MINUTES – Special Meeting

Joint Meeting
Thurston County Planning Commission
Lacey Planning Commission
Wednesday, May 27, 2003
St. Martins Worthington Conference Center
5300 Pacific Avenue
Lacey, WA

1. Call to Order

Chair Perz, followed by introductions of the Thurston County and Lacey Planning Commission members, called the meeting to order at 7:00 p.m.

a. Attendance

Thurston County
Members Present: Joyce Roper, Bob Bower, Liz Lyman, Craig Ottavelli, Margaret Paradise, and Mark Lovrien.
Members Absent: Liz Kohlenberg, Tom Cole
Staff Present: Fred Knostman, Nancy Pritchett and Cami Olson

City of Lacey
Members Present: Paul Perz, Aldo Melchiori, Susan Peterson, Lynne Glore, Scott Robinson, Johnny Moore and Kathleen Rodney
Members Absent: Isaac Jung, Marc Defreyn
Staff Present: David Burns, Chrissy Baily

b. Approval of Agenda

The Agenda was approved.

2. Public Hearing

A. Introduction

Comprehensive Land Use Plan Amendments
David Burns, Lacey Principal Planner, began the public hearing by giving a Power Point presentation, highlighting the Comprehensive Land Use Plan Amendment process.

Quasi-Judicial Comprehensive Plan and Zoning Map Amendments
Fred Knostman, Planning Manager, Thurston County, gave a brief overview of the Quasi-Judicial Comprehensive Plan and Zoning Map Amendments which are before the Joint Planning Commissions for review.
B. Public Testimony

1. Hawks Prairie Planning Area Designations

   a. Sarah Smyth
      Ms. Smyth stated that she is a representative of four clients who are requesting this rezone. Ms. Smyth gave a brief overview of the reason for her clients request for a rezone. Ms. Smyth stated that she is requesting that the Planning Commissions support this request for a rezone.

2. Ranger Travis Growth Boundary Changes

   a. Steven Stillwell, Bracy & Thomas, 1115 Blacklake Blvd. S.W., Olympia
      Mr. Stillwell stated that he is a land surveyor representing the Travis family. Mr. Stillwell described the parcel and stated that the Travis family is requesting this rezone in order to preserve this property with a lower residential zoning designation.

   b. Brandon Travis, 8627 Pacific Ave. S.E., Olympia
      Mr. Travis stated that he is a family member who is wanting to build on this parcel and would like to see the zoning changed in order to limit the number of homes that could be built on the property.

   c. Troy Larson, 8629 Pacific Ave. S.E., Olympia
      Mr. Larson stated that he is also a family member who would like to build on the parcel in question. Mr. Larson would like to see a limit to the amount of homes that can be built on this parcel in order to preserve the parcel for the future, and asked for the Planning Commissions support.

3. Draper Urban Center

   a. Jeff Pantier, 1840 Barnes Blvd., Tumwater
      Mr. Pantier stated that he is a land surveyor and is in support of the staff recommendation to re-designate the Draper property from a Village Center designation to a Low Density 3/6 zoning area.

   b. Tri Vo, 5047 Cooper Point Rd N.W., Olympia
      Mr. Vo stated that he is a resident of Thurston County and he is in support of the staff recommendation to the re-designation of this property. Mr. Vo stated that the Village Center concept is great, but he has been unable to see this concept work successfully.

   c. John Donaldson, 2824 Madrona Beach Rd., Olympia
      Mr. Donaldson stated that he is representing Bob and Dorothy Bloom, John and Sylvia Hanson, Ken Troutman and John Colby, all of whom own large amounts of acreage in the Draper Village area. Mr. Donaldson stated that he and his clients are in support of the re-designation of the Draper Urban Center.

   d. Ken Walton - passed
4. **Pleasant Glade Planning Area Designations**

   a. **Al Williams, 1746 Sleater-Kinney Rd, Lacey**
      Mr. Williams stated that he lives in Olympia, but owns property in Lacey between Sleater-Kinney and Abernathy Rd. Mr. Williams gave a brief history of the property between Sleater-Kinney and Abernathy Rd., stating that this property has been in his family for over 55 years. Mr. Williams explained that when the zoning designation changed to mixed use - moderate density, he and his family members decided to market the properties as one large unit in order to lend itself to better development. Mr. Williams stated that he has invested a lot of money and time in the property under its current zoning and he is concerned about this proposed rezone. Mr. Williams stated that he feels the re-designation is a little pre-mature at this time due to changes to the surrounding properties, and he would like to see the zoning of this area broadened to allow more flexibility.

