental sensitivity.

Policies:

- a. Provide housing with innovative design that enhances the function, appearance and quality of neighborhoods while attaining infill.
- b. Encourage innovation and variety in housing designs and structural components. Support efforts to build housing with unique individual character which is innovative and contributes to the attractiveness of the area.
- c. Continue to utilize design review guidelines for small lot developments
- d. When designating areas for specific residential density and zoning classifications, consider the composition of the neighborhood and areas where such housing would be the most compatible, while promoting goals for infill.
- e. When reviewing and acting upon residential projects, the city shall consider the architecture of multifamily projects and site design of all residential projects to promote compatibility with the scale and character of the neighborhood.
- f. To allow accessory dwelling units in all residential areas with adequate standards to satisfy parking and other land use concerns.
- g. Minimize noise in residential areas. Residential areas should provide a quiet living environment, especially during the night. Encourage designs that minimize noise and will apply strict noise standards in residential areas.
- h. Require that all new residential development comply with stringent design standards relating to appearance, function and safety, such as:
  - Landscaping which enhances the appearance of each development from the viewpoint of the occupants and of neighbors and passersby;
  - Street lighting or security and safety that is appropriate to scale of the neighborhood along with design compatibility;
  - Development of planter strips between the street and sidewalks with street trees consistent with the City's development guidelines;

- Curbs and gutters in all subdivisions;
  - Sidewalks, with extra-wide surfaces to accommodate bicyclists where providing direct access to schools;
  - Streets that meet the minimum standards set forth in the City's Development Guidelines and that are of a scale appropriate to emphasize local traffic, pedestrians, and neighborhood residential character. Residential paved street widths for local access streets should promote the "skinny street" concept for pedestrian comfort and should use wide planter strips and sidewalks to promote a pedestrian-friendly environment and attractive neighborhood character;
  - Emergency vehicle access to every home;
  - Buried utility lines and pipes;
  - Entry-point signs identifying all major residential developments by name;
  - Connection to the City's water supply system;
  - Promote and encourage connection to the City's sewage collection system;
  - Multiple access points from arterials to all major residential areas;
  - Street system designs which discourage through traffic but allow convenient interconnection of local access roads for local traffic from residents or adjacent developments and neighborhoods;
  - Open space and common areas which are appropriate to the type of housing development; and
  - Provisions to ensure maintenance of common areas and other facilities of local responsibility.
- i. Promote the improvement of existing residential areas by providing the means to add facilities comparable to those required in new housing developments. These improvements may include

street lights, street trees, sidewalks, burial of utility lines, subdivision entry point signs, public water connections, connection to the public sewage treatment system, open space and common area development, and other features that enhance the neighborhood.

E. Issue: Housing should be energy efficient.

Analysis: Energy costs have risen, and it has become increasingly more difficult to provide the energy needs of the nation's growing population. Increasing costs, declining resources and availability have illustrated the importance of energy conservation.

Energy resources can be conserved and energy costs reduced by more energy efficient housing designs and location consideration including proximity to transit routes and pedestrian facilities.

Goal: Promote energy efficient housing location and design.

Policies:

- a. Require housing designs which minimize the consumption of fossil fuels and of electrical energy. Require that new structures be efficient to heat and to cool and will promote the use of solar heating in all types of housing. Promote improvement of existing structures to make them more efficient.
- b. Promote residential subdivision designs which maximize solar heating opportunities. Many methods are available to make sure that a home has access to the winter sun. Encourage designs which provide the home builder and which provide the home builder and owner with the option of using this inexhaustible source of energy.
- c. Encourage landscaping which increases compatibility with solar design for heating and cooling.

F. Issue: Provide a full range of housing for the anticipated population of persons with special needs.

Analysis:

There is a large special needs population that exists within the Thurston County area.

The role of the City and County in this arena may be one of offering support to human service organizations by helping them seek grants with State and Federal agencies.

In regards to public assistance received by the special needs population in Thurston County, assistance took the form of welfare, unemployment compensation and undesignated others. Entitlements, on the other hand, took the form of social security and retirement. There is also a large population that exists without any form of assistance

Review of the surveys on the special needs population shows, that the highest need are those with mental illnesses, low to moderate income households and substance abusers.

It is anticipated that there will be a continuing need for group homes and special facilities to accommodate the needs of special populations.

Federal legislation requires jurisdictions to accommodate the needs of the special populations and to eliminate any policies that discriminate against the special populations.

Goal: To provide a variety of housing opportunities for those with special needs.

