

RECEIVED

MAR 23 2023

BY 23-0083



CITY OF LACEY
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

COMPREHENSIVE PLAN AMENDMENT GENERAL APPLICATION

OWNER NAME: Gwinwood Retreat Center

MAILING ADDRESS: PO Box 3445

CITY, STATE, ZIP: Lacey WA 98509

TELEPHONE: 360-491-0195

APPLICANT NAME: * Kate Ayers

MAILING ADDRESS: PO Box 3445

CITY, STATE, ZIP: Lacey WA 98509

TELEPHONE: 360-491-0195

ADDRESS OF PROPOSAL: 6015 30th Ave SE, Lacey WA 98503

* The applicant is the person whom staff will contact regarding the application, and to whom all notices, and reports shall be sent, unless otherwise stipulated by the applicant.

GENERAL DESCRIPTION OF PROPOSAL

Gwinwood Retreat Center is requesting that all owned parcels have consistent zoning of Open

Space Industrial. The property currently has three different zones, two of which, currently zoned as High Density Residential and Low Density Residential do not reflect current or past land use.

GENERAL LOCATION OF PROJECT (Give street address or, if vacant, indicate lot(s), block and subdivision; or tax lot number, access street, and nearest intersection.) 6015 30th Ave SE, Lacey WA 98503

SECTION: 28 (S28181W) **TOWNSHIP:** 18N **RANGE:** 01 West _____

ASSESSOR'S TAX PARCEL NUMBER: 11828140900, 11828110800, 09450022001

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY (attach additional sheet if necessary):
See attachment

COMPREHENSIVE PLAN, ZONING, AND LAND USE ISSUES

CURRENT ZONE CLASSIFICATION: HD, LD, 0-4, URBCON, OS-I, Natural

COMPREHENSIVE DESIGNATION: _____

CURRENT LAND USE AND IMPROVEMENTS: Gwinwood is currently a Retreat Center offering space for personal/group wellness retreats in a natural environment

PAST LAND USE OR HISTORY: The Gwinwood property has been a private home, training grounds for the Red Cross and Girl Guides and since 1947 has been the Gwinwood Camp and Retreat Center

CURRENT COMPREHENSIVE PLAN LANGUAGE (if applicable): N/A This is a map amendment and will not amend language within the comprehensive plan

REQUESTED NEW COMPREHENSIVE PLAN LANGUAGE (if applicable): The future plan for the Gwinwood Retreat Center is to maintain its natural environment of old growth forest for programming of retreats for renewal and restoration.

DOES THE PROPOSED AMENDMENT AFFECT BOTH THE CITY AND THURSTON COUNTY?

(PLEASE EXPLAIN): No. This proposal is property specific

WAS THIS ISSUE, OR PROPERTY AND ITS DESIGNATION, DISCUSSED DURING THE COMPREHENSIVE PLAN DEVELOPMENT, REVIEW, AND ADOPTION PROCESS? IF SO, PLEASE EXPLAIN:

No, this is property specific

IS THE PRESENT COMPREHENSIVE PLAN LANGUAGE, OR DESIGNATION AND ITS RELATED ZONING, THE RESULT OF A MISTAKE? WHAT KIND OF MISTAKE (i.e., mapping, typographic)? PLEASE EXPLAIN:

No

IF THE AMENDMENT IS A MAP AMENDMENT, HOW MANY ACRES OF DEVELOPED AND UNDEVELOPED PROPERTY IN THE LACEY GROWTH AREA ALREADY EXIST IN THIS DESIGNATION?

DEVELOPED: _____ **UNDEVELOPED:** _____

HOW WILL THE AMENDMENT CHANGE THIS? OS-I allows for various developed & undeveloped uses including parks ets.

IS THERE A DEMONSTRATED NEED FOR THIS CHANGE AND IS IT A WISE ALLOCATION OF LAND RESOURCES? PLEASE EXPLAIN: This change will align with current and future property use.