   b. **Joe Hammond, 1301 Alonda Lane, Lacey**
      Mr. Hammond explained that his company owns Alonda Villa Mobile Home Park, and there are two tax parcels which are zoned differently – one is low density and one is moderate density. They currently have 120 mobile home spaces and 140 permitted home sites. Mr. Hammond stated that they urge the City of Lacey to not down-zone their parcels for the following reasons:
      1. If the city enacts this proposal, their current property will become non-conforming.
      2. Alonda Villa is a rare form of affordable housing and reducing density here would be contrary to the county’s goal to provide affordable housing to the citizens of Thurston County.
      3. The down-zone proposal is in direct conflict with the intent of the Growth Management Act, which is to direct as much development into the Urban Growth Areas and to reduce sprawl into the more rural areas.
      Mr. Hammond stated that statutes to protect drainage ordinances and critical lands are already in place so zoning is not necessary to protect critical lands. Mr. Hammond explained that he is concerned about the future values of his properties in the event that they wish to re-develop these parcels.

5. **Summerwalk**

   a. **Grant Jones, 2101 4th Ave, Seattle**
      Mr. Jones stated that he is the director of property management for Trident
Investments, Inc., which owns the subject property. Mr. Jones stated that his company is committed to working with the community of Lacey to build a viable project that all can be proud of. Mr. Jones stated that they have agreed to provide contractual assurances that they will deliver on their promises. Mr. Jones cited comments supporting the rezoning of Summerwalk that had been made by Lacey Planning Council members last year. Mr. Jones stated that they share the vision of doing what is best for the Lacey community and Thurston County. Mr. Jones said that they realize it is impossible to please everyone, but that his company does believe that a sizeable majority of the citizenry would like to see an anchor store providing closer access to goods and services on the Summerwalk site. Mr. Jones stated that they therefore pledge to help make that vision attainable and Mr. Jones asked for the Planning Commission’s support recommending lifting the recommendation of the Village Center overlay.

b. Derek Edmonds, 2101 4th Ave, Seattle
Mr. Edmonds stated that he is the president of Trident Investments, Inc. and the owner of Summerwalk. Mr. Edmonds stated that he would like to set the record straight as to the issue of Wal-mart as the potential “big box store” to be built on this site. Mr. Edmonds explained that Wal-mart has a lease agreement with Trident Investments, and they are in breach of contract at the moment. Mr. Edmonds stated that if the rezoning of this site does go through, Wal-mart can then pay its back-fees and build at this location. Mr. Edmonds stated that his company has also contacted other large companies to build on this site, but that his company is stymied in any efforts to attract large companies to build at this site due to the zoning issues. Mr. Edmonds stated that as a land owner, his company has the right to pursue a rezone of this property and his company respectfully asks for the Planning Commissions consideration.

c. Karen Kolley, 8612 29th Street West, University Place
Ms. Kolley stated that she represents the United Food and Commercial Workers, approximately 500 workers that live in this community. Ms. Kolley stated that she would like to ask the Planning Commission to not change the zoning to bring a large commercial store in this type of area. Ms. Kolley asked that the Planning Commission research the Village Center concept further. Ms. Kolley stated that it is her understanding that only ten percent of the dollars spent in a chain store actually come back to the community the store is located in, and eighty percent of the dollars spent at small businesses actually stay in the community they are located in.

d. Jim Zahn, 3323 Yelm Hwy SE, Olympia
Mr. Zahn stated that he owns the strawberry farm on Yelm Hwy and also lives next to Indian Summer. Mr. Zahn stated that he is opposed to taking the zoning designation off of the Summerwalk property and is also opposed to the size of the proposed commercial designation for this property. Mr. Zahn stated that he has lived and worked in this area his entire life and has watched the area go from a rural setting to what it is today. Mr. Zahn believes that this size of a commercial facility will attract customers from the surrounding communities, and he hopes that the Planning Commission will take another look at this issue.
e. **Kathy Podawitz, 5029 58th Ave SE, Olympia**
Ms. Podawitz stated that she has lived in this community for 33 years and her home is located across the street from the Summerwalk property. Ms. Podawitz explained that she has a petition signed by her surrounding neighbors against this proposed large “box store.” Ms. Podawitz stated that she would like to see a smaller commercial project on this site, and that there are already anchor stores in this area.

