



2025 Land Use & Rezone Amendments: Black Lake Quarry and Martin Way

Community Planning & Economic Development

October 15, 2025

Board Briefing

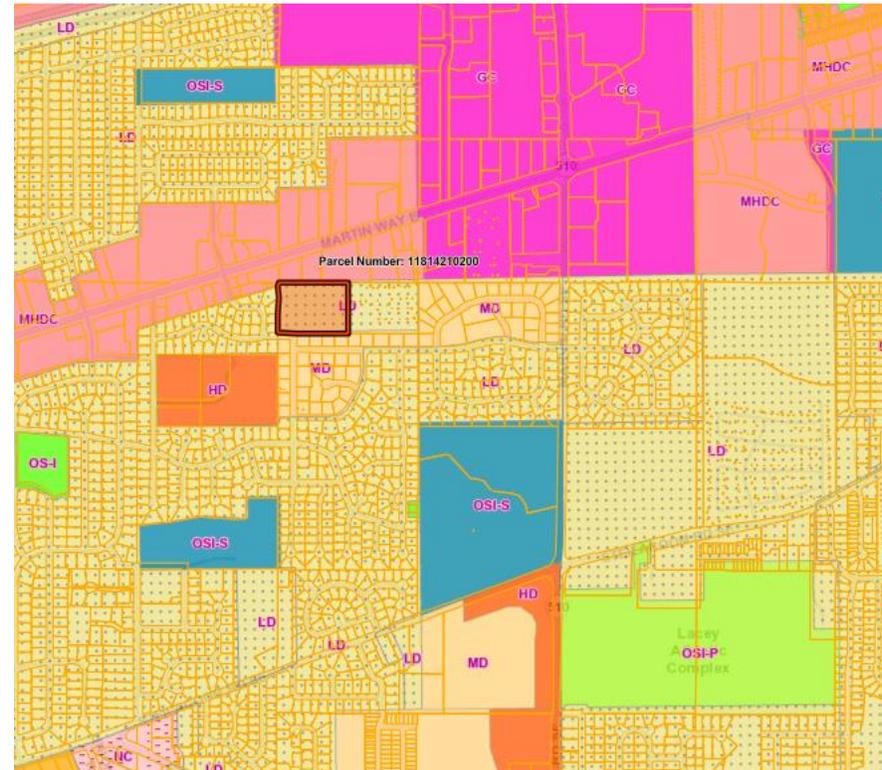
2025 Package of Rezones

- All land has a zoning and land use designation
- Zoning regulates which uses are allowed on a property, established by the Comprehensive Plan and zoning maps
- Zoning contains development standards like setbacks, lot coverage, and residential density
- Property owners may request to change their zoning through the docketing process
- Rezones are part of the Board's once-a-year package of comp plan amendments

