



Lacey City Council Worksession Agenda

Refer to the bottom of the agenda for meeting information.

Tuesday, February 11, 2025

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgement

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the Medicine Creek Treaty of 1854.

4. Approval of the Agenda

5. Public Comment

Refer to the bottom of the agenda for instructions on how to provide public comment.

6. Agenda Items

A. City Council/Planning Commission Comprehensive Plan Update

Vanessa Dolbee, Community and Economic Development Director

Ryan Andrews, Community Planning Manager

1. Land Use Element: Future Land Use Maps

Hans Shepherd, Senior Planner

2. Transportation Element

Steven Goodsell, Fehr & Peers

3. **Climate Change and Resiliency Element**

Ron Whitmore and Robyn Wong, Raimi Associates
Linsey Fields, Climate and Sustainability Coordinator

4. **Housing Element**

Jennifer Adams, Housing Coordinator

7. Adjourn

Meeting Information:

Attendance (Remote or In-Person)

The public may attend the meeting in-person, or you may view or listen to the meeting using one of the following platforms:

In-Person: Council Chambers at Lacey City Hall
420 College Street SE, Lacey, WA 98503
Zoom: https://us02web.zoom.us/webinar/register/WN_ayK7_TRTQRCpyl0vYCG8qQ
Website: <https://cityoflacey.org/government/public-meetings/>
Facebook: <https://www.facebook.com/cityoflacey>
YouTube: <https://www.youtube.com/watch?v=WmxYMto1kYQ>
Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 826 7537 1738)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items.

Prior to starting your comments, please provide your:

- a. Name
- b. City of residence or connection to the City
- c. Topic or subject matter of your comments

Those wishing to provide verbal public comment may do so in-person or by Zoom:

In-Person: Use the sign-up sheet located in the Council Chambers.
Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:
https://us02web.zoom.us/webinar/register/WN_ayK7_TRTQRCpyl0vYCG8qQ

Instructions and access details will be provided once registration is complete.

Written Public Comment

Public comments may also be submitted by email to PublicComment@cityoflacey.org The commenting period will close two hours before the meeting time.

Written comments will be provided to the City Council electronically prior to the meeting.

Comments will not be addressed during the Council meeting; however, comments received will be added to the official record.



LACEY CITY COUNCIL WORKSESSION

February 11, 2025

SUBJECT: Comprehensive Plan Update

RECOMMENDATION: The City Council and Planning Commission will conduct a joint worksession focused on the update to the Comprehensive Plan. No formal action is requested.

STAFF CONTACT: Rick Walk, City Manager *RW*
Vanessa Dolbee, Director of Community and Economic Development *VD*
Ryan Andrews, Community Planning Manager *RA*
Hans Shepherd, Senior Planner *HS*

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS:

1. 2024-2025 Adopted Planning Commission Work Program
2. Comprehensive Plan Update Schedule

FISCAL NOTE: The update to the Comprehensive Plan is being completed with a combination of City staff and consultants and is supported by a combination of grant funds and City budget.

WORK PLAN GOAL AND STRATEGY: Coordinated and Collaborative Planning – (B)(9)

PRIOR REVIEW: The City Council and Planning Commission have held several briefings and work sessions on the Comprehensive Plan Update which will continue throughout 2025.

BACKGROUND:

On January 23, 2024, the City Council adopted the Planning Commission Work Program for 2024-2025 (see Attachment 1). The primary work program item is an update to the Comprehensive Plan.

RCW 36.70A, the Growth Management Act (GMA) requires every city and county in the state to conduct a mandatory review and update of its Comprehensive Plan and associated development regulations at least once every ten years. This review is intended to address relevant changes in the GMA and respond to changes in land use and population growth. Lacey's statutory deadline to update the Comprehensive Plan is December 31, 2025.

For Lacey, the Comprehensive Plan update process started in 2024. This effort kicked-off with visioning sessions held by the City Council, Planning Commission, and Youth Council. The purpose of these visioning sessions was to guide the priorities surrounding the update within the framework of the GMA and other legislative requirements. Key themes from these sessions highlighted the importance of strong community relationships, abundant parks and natural beauty, the growing need for more walkable commercial activity centers, and the critical issue of affordable housing.

From the visioning sessions, a Community Engagement Plan was developed and reviewed by the Planning Commission, Commission on Equity and the City Council. The aim of this plan was to ensure an inclusive, informative update to the Comprehensive Plan, fostering active community participation and a sense of ownership in the final product. The Community Engagement Plan established a communications strategy around engaging hard to reach audiences and four general “phases” around community engagement—visioning, community priorities, draft plan, and final plan.