EXPLAIN THE NEED FOR CHANGE AND HOW THE AMENDMENT IS CONSISTENT WITH THE FOLLOWING:

- **State Growth Management Act (GMA):** Rezone is consistent
- **County-Wide Planning Policies (CWPP):** Rezone is consistent
- **Lacey Comprehensive Plan:** Rezone is consistent
- **Regional Transportation Plan (RTP):** Rezone is consistent
- **Other Applicable City Plans or Documents:** Rezone is consistent
- **Neighboring Jurisdictions' Comprehensive Plan (where your proposal affects multiple jurisdictions, for example; Olympia or Tumwater).** Rezone is consistent

UTILITIES AND ROADS

WATER SUPPLY (name of utility if applicable): City of Lacey

EXISTING PROPOSED

SEWAGE DISPOSAL (name of utility if applicable): City of Lacey

EXISTING PROPOSED

ACCESS (name of street(s) from which access will be gained): 30th Ave SE

SUPPLEMENTAL INFORMATION

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

- 1- A complete list of all property owners and addresses as listed of the Thurston County Assessor within a 300-foot radius of the external boundaries of the subject property.
- 2- A site plan drawing or drawings at a scale of not less than one inch for each two hundred feet which shall include or show:
 - a. The boundaries of the property;
 - b. Size of property impacted by amendment;
 - c. Location of existing natural features, such as trees, streams, or lake frontages.
- 3- Environmental checklist.
- 4- Supplemental information and/or special reports may be required including:
 - a. Environmental sensitive areas and issues;
 - b. Traffic impacts;
 - c. Other.

INITIATED BY:


Planning Commission. Date of Initiation: _____

City Council. Date of Initiation: _____

Property owners as follows: See Attached

I (We) understand and agree with the above explained need for the map change and are current owners of the property within the City of Lacey.

 John Richards
Signature Printed Name
ADDRESS: 6015 30th Ave SE, Lacey WA 98503

 Katherine M Ayers
Signature Printed Name
ADDRESS: 6015 30th Ave SE, Lacey WA 98503

Signature Printed Name
ADDRESS: _____

Signature Printed Name
ADDRESS: _____

ADJACENT PROPERTY OWNERS LIST

PLEASE SUBMIT AN ADJACENT PROPERTY OWNERS MAILING LIST

**Include all property owners within 300 feet of exterior boundary
of the property involved.**

Addresses are to be obtained from:

Office of County Assessor, Bldg #1, First Floor. Phone: 786-5410

*** * * Please be sure to also include the mailing information for the:
OWNER, APPLICANT, ENGINEER/ARCHITECT & REPRESENTATIVE.**

SEE EXAMPLE BELOW

<p>SAMPLE Joe Jones PO Box 1900 Lacey, WA. 98503</p>

PROPERTY OWNERS:

Mission Gathering
15318 SE Newport Way
Bellevue, WA 98006

First Christian Church
495 E Bakerview Rd
Bellingham, WA 98226

First Christian Church
811 Veneta Ave
Bremerton, WA 98337

Korean Crystal Christian Church
14227 20th Pl W
Lynnwood, WA 98087

Mannam Korean Church
915 Elgin Way
Everett, WA 98208

First Christian Church
11717 SE 240th St
Kent, WA 98031

Samoan Congregational Christian Church
26505 Military Rd S
Kent, WA 98032

Lake Washington Christian Church
343 15th Ave
Kirkland, WA 98033

First Christian Church
2000 E Kessler Blvd
Longview, WA 98632

First Christian Church
PO Box 2850
Olympia, WA 98507-2850

First Christian Church
2606 S Race St
Port Angeles, WA 98362

First Christian Church
PO Box 516
Puyallup, WA 98372

United Christian Church
15509 116th Ave SE
Renton, WA 98058

All Pilgrims Christian Church
509 10th Ave E
Seattle, WA 98102

Journey Christian Church
1933 NE 125th St
Seattle, WA 98125

Northwest Christian Church
7503 18th Ave NW
Seattle, WA 98117

Queen Anne Christian Church
1316 3rd Ave W
Seattle, WA 98119

Welcome Table Christian Church
1322 S Bayview St
Seattle, WA 98144

First Christian Church
432 Wood Ave
Sumner, WA 98390

First Christian Church
602 N Orchard St
Tacoma, WA 98406

First Christian Church
111 W 19th St
Vancouver, WA 98660

LEGAL DESCRIPTIONS:

Parcel 11828140900

28-18-1W AND HARTSOCK DLC LOT B SS-6080 BAP ON N LN NE SE N 8

Parcel 11838110800

28-18-1W LA SS-6080 PT NE COM 50 F W of SE COR SW SE NE N RD SO

Parcel 09450022001

HARTSOCK DLC PT SE 4 28-18-1W BEING 10F ON EACH SIDE C/L DAF; BAP N LN SE4 28-18-1W W 40
RODS FROM E4 COR; W to CO RD

ADJACENT PROPERTY OWNER LIST:

**Robert and Deanna K Krell
2812 Hicks Lake Rd SE
Lacey WA 98503**

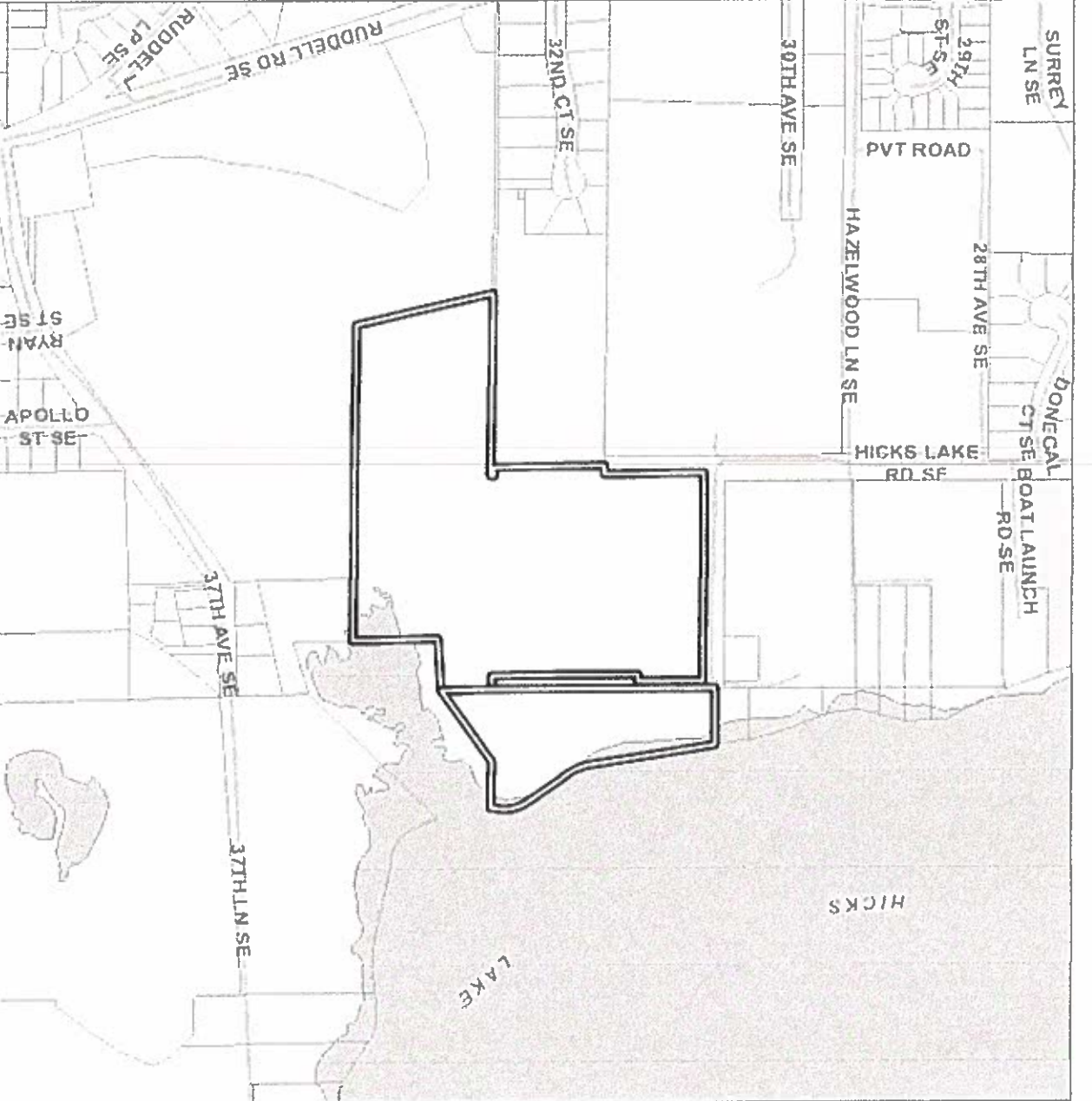
**Alan David Baum
2811 Hicks Lake Ln SE
Lacey WA 98503**

**Edwin and Mary Tays
2809 Hicks Lake Ln SE
Lacey WA 98503**

**Gayteway @ Hicks Lake LLC
PO Box 1727
Bellevue WA 98009**

**VBT Summer Ridge LLC
1911 65th Ave W
Tacoma WA 98466**

Gwinwood map



Legend

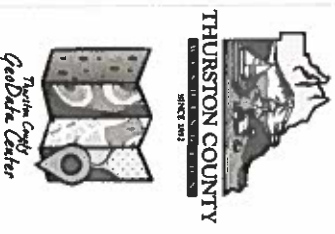
- Parcel Boundaries
- Roads - Major (Large Scale)
- <small>call other values>
- 1:5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP
- 1:5; US 101
- Roads (Large Scale)
- Railroads
- County Border
- Olympia Municipal Airport
- Water Bodies (River - Small Scale)
- Water Bodies (Other)
- Parks
- Cites
- Capital Forest
- County Background
- Roads - Major
- <small>call other values>
- 1:5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP
- 1:5; US 101
- Roads
- Railroads
- County Border
- Olympia Municipal Airport
- Water Bodies (River - Large Scale)
- Water Bodies (Other)