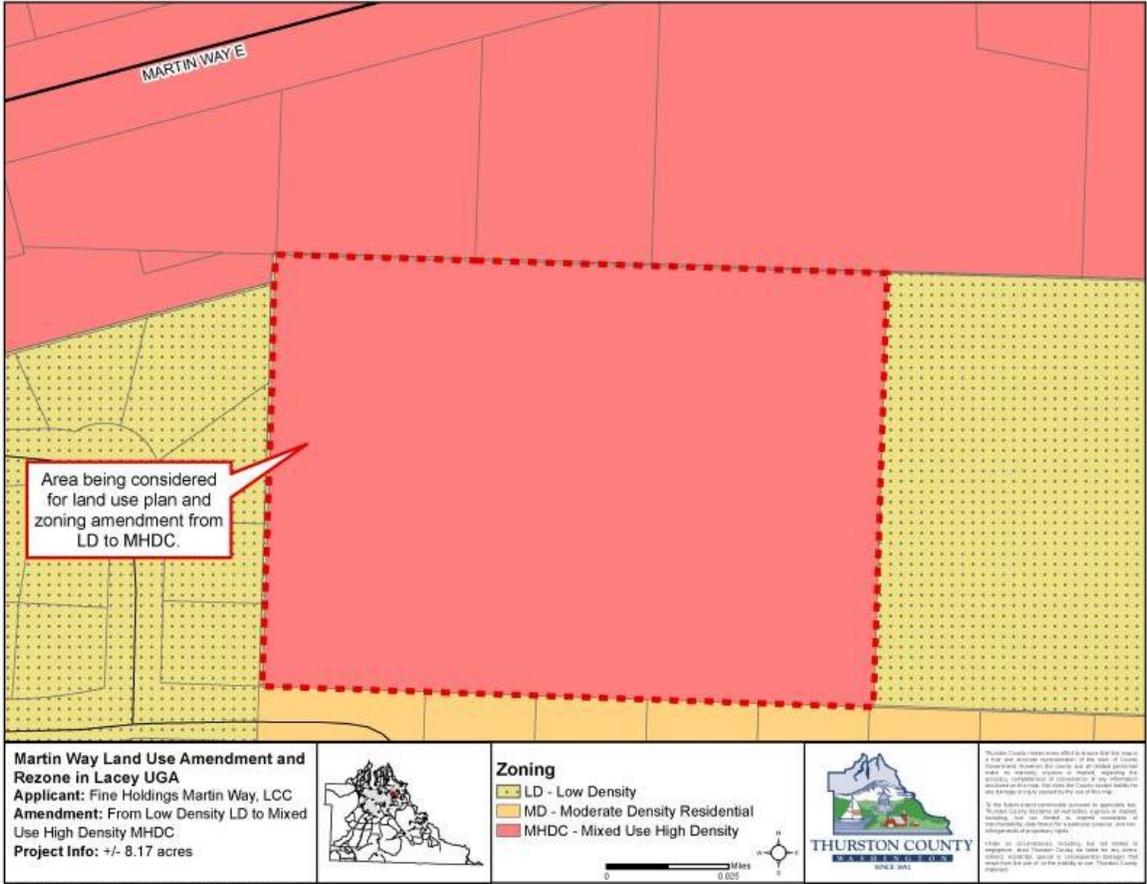


Martin Way Rezone Proposal

- 8.17-acre split zoned parcel
- Located at 7809 Martin Way in Lacey UGA
- Applicant initiated rezone from Low Density (0-6) and Mixed Use High Density Corridor for back half of property
- Current use: Vacant
- Rezone would allow expanded high-density housing and commercial uses



Martin Way Rezone Proposal



- 7.11 acres of the parcel are currently zoned LD
- Rezone to MHDC to have one zoning designation for entire parcel



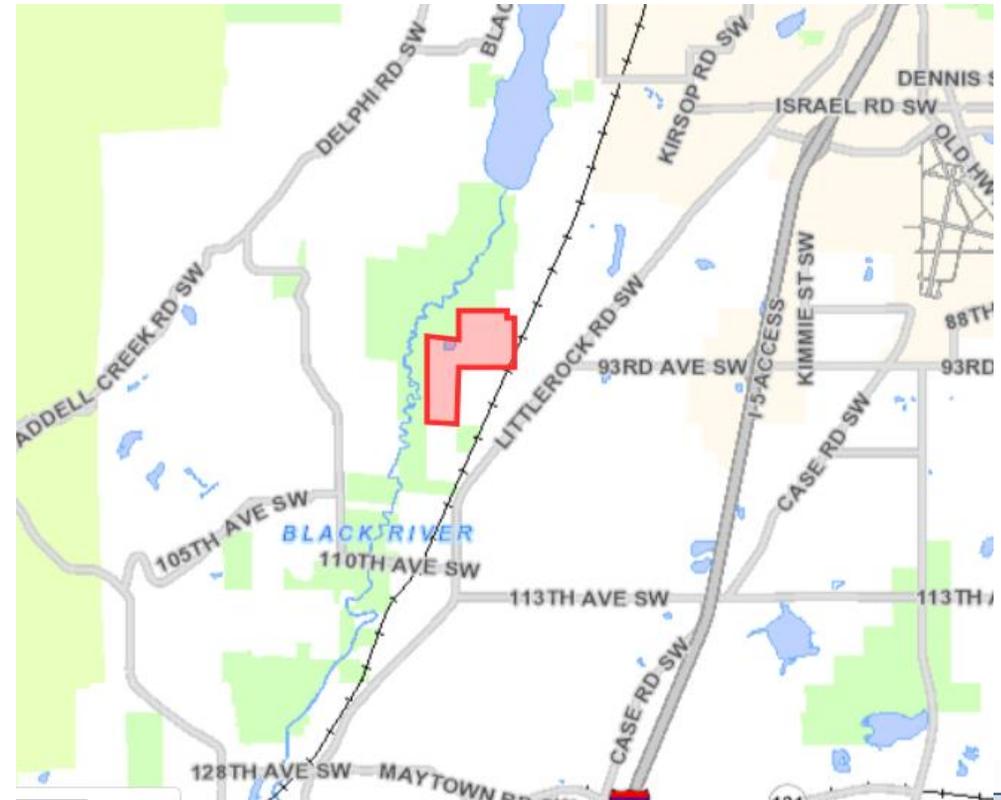
Martin Way Planning Commission Recommendations