f. **David Schaffert, 4418 26th Ave SE, Lacey**
Mr. Schaffert stated that he is a representative of the Thurston County Chamber of Commerce and that they are in support of lifting the Urban Village designation from this property. Mr. Schaffert stated that the challenges facing this area, specifically traffic and open space, can be mitigated and work for the betterment of the entire community.

g. **Tim Padovich, 5029 58th Ave SE, Olympia**
Mr. Padovich asked the Planning Commission to please not change this residential community into a commercial community. Mr. Padovich stated that the large box store that is being proposed is too big for this area. Mr. Padovich stated that Wal-mart would threaten the small businesses in this area. Mr. Padovich stated that he understands growth is necessary for the tax base, but development must be carefully planned to avoid compromising the character of the area proposed. Mr. Padovich asked the Planning Commission to please preserve the small town character through responsible growth, which must be on a scale compatible with the existing village core, and with a style that would enhance and not detract from the natural beauty of the area. Mr. Padovich stated that the Village Center master plan is more appealing and will thrive because it is surrounded by growing residential neighborhoods.

h. **Chris Post, 4516 Frontier Drive SE, Olympia**
Mr. Post stated that he lives and works in the city of Lacey, and currently is the manager of a chain store located near the Summerwalk site. Mr. Post explained that another of his chain stores in this area, located near the other Wal-mart site, has experienced a reduction of employee benefits and work hours due to the impact that Wal-mart has had on that chain store. Mr. Post stated that Wal-mart is suppose to add jobs to a community, but he believes that Wal-mart will only take those jobs from somewhere else in the community. Mr. Post asked that the Planning Commission take a look at the impact this would have on the people that already live and work in this area.

i. **Tim Brunner, 5615 Mt. Rainier Street, Lacey**
Mr. Brunner stated that he is the president and homeowner of the Emerald Heights subdivision. Mr. Brunner stated that he is concerned about the volume of traffic in this area. Mr. Brunner explained that he is afraid that by putting a large store in this area, people will use his housing community internal roads as a shortcut to bypass the light near Emerald Heights. Mr. Brunner is concerned with the volume of traffic on Yelm Hwy.
j.  **Gary Johnston, 6138 Waldon Drive SE, Olympia**
Mr. Johnston stated that he is opposed to changing the Summerwalk rezone. Mr. Johnston feels that there is room for growth in this area, but that the growth needs to be reasonable for the area. Mr. Johnston stated that the development of this area should be focused on the needs of the neighborhood and not the needs of the large community base. Mr. Johnson asked the Planning Commission to please not rezone Summerwalk.

k.  **Truman Jolly, 2444 Marina Lane SE, Lacey**
Mr. Jolly stated that he would like to speak in favor of Wal-mart. Mr. Jolly feels that this store will benefit the consumer, has allowed employees to develop progressive management, and he would like to see a business in this location that will succeed. Mr. Jolly stated that Wal-mart is this type of store and he hopes that the city will grant this rezone.

l.  **Scotty Gracer, 2228 Mt. View Ave W, University Place**
Mr. Gracer stated that he is representing the men and women of the United Food and Commercial Workers, Local 81, who are the meat wrappers, meat cutters and seafood workers in local neighborhood grocery stores. Mr. Gracer stated that the United Food and Commercial Worker, Local 81 are not in favor of the proposed rezone of Summerwalk. Mr. Gracer stated that the large stores, such as Wal-mart, do not provide living wages or full medical benefits for workers and their families.

m.  **Ruth Snyder, 6035 Hanson Rd**
Ms. Snyder stated that she does not believe we live in a community that is large enough to support two Wal-mart stores. Ms. Snyder stated that the impact on downtown Lacey will be great. Ms. Snyder stated that she works in a small retail store on the Westside, and she believes that the volume of traffic a store as large as Wal-mart will create an extreme amount of additional traffic on Yelm Hwy.

n.  **Chuck Wheeler, Lacey**
Mr. Wheeler stated that he is the manager of the Mountain Green’s Mobile Home Park, which borders the Summerwalk project. Mr. Wheeler stated that at past Planning Commission meetings he has presented the Commissioners with a petition of over one hundred signatures from residents in the Mountain Green Mobile Home Park, all in favor of the zoning change. Mr. Wheeler stated that he would like to urge the Planning Commission to support the zoning change.

o.  **Bob Marshall, 4121 Stonehaven Lane, Olympia**
Mr. Marshall stated that he supports the project and would like to see an anchor store in this location. Mr. Marshall stated that he believes that this would assist a number of residents close to their homes. Mr. Marshall stated that he believes the additional taxation would add dollars to the school systems, the City of Lacey and Thurston County.
p.  **Tom Fitzmorris, 6141 SE Hogan Drive**  
Mr. Fitzmorris stated that he is in favor of an anchor store coming in. Mr. Fitzmorris believes that the village center concept will not work without an anchor store. Mr. Fitzmorris stated that Summerwalk is well-designed and he is in support of this project.