In early 2025, the update process shifted from broad community outreach and engagement to a more targeted approach, focusing on the required elements of the Comprehensive Plan and their corresponding draft policies. This is starting with a review of future land use map options which will be presented at the joint meeting. The purpose of the future land use maps is to articulate community priorities across the city and its Urban Growth Area in a broad map that acts as the basis for future land use and zoning decisions. The land use maps will also be reviewed as part of a community-focused open house on February 12. A calendar of events and various meetings are included in the packet as Attachment 2.

Vision and Themes

The Comprehensive Plan is comprised of several elements that, at a high level, articulate the vision of the community. Each element is then implemented at various levels including through our various utility plans, the Capital Facilities Plan, the Transportation Improvement Program (TIP), and implemented by the private sector through development codes and regulations.

The vision is articulated in the following themes identified by the community through public outreach. These broad categories will be interwoven throughout the Comprehensive Plan elements:

1. Transportation Infrastructure and Network Connectivity
2. Public Health, Safety, and Social Services
3. Affordable Housing and Urban Development
4. Sustainability and Environmental Conservation
5. Community Identity, Amenities, and Recreation
6. Economic Growth and Local Businesses

At this meeting, City Council will participate in a work session on the Climate, Transportation and Housing Elements to confirm that the direction of each element is consistent with the vision of the community. Additionally, City Council will be briefed on the significant updates needed to comply with State legislative requirements for each of these elements.

Next Steps

The purpose of this meeting is to:

1. Conduct a joint work session between the City Council and Planning Commission updating progress on the Comprehensive Plan Update.
2. City Council and Planning Commission review the future land use maps.
3. City Council will participate in a work session on the Climate, Transportation and Housing Elements.

The City Council and Planning Commission will continue to conduct work sessions to review and update the Comprehensive Plan through 2025. The next step for City Council will be the review of goals and policies of each element beginning with the Transportation, Climate and Utilities Elements in mid-April.

2024-2025 Planning Commission Work Program				
Priority	Plan Updates	Proposed By:	Description	Anticipated Timeline
High	Comprehensive Plan Outreach	GMA Requirement	Develop and implement a public outreach strategy associated with the 2025 Comprehensive Plan update that encourages the involvement of citizens in the planning process including the participation of vulnerable populations and overburdened communities. Encourage the collaboration and participation of Native American Tribes in the planning process.	Start: Early 2024 Complete: Summer 2025
High	Land Use Element	GMA Requirement	Complete an update to the Land Use Element to revise demographics and projections, integrate economic and housing data, continue focus on sub-area plans and strategies, address the potential consolidation of commercial zones, implement a community-driven process for site-specific rezones.	Start: 2024 Complete: Summer 2025
High	Transportation Element	GMA Requirement	Update to the Transportation Element of the Comprehensive Plan which was last updated in 2012. The update will integrate planning efforts completed since 2012 such as the Pedestrian and Bicycle Plan, Martin Way Corridor Study, and the recommendations of the Depot District Subarea Plan. Address requirements to increase physical activity and reduce per capita vehicle miles traveled.	Start: 2024 Complete: Summer 2025
High	Environmental Element	GMA Requirement	Complete an update to the Environmental Element to integrate requirements for a climate planning element and the Thurston Climate Mitigation Plan (TCMP). Ensure the policies of the TCMP are integrated throughout all comp plan elements. Develop a climate resiliency sub-element containing goals and policies to improve climate preparedness, response and recovery efforts. Address achieving environmental justice and environmental health disparities. Inventory critical areas, and other undevelopable lands. Update the urban forest tree canopy inventory contained in the Urban Forest Management Plan.	Start: 2024 Complete: Summer 2025
High	Economic Development Element	GMA Requirement	Complete an update to the Economic Development Element and Strategy based on the economic analysis completed in 2022.	Start: Currently Underway Complete: Summer 2025
High	Housing Element	GMA Requirement	Complete an update to the Housing Element to integrate the requirements of House Bills 1110,1220, and 1337; the Affordable Housing Strategy; and Housing Action Plan. Identify and address policies to address and undo racially disparate impacts, displacement, and exclusion in housing. Establish anti-displacement policies. Address manufactured home park preservation methods to outline options for preserving a low income and affordable housing type.	Start: Currently Underway Complete: Summer 2025
High	Utilities Element	GMA Requirement	Update the Utilities Element to show the general location, proposed location and capacity of all existing and proposed utilities including telecommunications and ensure coordination with city utility plans. Address special purpose districts that own utility systems.	Start: Early 2025 Complete: Summer 2025
Medium	Capital Facilities Plan	GMA Requirement	Complete an annual update to the Capital Facilities Plan with a focus on the future space needs for City buildings and facilities.	Start: Early 2025 Complete: Spring 2025
Medium	Annual Six Year Transportation Improvement Program Amendment	Annual Requirement	Review and hold a hearing on the 6-year Transportation Improvement Plan (TIP). This is a required item that will be scheduled for Council's action by July of each year.	Start: Spring 2024/2025 Complete: June 2024/2025
Priority	Code Updates			
High	Code Updates to Implement Comprehensive Plan	GMA Requirement	State-Mandated Requirements: Complete an analysis to ensure zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. Ensure that permanent supportive housing or transitional housing is allowed where residences and hotels are allowed. Ensure that indoor emergency shelters are allowed in any zones where hotels are allowed. Ensure that there are no limits to the number of unrelated persons that may occupy a household or dwelling unit. Address limitations on parking for housing units located near transit service. Requirements to Implement the Comprehensive Plan: Consolidate/standardize notice requirements. Address mini-storage uses and ensure that they are located in appropriate zoning districts in the community. Consider the consolidation of similar commercial zoning	Start: Ongoing Complete: Summer 2025
High	Accessory Dwelling Unit Amendments	GMA Requirement	Address requirements of HB 1337 related to Accessory Dwelling Units. Modify the subdivision code to allow unit lot subdivisions allowing a parent lot to be segmented into separately owned unit lots.	Start: Ongoing Complete: Summer 2025
High	Critical Areas Ordinance Amendments	GMA Requirement	Critical areas regulations must be reviewed and updated to incorporate legislative changes and best available science.	Start: Early 2024 Summer: 2025
High	Middle Housing	GMA Requirement	Address requirements of HB 1110 related to Middle Housing.	Start: Ongoing Complete: Summer 2025
Medium	Development Guidelines and Public Works Standards Update	Public Works	Review and amend the Development Guidelines and Public Works Standards which contains standards applicable to all new construction and upgrading of facilities related to transportation, storm drainage, sewer, water, reclaimed water, landscape, and open space facilities. The revisions apply to projects within the City Limits as well as water and sewer projects within the Lacey Urban Growth	Start: Ongoing Complete: Early 2025