- Lacey Planning Commission recommended adoption of Martin Way rezone
- **TC Primary Motion:** Move to recommend adoption of Comprehensive Plan docket item CPA-23, Martin Way land use and rezone amendment from Low Density to Mixed Use High Density Corridor
 - Date: November 6, 2024 | Recommended denial: 6-4, zero absent
- **TC Secondary Motion:** Move to recommend upzoning along Martin Way corridor, for entire Martin Way Corridor Study area, from High Density residential to Mixed Use High Density Corridor, as appropriate.
 - Date: November 6, 2024 | Recommended denial: 10-0, zero absent
- **Supporting findings:** Consistent with Martin Way Corridor Study, need for more housing
- **Dissenting findings:** Incompatible with adjacent zoning and land uses, concern about past code violations, no requirements to build housing

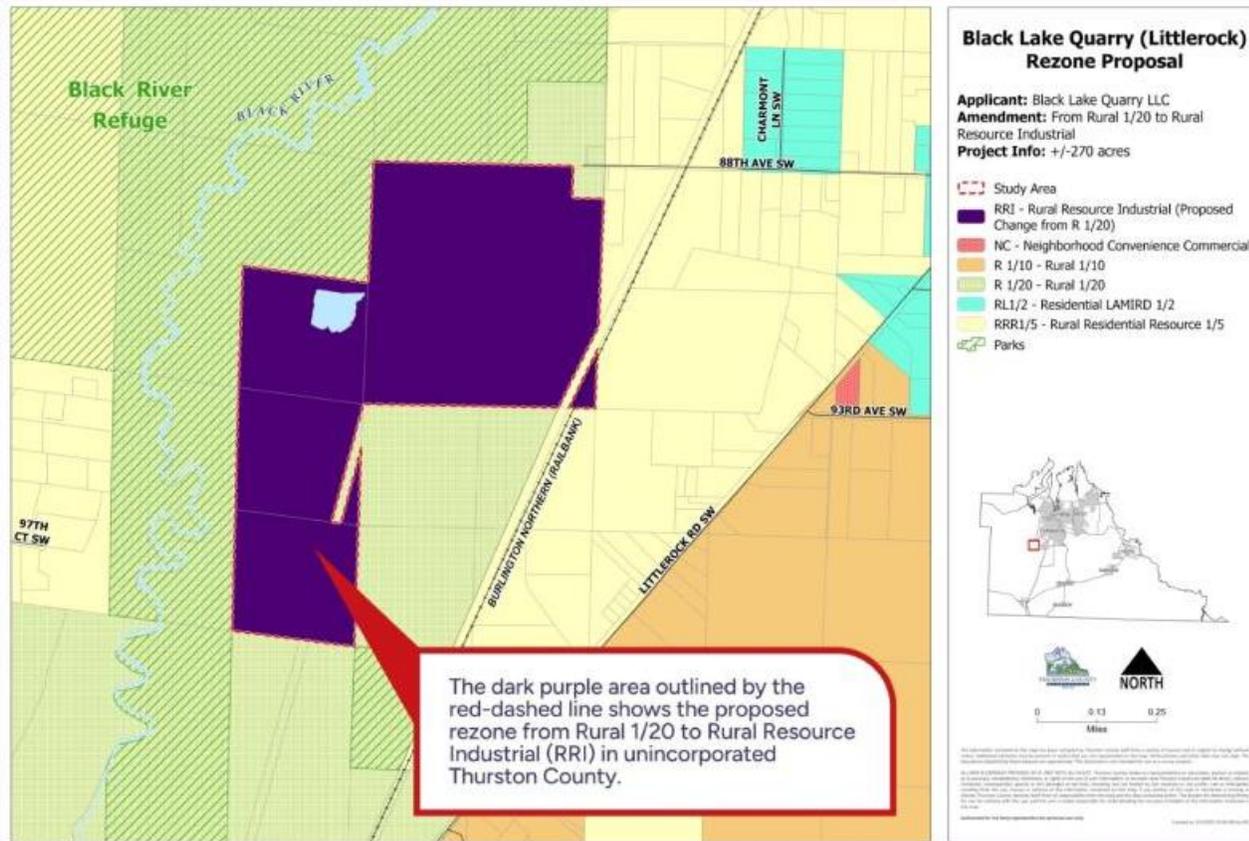


Black Lake Quarry Rezone Proposal

- Approx. 270 Acre property sited southwest of Tumwater
- Applicant initiated rezone from Rural 1/20 to RRI
- Current use: Gravel surface mining
- Rezone would allow industrial uses related to rural resources (forestry, mining, ag)