Policies:

- a. Provide opportunities for development of various types of group housing.
- b. Ensure a full range of housing and facilities for the accommodation of persons with special needs exist within each planning area with consideration for promotion housing in those planning areas providing the most services for such individuals.
- c. Design group homes and facilities for special populations so that they are integrated, compatible, and harmonious with surrounding land uses.
- d. Enforce all requirements of ~~Chapter 31~~ of the International Uniform Building Code that includes requirements of the Americans with Disabilities Act and the Fair Housing amendments.
- e. Continue to maintain flexible zoning for the siting of facilities for special needs populations. This will encourage special need housing to be located throughout the City rather than in one concentrated area.



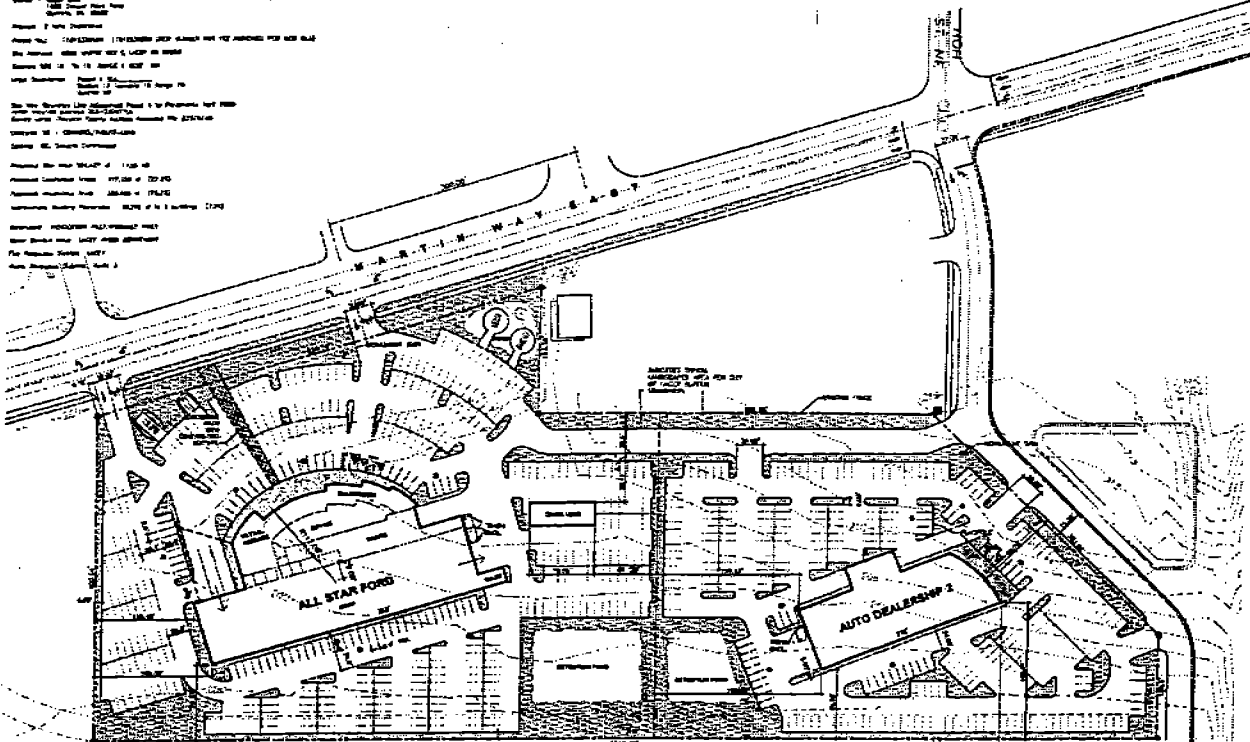
- f. Assist human service organizations in their efforts to seek funds for the acquisition, rehabilitation, construction and operation of emergency, transitional, and permanent housing.
- g. Encourage and support human service organizations which offer programs which allow individuals with special needs to remain in the community.
- h. Because special needs populations are often represented by households falling in the extremely low to moderate income brackets, affordable housing policies and standards for extremely low to moderate groups should be consistent and should be coordinated internally as well as with other jurisdictions and agencies.