COMPREHENSIVE PLAN DUE DATES 2024-25

Comp Plan Objectives:

1. Readable Useable Comp. Plan - that reflects the public's vision
2. Intergrated and relatable from element to element
3. Streamlined with a goal of simplifying and zoning and development standards (to be worked on in future docket cycles).
4. Meet the GMA requirements and all new laws.

Title	Type of Event	Area Responsible for Report	Due Date if needed	Action items/Follow-Up	Status (as of January 24, 2025)
November 2, 2024 - Winterfest Outreach Event	Outreach Event				Complete
November 19, 2024 – Youth Council Meeting	Engagement Meeting	Ryan			Complete
December 3, 2024 – Youth Council Meeting	Engagement Meeting	Ryan			Complete
December 11, 2024 – Planning Commission	Comp Plan Vision, Themes, Goals Land Use discussions, covering Planning, Transportation, and Outreach	All			Complete

Title	Type of Event	Area Responsible for Report	Due Date if needed	Action items/Follow-Up	Status (as of January 24, 2025)
January 8, 2025 – Planning Commission	Map	All			Complete
January 21, 2025 – Youth Council	Survey Results	Ryan			Complete
January 27, 2025 – Commission on Equity	Survey Results	Ryan			Complete
February 11, 2025 – Joint Council & Planning Commission Meeting	Special time – work plan	Hans Ryan			
February 12, 2025 - Open House Comp Plan	Open House before the Planning Commission mtg.	All			
April 9, 2025 – Element – Transportation/Climate/Utilities	Planning Commission	Linsey			
April 15, 2025 – Council Worksession - Element – Transportation/Climate/Utilities	Worksession for Council Meeting	Linsey			
April 23, 2025 – Element – Land Use/Housing	Planning Commission	Jennifer			
May 6, 2025 at 9:00 a.m. – Element – Land Use/Housing	Worksesison for Council Meeting	Jennifer			
May 14, 2025 – Element – Land Use/Economic Development	Planning Commission	Wesley			

Title	Type of Event	Area Responsible for Report	Due Date if needed	Action items/Follow-Up	Status (as of January 24, 2025)
May 20, 2025 – Council Worksession - Element Land Use/Economic Development	Worksession for Council Meeting	Wesley			
May 26, 2025 – Equity Commission – Full Review	Full Review of Plan	All			
June 2, 2025 – Public Release of Plan	Public Release	All			
June 2, 2025 - SEPA Review Begins		All			
June 30, 2025 – End of Public Review	End of Public Review	All			
July 23, 2025 – Draft Comp Plan Public Hearing	Public Hearing	All			
August 13, 2025 – Planning Commission Recommendation	Planning Commission Meeting	Ryan Hans			
August 19, 2025 – City Council Meeting? - Planning Commission Recommendation - Briefing	Recommendation of plan and review of briefing	Ryan Vanessa			
September 2, 2025 – Council Briefing on recommendation and discussion	City Council Meeting	Ryan Vanessa			

[illegible]