q.  **Patricia Severson, 5936 Merlot Lane SE, Lacey**  
Ms. Severson stated that she is in support of the proposed zoning change and would like to see an anchor store put in.

r.  **Drew Hendricks, 7443 Fair Oaks Rd, Lacey**  
Mr. Hendricks stated that he is from Illinois and has lived in a town with a Walmart. Mr. Hendricks explained the condition of the town in Illinois that he had resided in. Mr. Hendricks stated that he works for a local business in Lacey, and he chooses to work there because he believes that small businesses are the engines of our economy.

s.  **Dave Prutzman, 4016 Muirfield Lane, Olympia**  
Mr. Prutzman stated that he is the president of the Boston Harbor Land Company, and is in contract with Trident to develop the residential component of Summerwalk Village. Mr. Prutzman stated that he has given Trident the development plan they had requested, and is in support of the request for the removal of the Village Center overlay.

t.  **Kirk Hiller, Seattle**  
Mr. Hiller stated that he is a broker with Coldwell Banker Real Estate. Mr. Hiller stated that he is working with Dave Prutzman to work on the residential portion of the Summerwalk project. Mr. Hiller stated that he has approached possible tenants for the commercial portion of this site, and he has found that a stronger anchor unit is needed in this type of situation. Mr. Hiller stated that he is in support of the removal of the Village Center overlay.

u.  **Julie Smith, 6309 West Sarizan Street, Olympia**  
Ms. Smith stated that she is against the changing of the overlay because she believes an anchor store would do a disservice to the community and believes it will bring in transients. Ms. Smith believes that this would not benefit Lacey.

v.  **David Hamilton, 6701 Mackintosh Ct, Olympia**  
Mr. Hamilton stated that the Village Center plan was a good concept. Mr. Hamilton stated that he is disappointed that the city may take off the Village Center designation of this area.

6. **Other Issues**

a.  **Sandy Mackie, 111 Market Street, Olympia**  
Mr. Mackie stated that he an attorney representing the Panos Properties, who is working on developing the Horizon area. Mr. Mackie submitted a packet of information to the Planning Commission concerning this topic. Mr. Mackie proposed that the Planning Commission consider re-designating and rezoning the entire
Community Commercial and transition area within the Lacey Corporate Center to Community Commercial. Mr. Mackie stated that this would allow this area to have the commercial area they are wanting, but at a smaller scale.

b. **Margo Street, Lacey**  
Ms. Street stated that she is opposed to Wal-mart and would like to see quality not quantity. Ms. Street provided numerous pictures for the Planning Commission to review of the Long Lake area. Ms. Street stated that she would like to see lower densities in the area east of Longlake.

c. **Mike Arneson, 7815 25th Ave SE**  
Mr. Arneson stated that he would like to see the zoning densities in the Long Lake area lowered. Mr. Arneson asked that the Planning Commission look at the zoning of this area and consider putting the zoning back to what it used to be when their homes were built 20-25 years ago.

d. **Patty Miller, 411 108th Ave NE, Bellevue**  
Ms. Miller stated that she believes that Wal-mart should be built at Summerwalk. Ms. Miller stated that she would like to put herself on the agenda for the city to remove her property from the Urban Growth Area.

C. Dave Burns summarized the Comprehensive Plan Amendments, stating that staff and the Planning Commission members will now look at the comments that have been made. A recommendation will then be drafted by the Planning Commission, which will then be forwarded to the Lacey City Council. Mr. Burns explained that the Lacey Planning Commission will have two worksessions in June to discuss this topic, and a recommendation should be presented to the Council in July, with an adoption of the Comprehensive Plan Amendments in September.

D. Fred Knostman summarized the Thurston County Planning Commission process concerning the Lacey Comprehensive Plan Amendments. Mr. Knostman stated that the Thurston County Planning Commission will have worksessions in July. The Planning Commission will then forward its recommendation to the City Council and the Board of County Commissioners, who will then hold a public hearing concerning the County Comprehensive Plan Amendments in August or September.

**Chair Perz closed the public hearing at 9:05 p.m.**

3. **Adjourn**

The meeting adjourned at 9:05 p.m.

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Paul Perz, Chair  
Liz Lyman, Co-Chair