**SITE STATISTICS**

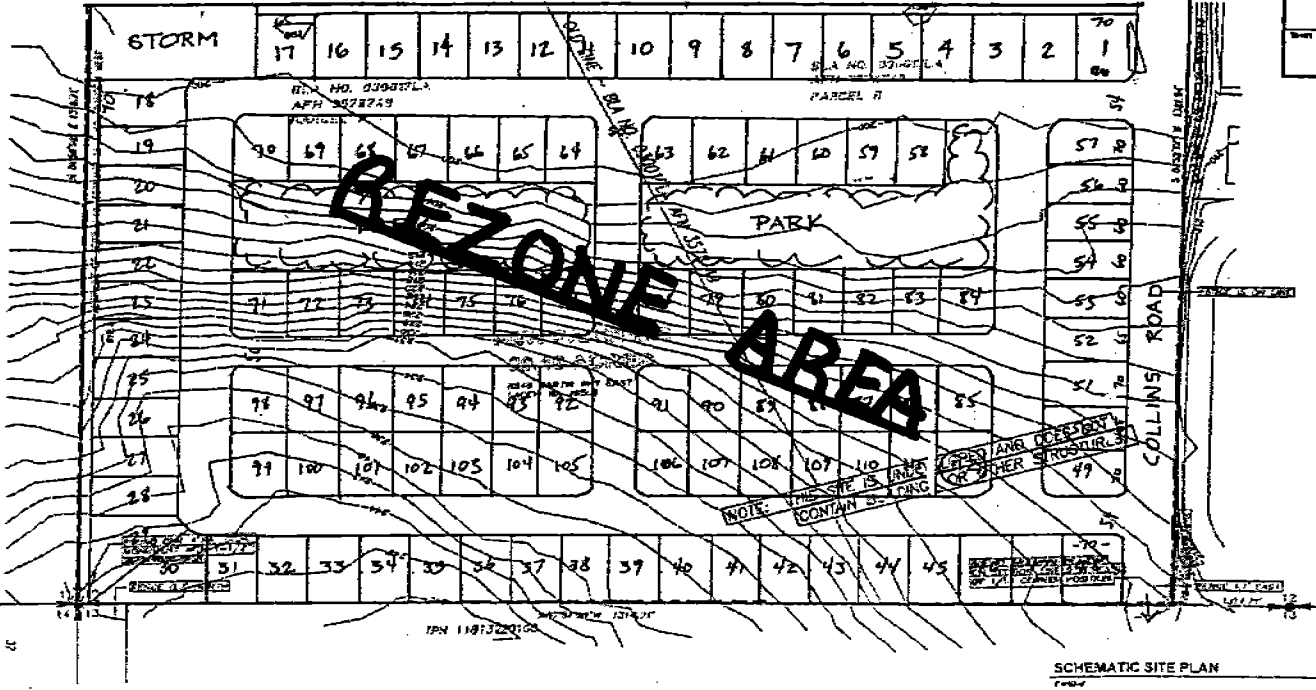
Project No. 1187  
 Date of Issue: 11/15/2010  
 Prepared by: [illegible]  
 Checked by: [illegible]  
 Drawn by: [illegible]  
 Scale: 1" = 100'-0"  
 Project Location: [illegible]  
 Project Description: [illegible]  
 Property Owner: [illegible]  
 Applicant: [illegible]  
 City: [illegible]  
 County: [illegible]  
 State: [illegible]

**EXHIBIT C**

**Hanson, Hansen and Johnson**  
 Architects, PLLC  
 1425 Riverside Avenue, East  
 St. Paul, Minnesota 55102  
 Tel: (612) 922-1146  
 Fax: (612) 922-1147  
 Project Title:  
**ALL STAR FORD**  
 Lacey, Washington  
 Sheet Title:  
**Site Plan**  
**SPR**  
 Scale:  
 Date:  
 Drawn by:  
 Checked by:  
 Title Block:  
**A1.1**



Road and Buffer



**SCHEMATIC SITE PLAN**

Parcel B of Boundary Line Adjustment No. 0030017LA.