Scale 1: 8,112



Map Created Using GeoData Public Website
 Published: 3/14/2023
 Note:

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED AS IS AND WITH ALL FAULTS. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness for use of such information. In no event shall Thurston County be liable for direct, indirect, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.



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**REZONE
APPLICATION**

OWNER NAME: See Attached

MAILING ADDRESS: PO Box 3445

CITY, STATE, ZIP: Lacey WA 98509

TELEPHONE: 360-401-0195

[Handwritten Signature]

DATE: 03/17/23

[Handwritten Signature]

DATE: 03/17/23

DATE: _____

DATE: _____

SIGNATURE(S)

I (We), the above-signed, do hereby affirm and certify, under penalty of perjury, that I/we am/are one (or more) of the owner(s) under contract of the below described property and that the following statements and answers are in all respects, true and correct on my information and belief as to those matters.

APPLICANT NAME: Kate Ayers

MAILING ADDRESS: PO Box 3445
Lacey WA 98509

CITY, STATE, ZIP: _____
360-491-0195

TELEPHONE: _____

SIGNATURE: *[Handwritten Signature]*

DATE: 03/17/23

ENGINEER/ARCHITECT NAME: N/A

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE: _____

SIGNATURE: _____

DATE: _____

AUTHORIZED REPRESENTATIVE: Kate Ayers

MAILING ADDRESS: PO Box 3445 CITY,

STATE, ZIP: Lacey WA 98509 **TELEPHONE:** 360-

491-0195 **SIGNATURE:** **DATE:**

03/17/23



NAME OF PROJECT: N/A

SUMMARY OF REQUEST (List Type of Uses): Rezoning all owned property to Open Space Industrial to align with current use and maintain constancy of zoning for all property owned.

PROPERTY LOCATION

| |North |X|South | |East | |West Side of 30th Ave SE between 30th Ave SE
(ROAD NAME)

and Wetlands

(ROAD NAME)

Property Address: 6015 30th Ave SE, Lacey WA 98503

09450022001, 11828110800.

Section: 28 S28181W **Township:** 18N **Range:** 01 West **Assessor's Parcel Number:** 11828140900

Full legal description of subject property: See Attached

(ATTACH SEPARATE SHEET IF NECESSARY)

TOTAL SQUARE FOOTAGE OF THE REZONE AREA: 22.31

How does the rezone request conform to the Comprehensive Plan? This rezoning fits in with the comprehensive plan by maintaining the shore line of Hicks Lake, preserving the old growth forest, and

protecting the wetlands surrounding the property. Gwinwood is available to the community to enjoy renewal, restoration, and retreat in nature. This rezoning will maintain the health of the natural environment surrounding

Hicks Lake.

ACCURATE SITE PLAN DRAWN IN INK TO SCALE WITH DIMENSIONS MUST BE SUBMITTED ALONG WITH THE APPLICATION. PLEASE SHOW THE FOLLOWING:

1. Location of proposed uses, buildings, parking areas, landscaping areas, ingress, egress, etc.
2. Location of all existing uses and structures on the property, with distances from property lines.
3. Major physical features of the property to be rezoned.
4. Barscale and north arrow.

PLEASE ANSWER THE FOLLOWING QUESTIONS

What is the relationship between the proposed use of the land to be rezoned and the surrounding land use? (i.e., Is your proposed use of land significantly different than existing land uses surrounding your property?) Please Explain: This rezoning is consistent with the current and future planned use of the property

Why is the property not usable as presently zoned, including the events that led you to this conclusion? We wish to change the zoning to be consistent with current use.

How would the proposed zone change be in the interests of not only the applicant but also the surrounding properties and the public as a whole? The Gwinwood Retreat Center is a resource for

the surrounding community and city, as well as the entire state. Occasionally, Gwinwood is a destination for those outside of Washington state as well as the country. Our goal is to maintain the

natural environment for all who wish to enjoy it.

ADJACENT PROPERTY OWNERS LIST

PROJECT: _____

PLEASE SUBMIT AN ADJACENT PROPERTY OWNERS MAILING LIST

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