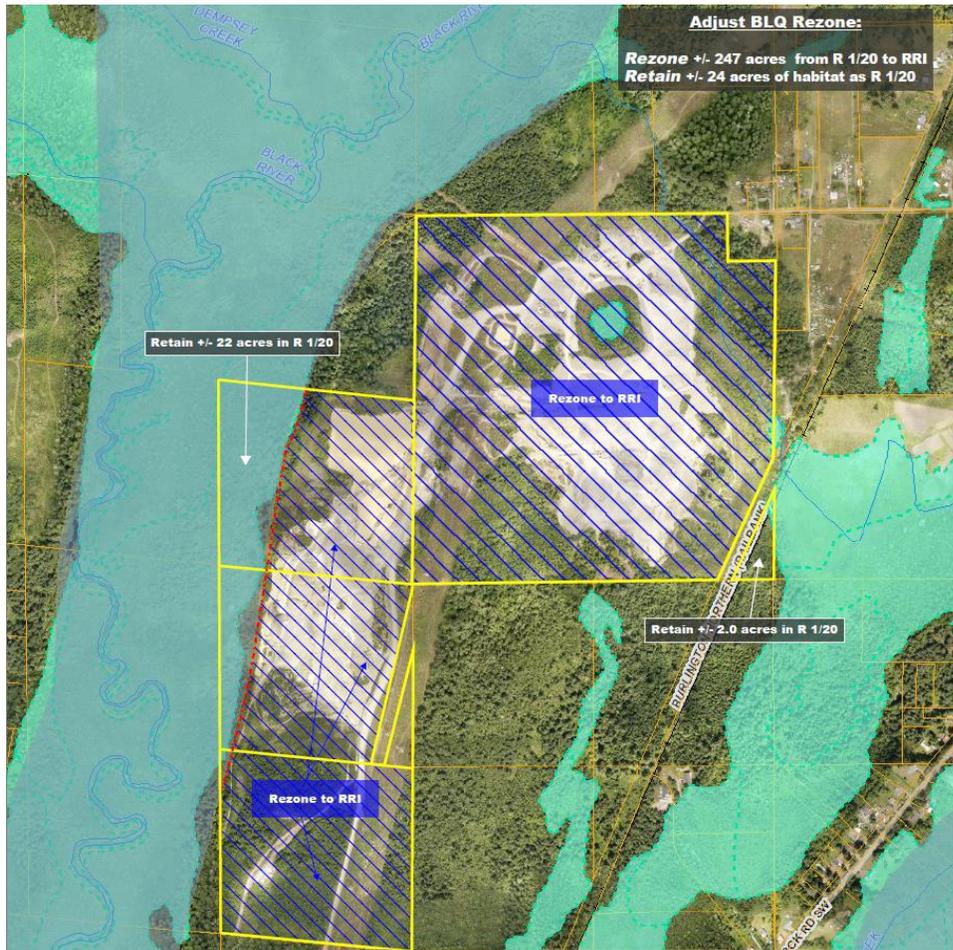


Black Lake Quarry *Original* Rezone Proposal



- Rezone entire 270 acres from R 1/20 to RRI
- Includes portions of site adjacent to Black River

Black Lake Quarry *Revised* Rezone Proposal



- Rezone ~247 acres from R 1/20 to RRI
- Maintain R 1/20 zoning in ~24 acres
- Excludes critical areas associated with Black River

BLQ Planning Commission Recommendation

- Planning Commission reviewed only original proposal; applicant revised proposal in response to PC recommendation
- **Primary Motion:** *Move to recommend that the Board of County Commissioners deny the rezone and land use amendment request.*
 - Date: September 3, 2025
 - Recommended denial: 6-3, one absence
- **Supporting findings:** Environmental concerns, proximity to Black River, conflict with zoning intent
- **Dissenting findings:** Need for RRI zoning, support for rural industries, incentive for site restoration



Timeline: Next Steps

September 26, 2025: E-brief Sent to Commissioners

October 15, 2025: Board Briefing

November 18, 2025: Board Public Hearings

December 16, 2025: Board Final Action, packaged with Thurston 2045 Com Plan Update