**EXHIBIT C**  
**Ordinance 1243**

SUMMARY FOR PUBLICATION

ORDINANCE 1243

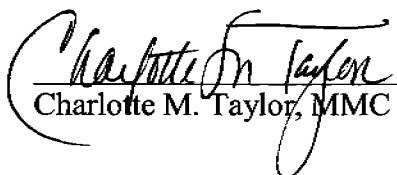
CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on June 23, 2005, Ordinance No. 1243, entitled "AN ORDINANCE ENACTING THE 2005 ANNUAL MODIFICATIONS TO THE CITY'S COMPREHENSIVE PLAN AND ZONING AND REGULATORY ORDINANCES, INCLUDING THOSE RELATED TO THE LOW DENSITY RESIDENTIAL ZONING CLASSIFICATION AND THOSE RELATED TO MANUFACTURED HOUSING, MODIFYING THE COMPREHENSIVE LAND USE MAP AND ZONING MAP, REZONING CERTAIN LANDS WITHIN THE CITY, REPEALING SECTIONS 16.06.510, 16.06.520, 16.63.020, 16.63.040, 16.63.060, 16.63.070, 16.63.080, 16.63.090 AND 16.63.100 OF THE LACEY MUNICIPAL CODE, ADOPTING NEW SECTIONS 14.14.025, 16.03.060, 16.06.496A, 16.06.496B, 16.06.496C, 16.06.691 AND 16.06.692 TO SAID CODE, AMENDING SECTIONS 14.28.370, 16.06.500, 16.12.010, 16.12.020, 16.12.035, 16.12.050, 16.63.010, 16.63.050, 16.63.110, 16.63.120, 16.63.130, 16.63.140, 16.63.150, 16.63.160, 16.63.170, 16.63.180, 16.63.190 AND 16.63.200 THEREOF AND ADOPTING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. The Ordinance makes modifications to the Land Use Plan for the Lacey Urban Growth Area to reflect a desire that the Low Density Residential 0-4 Zone provide a wider range of lot size options which will allow larger lots and better protect wet land areas. Changes are also made to the zoning and other regulatory ordinances of the City to re-implement a sliding scale for density transfers of wet land areas, set new minimum lot sizes for the Low Density 0-4 Zone of 7,500 square feet for those subdivisions not utilizing alleys and 6,500 square feet for subdivisions utilizing alleys while maintaining a four units per net acre density and deleting the options for planned residential developments and townhouse developments in this Low Density Residential Zone.
2. The Ordinance modifies a portion of the discussion within the Land Use Plan for the Lacey Urban Growth Area relating to manufactured housing. The Ordinance further amends provisions of the City's Zoning Code and other regulatory ordinances to comply with a legislative mandate regarding the treatment of manufactured housing.
3. The Ordinance approves, subject to the execution of a Development Agreement of a Rezoning of property located south of Martin Way and west of Hoh Street to allow a portion of said property to be rezoned from General Commercial to Low Density Residential 3-6. The Development Agreement establishes requirements for the development of a portion of said property fronting Martin Way which will remain zoned General Commercial.
4. The Ordinance approves this Summary for Publication.

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.

  
Charlotte M. Taylor, MMC City Clerk

Published: June 27, 2005.

Please Return To:  
City of Lacey  
c/o Kenneth R. Ahlf  
Lacey City Attorney  
1230 Ruddell Rd SE, Suite 201  
Lacey, WA 98503-5747

**COPY**

**Document Title(s): PROPERTY USE AND DEVELOPMENT AGREEMENT**

**Grantor(s): LACEY LAND COMPANY AND ALL STAR FORD L.L.C.**

**Grantee(s): CITY OF LACEY, WASHINGTON**

**Legal Description: (abbreviated form i.e. lot, block, plat name, section-township-range)**

**Parcel A and Parcel B of Boundary Line Adjustment 0030017LA.**

**Additional Legal Description is on Exhibit A of Document.**

**Assessor's Property Tax Parcel Account Number(s):**

**11812330100 and 11812330200**



## PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT is made the date set forth below by and between the City of Lacey, a Washington municipal corporation, hereinafter called "City" and Lacey Land Company, a Washington corporation, hereinafter "Lacey Land" and All Star Ford L.L.C., a Washington corporation, hereinafter "All Star". When the term owners is used herein, it shall apply collectively to Lacey Land and All Star.

WHEREAS, Owners own a fee simple and/or a substantial beneficial interest in the property legally described on Exhibit A attached hereto ("Property"); and

WHEREAS, Lacey Land has filed a request with the City to amend the Comprehensive Plan and Zoning Map as to that portion of the Property depicted and legally described on Exhibit B from General Commercial to Low Density Residential 3-6; and

WHEREAS, on April 5, 2005, the City of Lacey Planning Commission recommended that the request be granted subject to the execution of a Property Use and Development Agreement containing general terms consistent with those set forth herein; and

\\AHLF1\USERS\LACEY FILES\AGREE\2005\PROPERTY USE AND DEVELOPMENT AGREEMENT - KRA VERSION 6-23-05.DOC 1



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Thurston Co. Wa.

WHEREAS, Owners now desire that the request to amend the Comprehensive Plan and Land Use Map be approved subject to the execution of this Agreement; and

WHEREAS, the City Council of the City of Lacey has considered the Planning Commission recommendation and the terms of this Property Use and Development Agreement and determined that the granting of such request and the execution of this Agreement will be beneficial to the citizens of the City of Lacey;

NOW, THEREFORE, the parties agree as follows:

Section 1. The City Council shall pass an ordinance approving this Land Use and Development Agreement and amending the Comprehensive Plan and Zoning Map related to that property legally described on Exhibit B from General Commercial to Low Density Residential 3-6.

