

**MC Construction  
Site Specific Map Land Use Plan  
And Rezoning in the Lacey/  
Thurston County Joint Plan Area**

**PRELIMINARY CONTEXT ANALYSIS**

Applicant: MC Construction

Representative: Steve Yester, MC Construction

Request Summary: Amend the Lacey UGA Land Use Plan to change the land use from ME to LD 0-4 (Title 21) and rezone appropriately

Location: 9520 Steilacoom Rd SE  
North side of Steilacoom Rd SE at  
Torden Lane

APN: 21818220100 (eastern portion)

Acres: ±5.14 of a 14.94± acre parcel

Current Land Use and Zoning: Gravel Mine; Mineral Extraction (ME)

Docket Status: Already Placed on Official Docket in 2008

**Background:**

The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 5.14± acres of a 14.94 acre parcel in the City of Lacey Urban Growth Area currently used for mineral extraction (gravel). The portion of the site being considered has been reclaimed. The requested land use map change is Mineral Extraction (ME) to Low Density Residential District 0-4 (LD 0-4). The associated zoning would change from ME to LD 0-4 Title 21 Lacey UGA Zoning. The property is located approximately 1/10 of a mile from the edge of the Lacey UGA, and 1± mile from the City of Lacey boundary. The applicant is proposing to redevelop the site with a single family residential development. A reclamation plan was not submitted with this application, however, it would be required for redevelopment.

A preliminary plat with nine lots was submitted on November 15, 2007. There were eight residential lots on the 5.14± acre portion, and one 9.8± acre lot that would remain ME.

This amendment would amend the Lacey/Thurston County Joint Plan. The proposed amendment was placed on the Official Docket in 2008, but was not on the City of Lacey Docket in 2008. The City has not finalized the 2009 docket at this time.

**Land Use and Zoning:**

*East:*

Land Use: Undeveloped and large lot single family residential development on lot sizes of 0.25 acres or more and a density of approximately three units per acre.

Zoning: Low Density Residential District 0-4 (Title 21 Lacey UGA Zoning)

*West:*

Land Use: Gravel mining, single family residential and a manufactured home park.

Zoning: Mineral Extraction, Low Density Residential 0-4, & Low Density 3-6 (Title 21 Lacey UGA Zoning)

*North:*

Land Use: Large lot single family residential on lot sizes of 0.25 acres or more, and a density of approximately two units per acre.

Zoning: Low Density Residential District 0-4 (Title 21 Lacey UGA Zoning)

*South:*

Land Use: Undeveloped

Zoning: Low Density Residential District 0-4 (Title 21 Lacey UGA Zoning)

Access:

Access to the property is provided by Steilacoom Rd. SE along the southern boundary. Traffic impacts are not studied at the preliminary docketing phase. Traffic would be expected to increase with the requested amendment.

Sewer and Water:

The property is located within the City of Lacey UGA. Public water service is nearby. The nearest sewer connection is approximately 0.8 miles to the west of Steilacoom Rd. SE and Pinecrest Dr. SE. Onsite systems may be an option depending on sewage capacity needs. Both would be analyzed at the time a specific building permit or development application is submitted.

Environmental Concerns:

The preliminary analysis shows that the property is in a critical aquifer recharge area which generally means that extra measures and restrictions are required for onsite sewage treatment systems. It does not appear that there are any mapped wetlands, hydric soils, rare plants, steep slopes or other critical areas present. A more in-depth analysis will take place during the full review phase and during the review of any specific development or building permit applications.

**RECOMMENDATIONS:**

Staffing: 0.06	Staff Recommendation: Maintain on Docket Process only if City also considers amendment in 2010	Board Recommendations:
Fund Source: Fee Based	Priority: Medium	