



Board of County Commissioners AGENDA ITEM SUMMARY

Agenda Date: _____ Date Created: 10/7/2025 Agenda Item #:

Created by: Ana Rodriguez, Associate Planner - Community Planning and Economic Development - 360-867-2087

Creator = Presenter? Yes No Is this a presentation by more than one person?

Presenter: **Ashley Arai, Director - Community Planning and Economic Development - 360-786-5486**

Item Title:
Public Hearing - Martin Way Land Use Amendment and Rezone

Action Needed: _____ Class of Item:

List of Exhibits



Legal Ad - Rezones
BoCC Public
Hearing.docx
DOCX File
25.7 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.



Martin Way Map -
Proposed Land Use &
Rezone.jpg
JPEG image
4.12 MB

NOTE: If you attach a file and get a message saying "**You have chosen to attach a large file...**", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments?

Budget Effect Summary?

Recommended Action:

Move to close the public hearing.

Item Description:

This agenda item is to hold a public hearing to receive and consider public testimony on the Martin Way Land Use and Rezone Amendment. This is item CPA-23 on the 2024-2025 Comprehensive Plan Amendment Docket. This is an applicant-initiated proposal that is part of this year's package of rezone applications.

This is a site-specific land use and associated zoning amendment of 8/1 acres of an 8/17-acre split-

zoned parcel at 7809 Martin Way E from Low Density Residential District (LD) to Mixed Use High Density Corridor (MHDC). The front portion of the site is currently zoned MHDC and is used for trailer sales while most of the site is zoned LD, which allowed for 0-6 dwellings/acre.

Process Overview to Date:

- Planning Commission - 4 work sessions and 1 public hearing from August-November 2024
- Planning Commission Recommendation and Findings – November 6, 2024
 - Recommended (6-4) to approve the land use and rezone amendment.
 - Lacey Planning Commission recommended the rezone unanimously on August 28, 2024
- SEPA Mitigated Determination of Nonsignificance (MDNS) Issued – December 6, 2024
- 60-Day Notice of Intent to Adopt submitted to Dept. of Commerce - July 7, 2025

More information and public hearing drafts for this project may be found on [the project webpage](#).

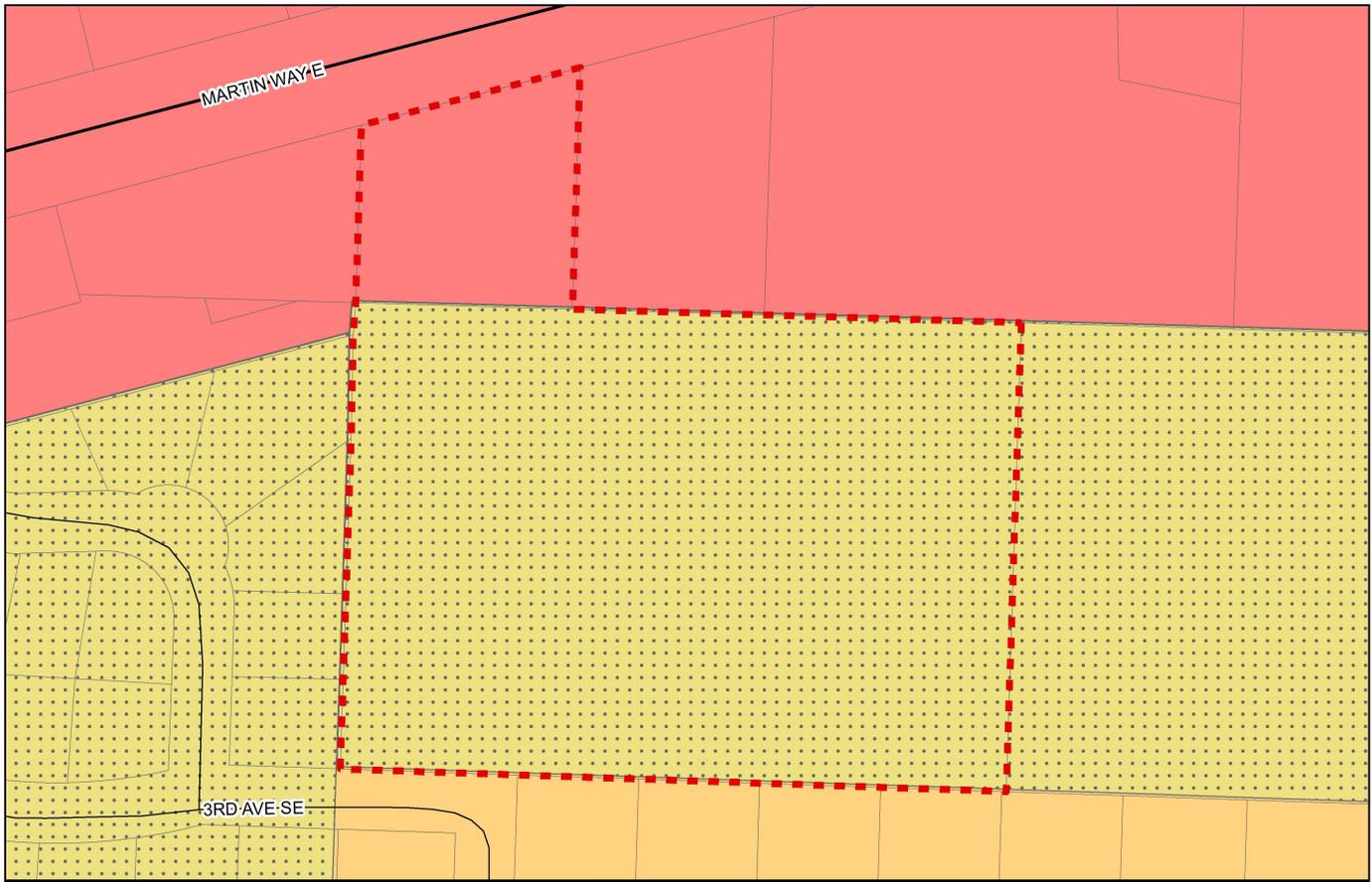
This public hearing was noticed jointly with another applicant-initiated rezone: Black Lake Quarry (BLQ) Land Use Amendment and Rezone. A legal notice was issued on October 23, 2025, and a press release and webmail were issued on October 30, 2025. Following this public hearing, the next steps are:

- November 2025 - Board briefings (as needed)
- December 16, 2025 - Board final action, packaged with the Thurston 2045 periodic update and all other 2025 Comprehensive Plan Amendments

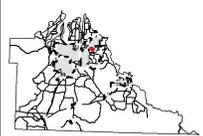
This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda:

Date Submitted: 10/21/2025

ERROR: cannot convert document Legal Ad - Rezones BoCC Public Hearing.docx



Martin Way Land Use Amendment and Rezone in Lacey UGA - Current Zoning
Applicant: Fine Holdings Martin Way, LCC
Amendment: From Low Density LD to Mixed Use High Density MHDC
Project Info: +/- 7 acres



Zoning

- LD - Low Density
- MD - Moderate Density Residential
- MHDC - Mixed Use High Density
- Site Boundary

0 0.025 Miles



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