Section 2. The Owners shall use and develop the property in accordance with the following conditions:

A. All Star shall ensure that construction of at least one full service automobile dealership primarily focusing upon the sale of new cars and including at least one building with a show room and new service center has commenced on the northerly 11.58 acres of the property which remains zoned as General Commercial within one year of the date of this Agreement and is completed within two years of the date of this Agreement. The remaining portion of the northerly 11.58 acres of the property not occupied by the first dealership, shall be reserved for additional full service automobile dealerships focusing upon the sale of new cars.



B. The entire real property described on Exhibit A shall be developed in a manner which will include road connections and a tree buffer as generally depicted upon Exhibit C, attached hereto. The northerly one-half of the east west road shown on said exhibit shall be constructed by All Star and the southerly one-half constructed by Lacey Land. Lacey Land shall construct the extension of Hoh Street to serve its property. Further, the entire buffer shall be located upon that property owned by Lacey Land.

C. All development and construction which takes place upon the real property described on Exhibit A, attached hereto, shall be in complete accordance with the ordinances and Development Guidelines and Public Works Standards of the City of Lacey.

D. No building permits shall be issued for structures on that portion of the property described on Exhibit B until the following have been accomplished:

(1) All building, plumbing, mechanical and electrical permits have been issued for the showroom and new service center for the first dealership required by Section 2A hereof.

(2) The foundation and floor of such showroom and service center have been completed.

(3) Vertical construction of the walls on such showroom and service center has started.



Section 3. This Property Use and Development Agreement (hereinafter "Agreement") shall be recorded in the records of Thurston County by the City Clerk. The covenants hereof shall be deemed to attach to and run with the Property and shall be binding upon the Owners, their heirs, successors and assigns, and shall apply to after-acquired title of the Owners of the Property; provided that the covenants herein and the Comprehensive Plan and Zoning Map Amendment shall expire and be of no force and effect upon declaration of the City Council if Owners fail to satisfy the requirement of Section 2 above.

Section 4. This Agreement may be amended or modified by agreement between Owners and the City; provided, such amendment agreement shall be approved by the City Council of the City by ordinance. Nothing in this Agreement shall prevent the City Council from making such further amendments to the Comprehensive Plan or the ordinances and regulations of the City as it may deem necessary in the public interest. The conditions contained in this Agreement are based on the unique circumstances applicable to this property, and this Agreement is not intended to establish precedent for other re-designations in the surrounding area.

Section 5. This Agreement may be enforced by the City by any proceeding at law or in equity.

Section 6. Owners acknowledge that compliance with the conditions of this Agreement is a condition of the Comprehensive Plan and Zoning Amendment and if the Owners fail to comply with the conditions of this Agreement, the City, in addition to






pursuing any other remedy, may revoke the Comprehensive Plan and Zoning Amendment approved subject to the execution of this Agreement and require the use of the entire property described on Exhibit A to conform to the requirements of the General Commercial zone.

Section 7. This Agreement may be executed in duplicate originals and shall be legally binding and considered the same as though all parties had signed one single document.

Dated this 23rd day of June, 2005.

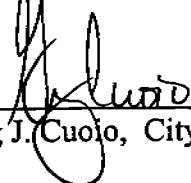
LACEY LAND COMPANY

By:   
Name: Scott Shrenks  
Title: MEMBER

ALL STAR FORD L.L.C.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

CITY OF LACEY

By:   
Greg J. Cuolo, City Manager



pursuing any other remedy, may revoke the Comprehensive Plan and Zoning Amendment approved subject to the execution of this Agreement and require the use of the entire property described on Exhibit A to conform to the requirements of the General Commercial zone.

Section 7. This Agreement may be executed in duplicate originals and shall be legally binding and considered the same as though all parties had signed one single document.

Dated this 23 day of June, 2005.

LACEY LAND COMPANY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ALL STAR FORD L.L.C.

By: [Signature]  
Name: Roger G. Cole  
Title: Gm

CITY OF LACEY

By: [Signature]  
Greg J. Cupio, City Manager



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF THURSTON )

On this day personally appeared before me Cole Roger, to me known to be the General manager of ALL STAR FORD L.L.C., a Washington corporation, the corporation that executed the within and foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute said instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of June, 2005.



Coleen M Blang  
\_\_\_\_\_  
(print or type name)  
NOTARY PUBLIC in and for the State of  
Washington, residing at Thurston Co.  
My Commission expires: 8-29-05

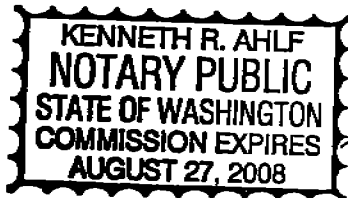


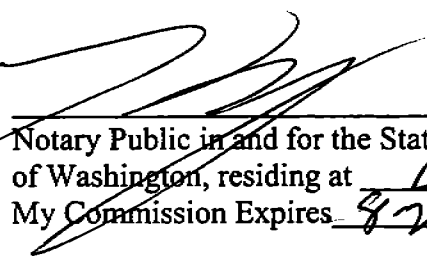


STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF THURSTON )

On this day personally appeared before me Greg J. Cuoio, to me known to be the City Manager of the City of Lacey, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said City for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on its behalf.

GIVEN under my hand and official seal this 1st day of July,  
2005.



  
\_\_\_\_\_  
Notary Public in and for the State  
of Washington, residing at Lacey  
My Commission Expires 8-27-08



LEGAL DESCRIPTIONS OF PARCELS  
BOUNDARY LINE ADJUSTMENT

**New Parcel A of Boundary Line Adjustment #0030017LA described as follows:**

Parcels 'A' and 'B' of Boundary Line Adjustment No. 0030017LA, as recorded on September 25th, 2003 under Recording No. 3578749, Records of Thurston County, State of Washington, except that portion lying Southerly and Easterly of the following described line.

Commencing at the Southwest corner of Section 12, Township 18 North, Range 1 West, W.M., City of Lacey, Thurston County, State of Washington.

Thence along the West line of said Section, North 01°56'02" East 918.17 feet to the True Point of Beginning of this line description.

Thence South 88°07'48" East 1253.68 feet;  
Thence North 01°52'12" East 128.50 feet;  
Thence North 43°02'08" West 383.66 feet to the North Boundary Line of said Parcel 'B' of Boundary Line Adjustment No. 0030017LA and the Terminus of this line description.

Said Terminus bearing North 88°02'08" West 330.84 feet from the Northeast corner of said Parcel 'B'.

**New Parcel B of Boundary Line Adjustment #0030017LA described as follows:**

Parcels 'A' and 'B' of Boundary Line Adjustment No. 0030017LA, as recorded on September 25th, 2003 under Recording No. 3578749, Records of Thurston County, State of Washington, except that portion lying Northerly and Westerly of the following described line.

Commencing at the Southwest corner of Section 12, Township 18 North, Range 1 West, W.M., City of Lacey, Thurston County, State of Washington.

Thence along the West line of said Section, North 01°56'02" East 918.17 feet to the True Point of Beginning of this line description.

Thence South 88°07'48" East 1253.68 feet;  
Thence North 01°52'12" East 128.50 feet;  
Thence North 43°02'08" West 383.66 feet to the North Boundary Line of said parcel 'B' of Boundary Line Adjustment No. 0030017LA and the Terminus of this line description.

Said Terminus bearing North 88°02'08" West 330.84 feet from the Northeast corner of said Parcel 'B'.



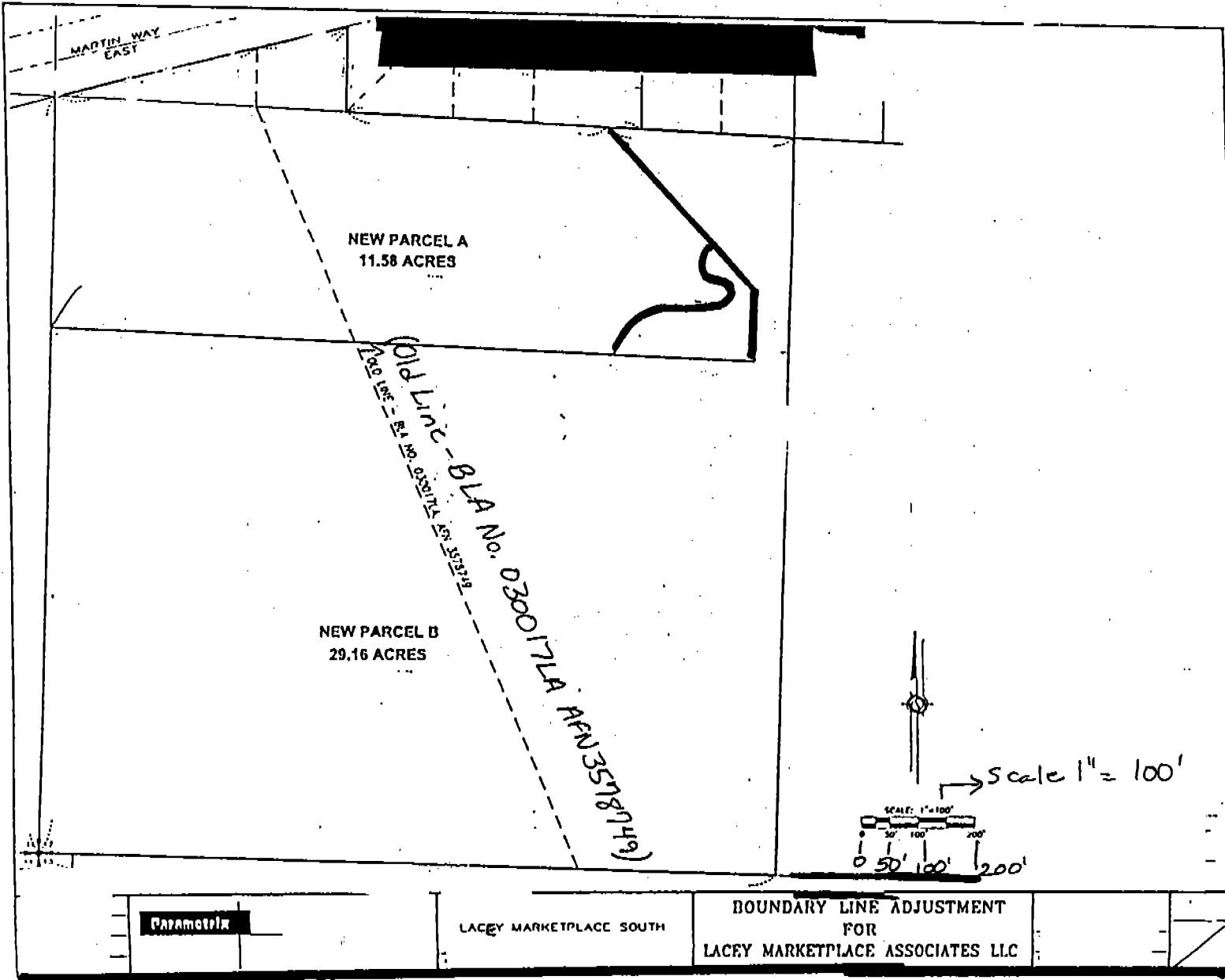


EXHIBIT A  
Page 2 of 3

Parametrix

LACEY MARKETPLACE SOUTH

BOUNDARY LINE ADJUSTMENT  
FOR  
LACEY MARKETPLACE ASSOCIATES LLC

EXHIBIT A



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EXHIBIT B



New Parcel B of Boundary Line Adjustment #0030017LA described as follows:

Parcels 'A' and 'B' of Boundary Line Adjustment No. 0030017LA, as recorded on September 25th, 2003 under Recording No. 3578749, Records of Thurston County, State of Washington, except that portion lying Northerly and Westerly of the following described line.

Commencing at the Southwest corner of Section 12, Township 18 North, Range 1 West, W.M., City of Lacey, Thurston County, State of Washington.

Thence along the West line of said Section, North  $01^{\circ}56'02''$  East 918.17 feet to the True Point of Beginning of this line description.

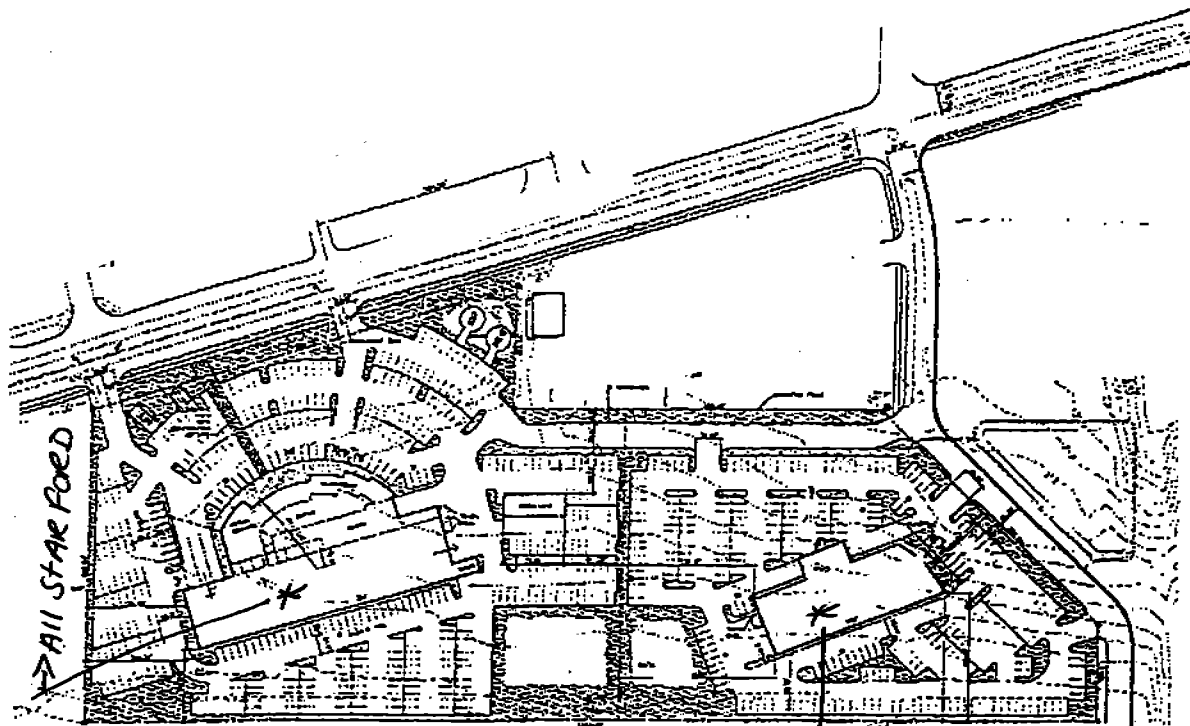
Thence South  $88^{\circ}07'48''$  East 1253.68 feet;

Thence North  $01^{\circ}52'12''$  East 128.50 feet;

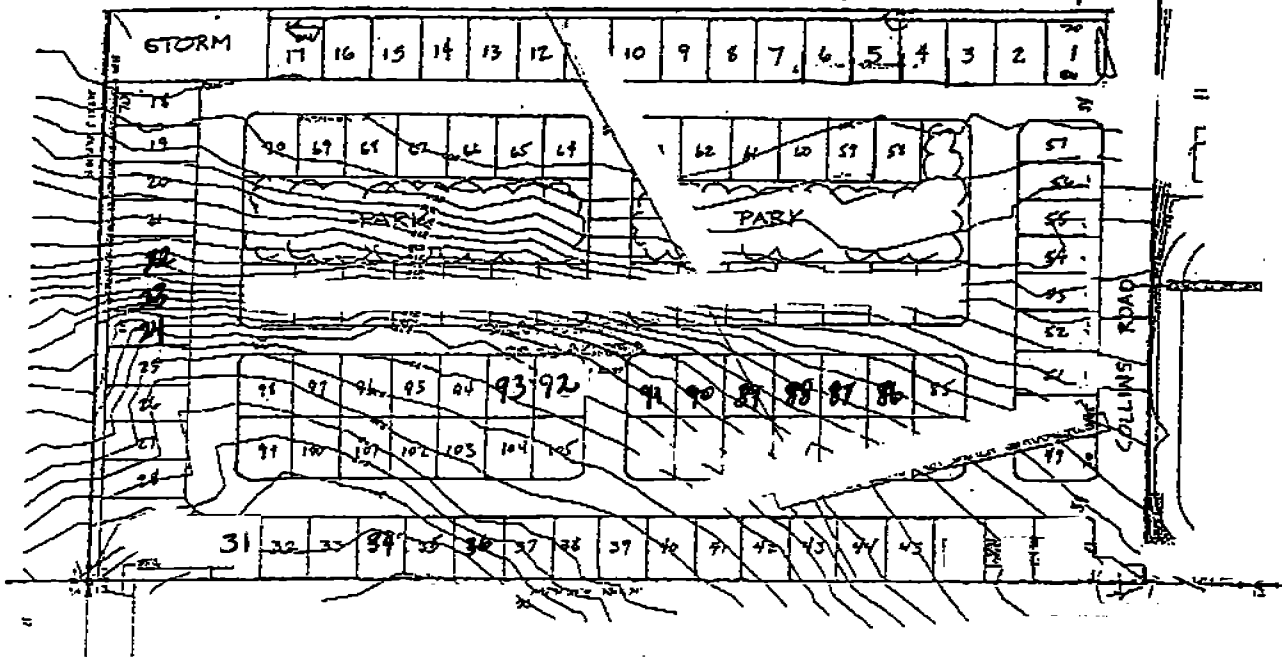
Thence North  $43^{\circ}02'08''$  West 383.66 feet to the North Boundary Line of said parcel 'B' of Boundary Line Adjustment No. 0030017LA and the Terminus of this line description.

Said Terminus bearing North  $88^{\circ}02'08''$  West 330.84 feet from the Northeast corner of said Parcel 'B'.





Road and Buffer ↓ AUTO Dealership



Attachment "C"



AFTER RECORDING RETURN DOCUMENT TO:

G. Richard Hill  
Phillips McCullough Wilson Hill & Fikso  
2025 First Avenue, Suite 1130  
Seattle, Washington 98121

Reference Number of Related Document: N/A

Grantor(s): Lacey Land Company

Grantee(s): City of Lacey

Abbreviated Legal Description:

Additional Legal Description is on Exhibit A of Document  
Assessor's Property Tax Parcel or Account No.: