



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, April 9, 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 Agenda and Consent Agenda Items

- A. Approval of Agenda
- B. Approval of March 12, 2025 meeting minutes
 - 1. March 12, 2025 Minutes

5. Public Comment

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

6. Commission Members' Reports

7. Department Report

8. Public Hearing

9. New Business

- A. **Reclaimed Water Plan: Gagan Brar, Utility Engineer.** The Planning Commission will receive a briefing from staff and review the Reclaimed Water Plan. No formal action from the Planning Commission is requested.

1. Reclaimed Water Plan Staff Report

10. Old Business

- A. **Comprehensive Plan Climate Element: Linsey Fields, Climate and Sustainability Coordinator.** The Planning Commission will review the draft goals and policies for the Climate Element of the Comprehensive Plan which include the Greenhouse Gas Reduction and Climate Resilience Sub-Elements.
 1. Climate Attachments
- B. **Comprehensive Plan Future Land Use Maps: Hans Shepherd, Senior Planner.** The Planning Commission will review the scoring of community and property-owner suggested land use and zoning changes which will inform amendments to the Future Land Use Maps being developed for the Land Use Element of the Comprehensive Plan.
 1. Future Land Use Maps Attachments

11. Communications and Announcements

- A. Planning Commission Schedule

12. Next Meeting-April 23, 2025

13. Adjournment

Attendance and Public Comment

Attend 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_xnt-7rtuTmyT-YluypoyDA
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=uk6OdEbQP5k
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 831 2019 6653)

Verbal Public Comment

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

In-Person:	Use the sign-up sheet located at the meeting location.
Zoom:	Preregister using the following Zoom link no later than two hours prior to the meeting:

https://us02web.zoom.us/webinar/register/WN_xnt-7rtuTmyT-YluypoyDA

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

MINUTES

Lacey Planning Commission Meeting
Wednesday, March 12, 2025 – 6:00 p.m.
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

The meeting was called to order at 6:00 p.m. by Tonya Moore

Planning Commission members present: Tonya Moore, Kyrian MacMichael, Spencer Zeman, Robert Lane, Judith Doyle, & Gail Madden. Staff present: Ryan Andrews, Hans Shepherd, Tom Stiles, and Erin Skelley.

Tonya noted a quorum present. Kyrian read the Land Acknowledgement.

Robert Lane made a motion, seconded by Spencer Zeman to approve the agenda for tonight's meeting. Kyrian MacMichael made a motion, seconded by Robert Zeman to approve March 12th minutes. All were in favor, both motions carried.

- 1) **Public Comments:** None
- 2) **Commission Members Reports:** Kyrian MacMichael commended Police Chief Almada for making the City very welcoming and reducing crime by 10%. Spencer Zeman spoke with the Incident Report Unit from Fire District 3. The spoke about responses to mental health incidents and how incredible it is to have the resources to help through donations and collaborations from the community.
- 3) **Department Report:** Ryan Andrews stated that Jennifer Mangione was recommended for appointment by Mayor Ryder to be the final Planning Commissioner. She is currently working towards her Masters in Urban Planning. Her formal appointment will be conducted at the City Council meeting scheduled for March 18, 2025.
- 4) **New Business:** None
- 5) **Old Business:**
 - A. **Development Guidelines and Public Works Standards Follow-Up: Tom Stiles, Development Review Manager.** Tom briefed the Planning Commission on potential additional updates to the Development Guidelines and Public Works Standards as a result of review by the City Council the development community in preparation for a future public hearing.
 - B. **Comprehensive Plan Future Land Use Maps: Hans Shepherd, Senior Planner.** The Planning Commission reviewed the draft scoring rubric for community and property-owner suggested land use and zoning changes. The rubric will be used to inform amendments to the Future Land Use Maps being developed for the Land use Element of the Comprehensive Plan.
- 6) **Communications and Announcements:** Ryan Andrews went over the Planning Commission schedule.
- 7) **Next Meeting:** March 26, 2025
- 8) **Adjournment:** 7:03 PM

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube: <https://www.youtube.com/watch?v=20iMeCA4Ofk>



Planning Commission Staff Report April 9, 2025

SUBJECT: RECLAIMED WATER PLAN

RECOMMENDATION: Receive a briefing from staff and review the Reclaimed Water Plan. No formal action from the Planning Commission is requested as the Plan will supplement a future update to the Wastewater Comprehensive Plan.

STAFF CONTACT: Ryan Andrews, Community Planning Manager *RA*
Gagan Brar, Utility Engineer *GSB*

ORIGINATED BY: Public Works – Water Resources

ATTACHMENTS: [Reclaimed Water Plan](#)

PRIOR REVIEW: None

BACKGROUND:

The City of Lacey's Public Works/Water Resources division (City) has completed a Reclaimed Water Plan (RWP) with the help of Carollo Engineers (Consultant). The plan has been developed to ensure the efficient and sustainable use of reclaimed water in our community. As part of our ongoing efforts to address water conservation, reduce reliance on potable water, and improve environmental sustainability; this plan outlines strategies for the expansion, implementation, and utilization of reclaimed water throughout the city.

The RWP encompasses the current state of the reclaimed water utility, detailing available reclaimed water, its current usage, and planning parameters for infrastructure needed to meet the City's forecasted reclaimed water demand. It also defines the best use of Class 'A' reclaimed water as growth continues.

Wastewater from the City is treated by the LOTT Clean Water Alliance (LOTT) at two of their wastewater treatment plants (Budd Inlet Treatment Plant and The Martin Way Reclaimed Water Plant). The Martin Way Reclaimed Water Plant produces Class 'A' reclaimed water which is the highest class of reclaimed water in Washington. The Washington State Department of Ecology (Ecology) and Department of Health regulate Reclaimed water based on Chapter 173-219 WAC, which was promulgated in 2018. Ecology defines Class A reclaimed water as "at a minimum, is at all times an oxidized, coagulated, filtered, disinfected wastewater" (WAC 173-219, 2018).

The City of Lacey currently receives a portion of the reclaimed water produced at LOTT's Martin Way Reclaimed Water Treatment Plant which is located within Lacey city limits. This plan identifies potential customers and system infrastructure needed to use its reclaimed water supply. Under current conditions, all of the City's allocation of reclaimed water is used for the mitigation of water rights at the Woodland Creek Groundwater Recharge Facility; thus, the plan has no recommended infrastructure. In the future, the City projects, with an increase in population, additional reclaimed water will be available for further uses.

The initial draft of the RWP has been reviewed and commented on by both internal stakeholders (City Staff) and external stakeholders, including the City of Olympia, the City of Tumwater, LOTT, and the Nisqually Indian Tribe. The plan has been updated based on their comments.

The Reclaimed Water Plan will be included as an appendix to the City's Wastewater Comprehensive Plan (WWCP), which is currently under development and will be formally adopted in the future.

NEXT STEPS:

Staff recommends that the Planning Commission review the RWP. The next step is to attach the RWP as a supplement to a future update to the Wastewater Comprehensive Plan as an appendix enabling it to be formally adopted within the in-progress WWCP update.



Planning Commission Staff Report - 3

April 9, 2025

SUBJECT: Comprehensive Plan Series: Climate Element Draft Goals and Policies

RECOMMENDATION: Staff will present draft goals and policies for the Climate Element of the Comprehensive Plan update for review; no formal action required.

STAFF CONTACT: Vanessa Dolbee, Community & Economic Development Director
Ryan Andrews, Community Planning Manager *RA*
Linsey Fields, Climate and Sustainability Coordinator *LF*

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS:

1. Greenhouse Gas Sub-Element Draft Goals and Policies
2. Climate Resilience Sub-Element Administrative Draft Policy Framework
3. Previous Staff Reports in Comprehensive Plan Series

PRIOR REVIEW: The Planning Commission was last briefed on the Climate Element of the Comprehensive Plan as part of the Joint Meeting with the City Council on February 26th, 2025.

BACKGROUND:

The Growth Management Act (GMA) requires every city to review and update 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.

HB 1181 "Improving the state's response to climate change by updating the state's planning framework" signed into law in 2023 further identifies and defines a new element of the Comprehensive Plan, which requires cities and counties to create a Climate Element containing two sub-elements: the Greenhouse Gas (GHG) Reduction Sub-Element and the Climate Resilience Sub-Element.

Within the Comprehensive Plan, the requirements of the Climate Element will be addressed through a combination of listed goals and policies. These draft goals and policies are attached to this staff report for review.

GHG Reduction Sub-element:

This sub-element requires that each planning jurisdiction pursue one of three pathways. Pathway one: conduct a GHG emissions estimate, Pathway two: conduct a vehicle miles traveled (VMT) study, or Pathway three: conduct a GHG emission inventory. The city chose to pursue pathway three, creating a Greenhouse Gas Emissions Inventory, as this inventory was already completed in partnership with the Thurston Climate Mitigation Collaborative.

The emissions inventory pathway begins with modeling to help determine all of the GHG emission sources within a city or county and the relative amounts of emissions from each source. This enables the city to establish an emissions baseline to develop reduction targets and choose effective mitigation goals and policies. Developing an emissions inventory will also enable a jurisdiction to track progress. The city has utilized the Thurston County 2022 Inventory as its baseline year.

Total GHG emissions in Thurston County are estimated at 3.26 million metric tons of carbon dioxide equivalent (MTCO₂e). The overall breakdown is similar to prior years, with Buildings and Energy accounting for 54% of emissions and the Transportation Sector accounting for 36%. The other sectors are Agriculture (3%), Fugitive Emissions (3%), Solid Waste (3%), and Wastewater (1%).

The city then reviewed current policies, including the Thurston Climate Mitigation Plan and state mandates, to form the draft goals and policies framework. These goals are divided into two categories: community goals and organizational goals.

Community goals include goals 1-6 found in Attachment 1 "GHG Sub-element draft goals and policies"; with the intention of creating policies that reduce GHG emissions in our two largest sectors: buildings/energy and transportation. The seventh goal is an organizational goal and state mandate that requires the city operations to be net-zero by 2050. The corresponding policies under each goal are written as potential future policies or to maintain current policies/programs to reach our goals.

Climate Resilience Sub-Element:

Commerce's guidance adapts the U.S. Climate Resilience Toolkit's "Steps to Resilience" framework and integrates additional best practices recommended by the Association of Washington Cities (AWC), Municipal Research and Services Center of Washington (MRSC), American Planning Association (APA), and other organizations.

The city has been working with our consultants Raimi + Associates since September 2024 to follow the Department of Commerce's guidance and steps to create a Resilience Sub-Element.

As a foundation for the resilience work our consultants and city staff conducted listening sessions with community organizations, conducted a vulnerability and risk assessment,

audited current policies and plans, and collected feedback from our community during an open house. The current resilience administrative framework is built on this previous work and includes staff review and feedback.

The vulnerability and risk assessment identifies potential climate hazard impacts that will affect Lacey and determines the impact of these hazards on key assets and populations within the city and its urban growth area (UGA). This analysis helps identify areas where additional adaptation strategies are needed to mitigate the negative impacts of climate change and guides the development of goals and policies for the Resilience Sub-Element.

The assessment found that overall, Lacey has a low level of vulnerability and risk associated with climate change, but hazards like severe weather events, extreme heat events, and impacts from wildfire smoke are top priorities to plan for over the coming decade to address climate change impact to our community.

Utilizing this assessment, the Hazard Mitigation Plan, and the Department of Commerce's guidance, Raimi + Associates identifies 12 community goals and corresponding policies; those can be found in Attachment 2, "Administrative Draft Policy Framework".

NEXT STEPS:

At the April 9th Planning Commission Meeting, Commissioners will have the opportunity to review and provide feedback on the Climate Sub-Element goals and policies. Following this review, City staff will present these drafts to the City Council as well and refine these frameworks based on feedback. The draft goals and policies will be further reviewed by the public as part of the release of the draft Comprehensive Plan Update set for release in early summer.

Goal/Policy Signpost	Goal/Policy Text	Community Goal	Legal Requirement or Mandate	New or Existing	Related Elements
GOAL 1	Implement the Thurston Climate Mitigation Plan	1,4,5	Net Zero by 2050 (RCW 70A.45.020)	Existing	Transportation, Land Use, Capital Facilities, Housing
Policy 1. A	Explore local funding sources for the Thurston Climate Mitigation Plan strategies and actions.				
Policy 1. B	Partner with and support the Thurston Climate Mitigation Collaborative's climate work.				
GOAL 2	Reduce GHG emissions by incentivizing the use of renewable energy, conservation, and efficiency technologies and practices in buildings.	2,3,4,5	Clean Buildings Act (WAC194-50)	New	Land use, Utilities, Capital Facilities, Housing
Policy 2. A	Prioritize the use of lower-carbon building materials in new construction and building retrofits to reduce embodied carbon.				
Policy 2. B	Maintain and explore subsidies for low-income and overburdened communities to complete energy-				

	efficient housing upgrades.				
Policy 2. C	Prioritize the preservation and weatherization of housing in overburdened communities, particularly at higher densities, to reduce emissions and increase resilience.				
GOAL 3	Develop guidelines for the adaptive reuse of buildings.	3,4,5	HB 1181 (RCW 36.70A).	New	Land Use, Housing
Policy 3. A	Recognize the emission-reduction benefits of retaining existing buildings.				

GOAL 4	Increase tree canopy cover to boost carbon sequestration, while increasing solar access, where practicable.	2,4,5	HEAL Act (RCW 70A.02.005), HB 1181 (RCW 36.70A), Net Zero by 2050 (RCW 70A.45.020)	Existing-Environmental Element 2016 Comp Plan	Land Use, Capital Facilities, Utilities.
Policy 4. A	Improve and preserve urban forest canopy to maximize or conserve carbon storage.				
Policy 4. B	Implement critical areas regulations to maintain or increase these natural areas carbon concentrations and avoid conversion of carbon-rich ecosystems.				
Policy 4. C	Consider solar panels incentives on buildings with the large rooftops.				
Policy 4. D	Partner with Puget Sound Energy and other jurisdictions to support local microgrid solar and battery storage facilities in low-impact sites.				
Policy 4. E	Prioritize the goals and policies in the Urban Forestry Management Plan.				
Policy 4. F	Update the Urban Forestry Management				

	Plan every 5 years starting in 2026.				
GOAL 5	Reduce vehicle miles traveled.	1,2,4,5	HB 1181 (RCW 36.70A), Net Zero by 2050 (RCW 70A.45.020)	New	Transportation, Land Use, Capital Facilities, Housing
Policy 5. A	Prioritize and support Intercity Transit to develop more efficient transportation routes and transit expansion through joint planning.				
Policy 5. B	Reduce parking requirements where there are multimodal options available.				
Policy 5.C	Implement multimodal transportation planning to reduce single-occupancy vehicle dependence and greenhouse gas emissions.				
Policy 5. D	Implement a safe, well-connected, and attractive bicycle and pedestrian transportation network through prioritizing				

	projects in the Lacey Pedestrian and Bicycle Plan				
Policy 5. E	Increase multimodal capacity in strategic locations, including the Martin Way corridor and neighborhood commercial districts.				
Policy 5. F	Starting in 2026, conduct a vehicle miles traveled study with specific reduction goals. Update this plan every 5 years to measure progress toward goals.				
Policy 5. G	Provide low-income residents subsidies to purchase electric bicycles.				
GOAL 6	Support increased urban density and housing diversity	1-6.	HB 1181 (RCW 36.70A), Middle Housing Requirements (RCW 36.70A.635)	Existing	Transportation, Land Use, Housing, Capital Facilities
Policy 6. A	Prioritize and encourage infill development.				

Policy 6. B	Support efforts to encourage more middle housing types.				
Policy 6. C	Discourage land use amendments that do not maintain existing densities. Support additional development opportunities in areas well-served by transit and other services.				
Policy 6. D	Consider reducing the number of parking spaces near transit-oriented development to encourage use of transit and decrease single-occupancy vehicle travel.				
Organizational Goals					
GOAL 7	The City of Lacey will strive to reduce Greenhouse Gas Emissions to 45% below 2022 levels by 2035; reduce to 75% below 2022 levels by 2040 and achieve Net-Zero by 2050.	4	Net Zero by 2050; Clean Vehicle Standards (RCW 70A.30.010); Clean Buildings Act (WAC194-50)	New	Transportation, Land Use, Capital Facilities, Housing, Utilities, and Climate.
Policy 7. A	Create building de-carbonization plans for the Operation and Maintenance Center				

Policy 7. B	Retrofit city-owned buildings for energy efficiency and conduct energy audits on city facilities.				
Policy 7. C	Phase out natural gas use in existing publicly owned facilities by 2040.				
Policy 7. D	Convert public fleets to zero-emission vehicles by 2040 and develop supporting infrastructure and programs.				
Policy 7. E	Support commute trip reduction measures for city employees, including remote work policies and active transportation programs.				
Policy 7. F	Starting in 2027, every three years, conduct a Greenhouse Gas Emissions inventory for city operations to measure its progress toward net-zero.				

Community Priorities – Key

Create connected neighborhoods where people can walk and bike easily	1
Establish City services and infrastructure that promote public health and safety	2
Develop spaces for a diversity of housing types and income levels that enhances our built environment	3
Preserve our natural resources and focus on environmentally sustainable practices	4
Build a compelling community identity with family-friendly parks, amenities and diverse activity centers	5
Promote economic vitality and support commercial areas so local businesses can thrive	6

2nd Administrative Draft Policy Framework

City of Lacey Resilience Sub-Element



March 21, 2025
Prepared by Raimi + Associates

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Introduction

Purpose of the Policy Framework

This Administrative Draft Policy Framework identifies an initial set of Resilience Sub-Element goals and policies for discussion with City staff. This Policy Framework was refined in collaboration with City staff and with input from the community. It will serve as the foundation for the Resilience Sub-Element.

Other than the Introduction, there are two main parts to this Administrative Draft. The “Policy Foundations” section introduces and summarizes the work that informed the development of the “Policy Framework.”

Resilience Sub-Element

The State Growth Management Act (Chapter 36.70A.020) establishes fifteen goals that comprise the basis of all comprehensive plans. As part of HB 1181, the State legislature added the “climate change and resiliency” goal in 2023:

14. Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

HB 1181 requires that Lacey develop a Resilience Sub-Element of the Climate Element as part of the Comprehensive Plan. According to the Department of Commerce (Commerce), climate resilience is the ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts on our natural systems, infrastructure, and communities. Washington’s cities and counties can build climate resilience by implementing a mix of preparedness, response, and recovery policies, including mitigating natural hazards, adapting to unavoidable impacts, and restoring degraded natural areas that provide key ecosystem services.

HB 1181 requires that the Resilience Sub-Element contain at least one climate resilience goal and policy for each climate-exacerbated hazard relevant to Lacey. The goals and policies of the Resilience Sub-Element must:

- Address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns.
- Identify, protect, and enhance natural areas to foster climate resilience, as well as areas of vital habitat for safe species migration.

- Identify, protect, and enhance community resilience to climate impacts, including social, economic, and built-environment factors, which support adaptation to climate impacts consistent with environmental justice.

The Resilience Sub-Element will align with the Greenhouse Gas Emissions Reduction Sub-Element as well as other Elements of the Comprehensive Plan, which are being updated concurrently.

Policy Foundations

Commerce recommends three pathways that jurisdictions can take to develop the Resilience Sub-Element: 1) select and/or adapt existing goals and policies; 2) develop new goals and policies; and 3) update the Hazard Mitigation Plan (HMP) and adopt it into the Comprehensive Plan. For Lacey's Resilience Sub-Element, the City is adapting existing goals and policies and developing new ones. The Regional HMP and its Lacey Annex informed the development of this Policy Framework, but they will not be adopted by reference into the Comprehensive Plan.

The goals and policies in this Policy Framework are based on findings from all of the previous work completed for the Resilience Sub-Element, as detailed below.

Plan and Policy Audit

The Plan and Policy Audit assessed existing City and regional plans related to climate resilience. The assessment was completed as a matrix of goals, policies, actions, projects, and other information that identifies gaps, maladaptation policies, and considerations when drafting goals and policies for the Resilience Sub-Element of the Lacey Comprehensive Plan. The selection of plans and policies reviewed was based on the Washington Department of Commerce's Climate Element Planning Guidance as well as recommendations from City staff. The following seven documents were reviewed:

- Lacey Comprehensive Plan (2016)
 - Economic Development Element
 - Housing Element
 - Environmental Element
 - Utilities Element
 - Shoreline Master Program (2021)
- Hazards Mitigation Plan for the Thurston Region (4th Edition) (2023) and City of Lacey Annex to the Hazards Mitigation Plan for the Thurston Region (4th Edition) (2024)
- Lacey Parks Culture & Recreation Comprehensive Plan (2023)
- Lacey Urban Forest Management Plan (2021)
- Lacey Government Facilities Master Plan (2023)
- Lacey Stormwater Comprehensive Plan (2020)
- 2030 Transportation Plan (2012).

Recommendations from the Plan Policy Audit include:

- Incorporate stormwater management measures from the Stormwater Comprehensive Plan.
- Incorporate adapted measures from the Regional Hazard Mitigation Plan (HMP) and its Lacey Annex.
- Prioritize measures to increase the resilience of vulnerable communities.
- Add measures to reduce wildfire impacts.
- Add measures to address heat impacts.

- Consolidate detailed policies in departmental plans into higher-level policies in the Resilience Sub-Element.

Climate Vulnerability and Risk Assessment

The Lacey Climate Vulnerability and Risk Assessment (Assessment) is a high-level evaluation of the climate-related hazards that affect the city, as required by state law HB 1181. Specifically, the Assessment identifies potential climate hazard impacts that will affect Lacey and determines the impact of these hazards on key assets and populations within the city and its urban growth area (UGA). This analysis helps identify areas where additional adaptation strategies are needed to mitigate the negative impacts of climate change and guides the development of goals and policies for the Resilience Sub-Element. Key findings include:

Priority Climate-Related Hazards:

- Overall, Lacey has a low level of vulnerability and risk associated with climate change hazards.
- Severe weather (extreme storms, wind, cold) is a priority hazard based on historical events and the breadth of the impacts on people and assets.
- Extreme heat is a priority hazard and should be considered separately from the other types of severe weather when crafting policy.
- Wildfire smoke causes few impacts on assets but many serious impacts to people, particularly vulnerable populations.
- Reassess wildfire risk when better mapping is available.

Population Vulnerabilities:

- Household characteristics, specifically age and health status, are a leading factor in the climate vulnerability of Lacey residents.
- Housing and transportation characteristics, especially those related to insulation and cooling/ventilation, are the second greatest source of climate vulnerability of Lacey residents.
- People experiencing homelessness are extremely vulnerable to climate change impacts.

Sector Vulnerabilities:

- The electrical grid is a significant infrastructural vulnerability.
- Existing buildings are vulnerable to heat and wildfire smoke.

Community Engagement

Fall 2024 Survey

The online survey for the Comprehensive Plan conducted in the Fall of 2024 included two questions related to climate resilience. In order of priority, respondents identified the following climate-related hazards they have observed in their community: warmer temperatures / heat waves (37% of respondents), wildfires or wildfire smoke (24%), heavy rain events and flooding (20%), and drought (17%). A majority of respondents said that natural resources, such as trees and lakes, are the most important assets in their community to protect from the impacts of climate change.

Fall 2024 Listening Sessions

In November and December 2024, three, 45-60 minute Listening Sessions were held with community leaders and key stakeholders. The purpose of the Listening Sessions was to learn about local experiences with climate change, priorities for climate hazard preparation, important assets to protect, and ideas for how to make Lacey more climate resilient. Findings from these sessions are summarized in the Listening Sessions, Round 1 Summary document.

Winter 2025 Open House

On February 12, 2025 the City hosted an Open House at City Hall to introduce the public to all the elements that are part of the Comprehensive Plan update. At the Resilience Sub-Element station, attendees provided feedback on a poster of the 14 goals from the draft Policy Framework. Attendees were invited to share whether they agreed with the draft goals, the goals needed refinement, and/or there were any goals they thought were missing.

Department of Commerce Climate Policy Explorer

The Department of Commerce created the Climate Policy Explorer of more than 200 model climate goals and supportive policies from more than a 100 climate planning resources (<https://experience.arcgis.com/experience/dd012fae9fad4a309b0d89e3c13016e5>). The Policy Explorer was used to identify goals and policies that are consistent with Lacey priorities, which were then adapted to reflect local conditions.

Policy Framework

How to Read

To facilitate review of draft goals and policies, this Administrative Draft of the Policy Framework is organized as a table below that includes supplemental information about each goal and policy. Subsequent drafts of the Policy Framework may not include all of this information, and the Resilience Sub-Element will likely only include the goal and policy text (the first two columns of the table). The Resilience Sub-Element will also include Implementation Strategies.

The Goals and Policies table is organized by the following goal areas:

1. Outreach and Education
2. Community Leadership
3. Resilience Resources
4. Up-to-date Data, Analysis, and Planning
5. Resilient Land Use
6. Nature-Based Resilience
7. Thriving Urban Forest
8. Resilient Development Standards
9. Resilient Infrastructure
10. Resilient Transportation
11. Resilient Facilities
12. Accessible Shelters

Each row in the table is dedicated to a single goal or policy. To facilitate review of draft goals and policies, columns in each row include:

- **Goal/Policy Signpost:** a shorthand summary of the goal or policy
- **Goal/Policy Text:** the full text of the draft Comprehensive Plan goal or policy
- **Sources:** which Policy Foundations introduced above informed the drafting of the goal or policy
- **Co-benefits:** which of the 13 co-benefits identified by Commerce are associated with the goal or policy
 - **Emissions** = Reduces emissions
 - **Sequesters** = Sequesters carbon
 - **Salmon** = Improves salmon recovery
 - **Economic** = Promotes economic development
 - **Equity** = Promotes equity and justice
 - **Savings** = Provides cost savings
 - **Ecosystem** = Provides ecosystem services
 - **Tribal** = Protects tribal treaty rights
 - **Health** = Improves public health and well-being
 - **Air** = Improves air quality
 - **Knowledge** = Builds community knowledge
 - **Water** = Protects water quality

- **Housing** = Supports housing supply and diversity
- **Sectors:** which of the 11 asset sectors identified by Commerce the goal or policy addresses
 - **Ag & Food:** Agriculture & Food Systems (production and distribution, including food processing in industrial areas and community gardens in urban areas)
 - **Energy:** Buildings & Energy (includes generation, transmission, and consumption)
 - **Cultural:** Cultural Resource & Practices (includes historic sites and cultural resources and practices)
 - **Economic:** Economic Development (includes business continuity, opportunities)
 - **Emergency:** Emergency Management (includes preparedness, response, recovery)
 - **Well-being:** Health & Well-being (includes community well-being, equity, and engagement)
 - **Ecosystems** (includes terrestrial and aquatic species, habitats, and services)
 - **Transportation** (includes multimodal travel and infrastructure)
 - **Waste:** Waste Management (includes materials recycling and disposal)
 - **Water:** Water Resources (includes water quality and quantity)
 - **Development:** Zoning & Development (includes site use, design, and other development facets)
- **Related Elements:** other Comprehensive Plan Elements that are related to the goal or policy:
 - Land Use
 - Environment/Climate Change
 - Stormwater
 - Housing
 - Transportation
 - Parks, Culture, and Recreation
 - Capital Facilities
 - Utilities: Wastewater
 - Utilities: Reclaimed Water
 - Water System
 - Private Utilities
 - Economic Development.

Goals and Policies

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
GOAL 1: Outreach and Education	Ensure public awareness of current and future climate hazard risks, hazard-specific adaptation steps to take, resources available, multi-hazard emergency preparedness, and evacuation options	HMP Thurston Region HMP Lacey Annex Listening Sessions	Equity Health Knowledge	Emergency Well-being	
Policy 1.A: Focus outreach on the most vulnerable	Target outreach and education about climate change threats and resilience strategies to the most vulnerable neighborhoods and residents, including materials translated and culturally contextualized for residents whose first language is not English	HMP Lacey Annex Listening Sessions DoC Policy Explorer	Equity Health Knowledge	Emergency Well-being	

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 1.B: Tailor outreach to property owners	Tailor outreach and education for property owners, particularly those in high hazard areas (e.g., Wildland-Urban Interface (WUI) areas), with a focus on land management and building retrofitting	HMP Lacey Annex Listening Sessions DoC Policy Explorer	Health Knowledge Housing	Emergency Well-being Development	Land Use Housing
Policy 1.C: Tailor outreach to the private sector	Tailor outreach and education to nonprofits, faith communities, businesses, and civic organizations	HMP Lacey Annex	Economic Health Knowledge	Economic Emergency Well-being Development	Land Use Economic Development
Policy 1.D: Tailor education to youth	Educate children and young adults about climate change and the co-benefits of resilience	Open House	Knowledge	Well-being	
GOAL 2: Community Leadership	Recruit, train, and support cadres of community resilience volunteers	HMP Thurston Region HMP Lacey Annex Listening Sessions	Health Knowledge	Emergency Well-being	

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 2.A: Recruit environmental stewards	Recruit and support volunteers to monitor and enhance ecosystem health, including shoreline areas, riparian zones, and forests	Stormwater Comprehensive Plan Listening Sessions	Salmon Ecosystems Health Knowledge Water	Well-being Ecosystems Water	Environment/ Climate Change Parks, Culture, and Recreation
Policy 2.B: Recruit emergency response volunteers	Recruit and support volunteers with specific roles during hazard events, including neighborhood-specific leaders, radio operators, emergency response teams, and volunteers to attend to the unique needs of the most vulnerable residents, including translation and interpretation	HMP Thurston Region HMP Lacey Annex Listening Sessions Open House	Equity Knowledge	Emergency Well-being	

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 2.C: Build community partnerships	Build partnerships with community-based organizations that educate and empower diverse coalitions of residents to implement climate resilience actions	DoC Policy Explorer	Equity Knowledge	Emergency Well-being	
GOAL 3: Resilience Resources	Ensure that the City has adequate funding and staffing to implement climate resilience goals and policies	HMP Thurston Region	Savings	Emergency Well-being	
Policy 3.A: Pursue available funding	Leverage FEMA hazard mitigation formula grants and apply for mitigation assistance grants to finance resilience projects	HMP Thurston Region Open House	Savings	Emergency	
Policy 3.B: Fund climate resilience	Prioritize climate resilience funding and staffing in City budgets	DoC Policy Explorer	Savings		
Policy 3.C: Advocate for State and federal support	Advocate for State and federal policies and funding that support resilience to climate change	Environmental Element		Emergency	

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
GOAL 4: Up-to-date Data, Analysis, and Planning	Use the most up-to-date data and analysis to regularly monitor changes in climate hazard impacts and related forecasts and to update resilience plans and strategies accordingly	Shoreline Master Program	Knowledge	Emergency	
Policy 4.A: Expand technical partnerships	Partner with state and federal agencies, colleges, universities, and nongovernmental organizations to better understand and prepare for climate hazards	HMP Thurston Region		Well-being	
Policy 4.B: Reflect climate risk in the HMP	Update climate impacts risk assessments and policies in the hazard mitigation plan, with increasing focus on wildfire smoke and urban heat resilience	DoC Policy Explorer	Health	Emergency	

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 4.C: Plan for post-disaster recovery	Prepare plans that guide post-disaster recovery, including changes in land use, modifications to infrastructure and facilities, and resilient development standards	HMP Thurston Region	Economic Equity Savings Knowledge	Economic Emergency Development	Land Use Housing Transportation Capital Facilities Utilities Water System Economic Development
GOAL 5: Resilient Land Use	Prioritize resilience when planning future land uses	Economic Development Element Housing Element Shoreline Master Program	Sequesters Ecosystem Water	Emergency Ecosystems Water Development	Land Use Environment/ Climate Change Housing Parks, Culture, and Recreation

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 5.A: Implement the Shoreline Master Program	Implement the Shoreline Master Program with a focus on using strategies that promote natural functions and processes over concepts that require structural modification	Shoreline Master Program	Sequester Ecosystem Water	Ecosystems Water	Land Use Environment/ Climate Change Parks, Culture, and Recreation
Policy 5.B: Complement shoreline processes	Ensure that development complements and does not interfere with natural shoreline processes, anticipating changes in shoreline ecosystems due to climate change	Shoreline Master Program	Sequester Ecosystem Water	Ecosystems Water	Land Use Environment/ Climate Change Parks, Culture, and Recreation
Policy 5.C: Prioritize infill	Prioritize denser infill development over greenfield development to avoid encroachment on potential hazard areas	Economic Development Element Housing Element DoC Policy Explorer	Housing	Emergency Development	Land Use Housing
Policy 5.D: Avoid development hazard-prone areas	Avoid new or intensified development in hazard-prone areas	HMP Thurston Region	Housing	Emergency Development	Land Use

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 5.E: Preserve hazard-prone areas and buffers	Limit development on or acquire undeveloped hazard-prone areas and natural hazard buffer areas	Stormwater Comprehensive Plan	Sequester Ecosystem Housing	Emergency Ecosystems Development	Land Use Environment/ Climate Change Parks, Culture, and Recreation
GOAL 6: Nature-Based Resilience	Expand and preserve ecosystems, natural habitat, and open space to reduce risks from flooding, wildfire, extreme heat, or other hazards	Parks Culture & Recreation Comprehensive Plan (2023) HMP Thurston Region Listening Sessions Survey DoC Policy Explorer	Sequesters Salmon Ecosystem Water	Emergency Ecosystems Water	Land Use Environment/ Climate Change Parks, Culture, and Recreation
Policy 6.A: Manage forests for resilience	Develop and implement forest management strategies that reduce wildfire risk	Stormwater Comprehensive Plan Listening Sessions	Sequesters Ecosystem	Emergency Ecosystems	Environment/ Climate Change Parks, Culture, and Recreation

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 6.B: Restore and protect riparian ecosystems	Restore and protect riparian ecosystems to reduce erosion and flooding during storm events	Stormwater Comprehensive Plan DoC Policy Explorer	Salmon Water	Emergency Ecosystems Water	Environment/ Climate Change Parks, Culture, and Recreation
Policy 6.C: Vegetate shorelines	Vegetate shorelines with materials supportive of natural shoreline functions and that will help maintain and improve water quality and habitat	Shoreline Master Program	Sequesters Ecosystem Water	Ecosystems Water	Environment/ Climate Change Parks, Culture, and Recreation
Policy 6.D: Plan for ecosystem resilience	Create and support natural resource management plans that address existing stressors, consider climate change impacts, increase resilience, and guide adaptive management	Open House DoC Policy Explorer	Sequesters Ecosystem	Ecosystems	Environment/ Climate Change

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
GOAL 7: Thriving Urban Forest	Expand and maintain the urban tree canopy/forest to maximize resilience to heat, drought, wildfire, and other hazards	Environmental Element Parks Culture & Recreation Comprehensive Plan (2023) Lacey Urban Forest Management Plan (2021) Listening Sessions Open House DoC Policy Explorer	Sequesters Ecosystem Health	Emergency Well-being Ecosystems	Environment/ Climate Change Transportation Parks, Culture, and Recreation
Policy 7.A: Grow the urban forest	Implement the Urban Forest Management Plan and update it as conditions change and new information is available	Lacey Urban Forest Management Plan (2021) Listening Sessions Open House	Sequesters Ecosystem Health	Well-being Ecosystems	Environment/ Climate Change Transportation Parks, Culture, and Recreation

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 7.B: Use climate-smart forest management	Implement climate-smart forest management, including tree species that are well-adapted to climate changes like drought and new pest threats	DoC Policy Explorer	Sequesters Ecosystem	Ecosystems	Environment/ Climate Change
Policy 7.C: Maintain the Tree City designation	Maintain the City's status as a "Tree City," including at least 20% tree coverage	Open House	Sequesters Ecosystem	Ecosystems	Environment/ Climate Change
Policy 7.D: Update tree regulations	Update the City code to preserve trees during development and to mitigate the impacts of tree roots on sidewalks	Open House	Ecosystem Health	Ecosystems Development	Environment/ Climate Change
GOAL 8: Resilience Development Standards	Update development standards to ensure the resilience of development and redevelopment projects	Lacey Urban Forest Management Plan (2021) Listening Sessions DoC Policy Explorer	Savings Health	Energy Emergency Development	Land Use Environment/ Climate Change Housing

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 8.A: Adopt fire wise standards	Incorporate wildfire and wildfire smoke mitigation techniques (e.g., defensible space, landscape species selection, HVAC upgrades, air filter systems) into development standards that supersede HOA standards	Lacey Urban Forest Management Plan (2021) Listening Sessions Open House	Savings Health	Emergency Development	Land Use Housing
Policy 8.B: Adopt resilience stormwater management standards	Update stormwater management standards as necessary for public infrastructure and private development to minimize flooding, maximize water recharge, and minimize pollution through the use of green infrastructure and low impact development (LID) practices	Stormwater Comprehensive Plan 2030 Transportation Plan	Ecosystem Water	Emergency Ecosystems Water Development	Land Use Environment/ Climate Change Stormwater Housing

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 8.C: Promote sustainable design	Promote and incentivize sustainable building design and landscaping that protect against hazards (e.g., cold, heat, flooding, drought) while saving energy and conserving water	Listening Sessions Open House	Savings Health	Energy Emergency Development	Land Use Housing Environment/ Climate Change
Policy 8.D: Seek homeowner financing	Identify grants or low-cost financing options to help low-income residents make resilience upgrades to homes	Open House	Equity Savings	Energy Emergency Development	
Policy 8.E: Seek insurance premium relief	Advocate for lower insurance rates for property owners who reduce hazard risks	Open House	Savings	Well-being	
GOAL 9: Resilient Infrastructure	Enhance infrastructure to reduce vulnerabilities to hazards	Economic Development Element		Energy Emergency Transportation	Transportation Capital Facilities

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 9.A: Ensure water supply	Expand water sources as needed to ensure water supplies, anticipating future growth, changing precipitation patterns, drought, and related impacts on ground and surface water sources	HMP Lacey Annex DoC Policy Explorer	Economic Water Housing	Water	Water System
Policy 9.B: Protect water systems	Protect City water sources and infrastructure from hazard risks, including impacts of flooding and drought on water supplies	Economic Development Element Shoreline Master Program DoC Policy Explorer	Water	Emergency Ecosystems Water	Water System
Policy 9.C: Use reclaimed water	Distribute reclaimed water throughout the City and Urban Growth Area as an alternative to potable water and to recharge aquifers and enhance stream flows	Utilities Element	Water	Waste Water	Utilities: Reclaimed Water Water System

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 9.D: Protect power lines	Eliminate tree hazards to power lines to reduce fire risk and power outages during storms and high wind events	Utilities Element Listening Sessions		Energy Emergency	Private Utilities
Policy 9.E: Bury new power lines	Continue collaborating with Puget Sound Energy to underground power lines in new developments	DoC Policy Explorer		Energy Emergency	Private Utilities
GOAL 10: Resilient Transportation	Enhance transportation systems to reduce vulnerabilities to hazards and to maximize accessibility, particularly for the most vulnerable residents	Economic Development Element HMP Thurston Region Listening Sessions	Emissions Equity	Emergency Transportation	Transportation Environment/ Climate Change
Policy 10.A: Expand transportation networks	Maximize redundancy in multimodal travel routes (especially evacuation routes) to account for hazard-related road closures	2030 Transportation Plan Economic Development Element Listening Sessions	Emissions Equity	Emergency Transportation	Transportation

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 10.B: Provide accessible transportation during hazard events	Ensure that multimodal transportation systems remain operable and accessible during hazard events, especially for the most vulnerable residents and for modes like walking and biking that don't require fuel sources	2030 Transportation Plan Economic Development Element Listening Sessions	Equity	Emergency Transportation	Transportation
Policy 10.C: Maximize safe, comfortable travel	Maximize accessibility and protections from hazards like heat on multimodal travel routes, especially for the most vulnerable residents	2030 Transportation Plan Economic Development Element	Equity	Emergency Transportation	Transportation
Policy 10.D: Ensure adequate transportation fuel storage	Establish adequate storage of vehicle fuels, including charging for electric vehicles during power outages	HMP Lacey Annex		Emergency Transportation	Transportation

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
GOAL 11: Resilient Facilities	Harden public facilities against hazard risks, including wildfire, wildfire smoke, extreme heat, drought, high winds, and power outages, giving priority to critical facilities	Government Facilities Master Plan (2023) HMP Thurston Region HMP Lacey Annex Listening Sessions		Energy Emergency	Capital Facilities
Policy 11.A: Design for resilience and flexibility	Design and site new public buildings with future climate conditions in mind and for multiple flexible uses, including emergency and backup uses	Housing Element DoC Policy Explorer		Energy Emergency	Capital Facilities
Policy 11.B: Establish backup power	Ensure that critical facilities and shelters have backup power sources, including solar plus battery storage when appropriate	Environmental Element Government Facilities Master Plan (2023) Listening Sessions		Energy Emergency	Capital Facilities

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 11.C: Establish backup water	Provide backup water storage and/or auxiliary power at critical drinking water facilities	HMP Lacey Annex		Emergency Water	Water System
GOAL 12: Accessible Shelters	Ensure that residents, especially the most vulnerable residents, have easy access to shelter when faced with hazards, including extreme temperatures, wildfire, wildfire smoke, and power outages	Housing Element Government Facilities Master Plan (2023) Listening Sessions Open House	Equity Health	Emergency Well-being	Capital Facilities
Policy 12.A: Adapt public facilities to serve as resilience hubs	Identify and advertise “resilience hubs” that provide respite during hazard events (e.g., cooling/warming centers, emergency shelters, buildings with air filtering systems), possibly including schools, recreation centers, and senior centers	Government Facilities Master Plan (2023) Listening Sessions DoC Policy Explorer Open House		Emergency Well-being	Capital Facilities

Goal/Policy Signpost	Goal/Policy Text	Sources	Co-benefits	Sectors	Related Elements
Policy 12.B: Identify available private facilities	Identify and publicize provide facilities (e.g., shopping centers) that have backup power and are willing to provide respite during hazard events	HMP Lacey Annex	Knowledge	Emergency	



PLANNING COMMISSION STAFF REPORT - 1

December 11, 2024

SUBJECT: Comprehensive Plan Update

RECOMMENDATION: The Planning Commission will conduct a work session on the Comprehensive Plan Update. No formal action is requested.

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

ATTACHMENTS: 1. Comprehensive Plan Update Schedule
2. Climate Element Deliverables

PRIOR COUNCIL/COMMISSION/COMMITTEE REVIEW: The Planning Commission has held several briefings and work sessions on the Comprehensive Plan Update. This session will summarize the work completed in 2024 and set the stage for the completion of the Update by the end of 2025.

BACKGROUND:

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 work 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 various stakeholder groups and 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. With the near completion of the first two phases, staff will provide initial results of the public outreach including feedback received as part of tabling at local events and an online survey tool.

In early 2025, the update process will shift 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 will start in January with a review of future land use map options which will be presented at the joint meeting with the City Council in February. A calendar of events and various meetings are included in the packet as Attachment 1.

Vision and Goals

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.

At this meeting, the Planning Commission 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, the Planning Commission will be briefed on the significant updates needed to comply with State legislative requirements for each of these elements. For informational purposes, materials have been included as Attachment 2 related to the early development of the Climate Element since this is a new element required under the GMA and not just an update to an existing chapter.

Another important component of the work session will be to confirm the overall goals of the update. Staff have developed the following goals of the Comprehensive Plan document and will review and confirm them with the Planning Commission:

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

Next Steps

The Planning Commission will continue throughout the next year to conduct work sessions to review and update the Comprehensive Plan. At the next meeting on January 8th, the Planning Commission will begin review of the Land Use Element with the review of the future land use alternatives map. This will lead to the joint Planning Commission/City Council

meeting on February 11th and an Open House on February 12th. Individual topics and elements will be brought to the Planning Commission for review through the spring of 2025.



Planning Commission Staff Report - 2

March 12th, 2025

SUBJECT: Comprehensive Plan Series: Proposed 2025 Zoning Change Evaluation Criteria

RECOMMENDATION: Staff will present a draft scoring rubric developed for the review and prioritization of proposed zoning changes as part of the 2025 Comprehensive Plan Update cycle. No formal action is required.

STAFF CONTACT: Vanessa Dolbee, Community & Economic Development Director
Ryan Andrews, Community Planning Manager *RA*
Hans Shepherd, Senior Planner *HS*

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS:

1. Proposed Rezone Prioritization Rubric
2. Submitted Rezone Requests
3. Previous Staff Reports in Comprehensive Plan Series

PRIOR REVIEW: The Planning Commission was last briefed on the Land Use Element of the Comprehensive Plan as part of the Joint Meeting with City Council on February 26th, 2025. A review was also held on January 8th, 2025 as part of a regularly scheduled meeting.

BACKGROUND:

The Growth Management Act (GMA) requires every city to review and update 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.

The Revised Code of Washington ([Section 36.70A.070](#)) goes on to further identify and define the mandatory elements of the Comprehensive Plan including requirements for the designation, location, extent, and general distribution of various land uses. This section (known as the Land Use Element), also includes requirements for the allocation of lands for housing, commercial uses, and other public purposes including utility and transportation corridors, recreation, schools, public water supplies, and natural resources.

Within the Comprehensive Plan, the requirements of the Land Use Element are often addressed through a combination of listed goals and policies and visually with a Future Land Use Map. As part of the 2016 Lacey Comprehensive Plan update cycle, a combined

Future Land Use and Zoning Map as adopted. As a result, all proposed zoning changes are interpreted as Comprehensive Plan updates and routed through the Legislative Review Process as required by state law and [Chapter 1C.060](#) of the Lacey Development Permit Procedures.

ANNUAL LAND USE AND ZONING AMENDMENTS:

As detailed within the City of Lacey Comprehensive Planning [webpage](#), Lacey recognizes the evolving nature of a Comprehensive Plan and the goals and policies contained within. For this reason, Lacey provides an opportunity for community members to request changes to the Plan on an annual basis.

Once a year, the Planning Commission and City Council meet to discuss the long-range work program and land use planning priorities of the community. During this review, land use applications from individuals will be considered for inclusion in the Planning Commission work program.

For land use and zoning requests, applicants are required to provide detailed reports and site-specific justification for proposed zoning changes. These reports often require an analysis of potential impacts on the long-range development of the city, an environmental checklist, consideration of other potential impacts pertaining to housing, transportation, utilities and services, and an address list of adjacent property owners. An application fee is also assigned at the time of docketing.

2025 UPDATE CYCLE:

For the 2025 Comprehensive Plan Update cycle, the City of Lacey will be taking a slightly different rezone review approach. This approach started in the summer of 2024 with the launch of an online rezone request mapping tool where community members were able to submit requests digitally. This platform was linked through the 2024 Community Survey and provided to perspective applicants upon request.

To date, 48 rezone requests (Attachment 2) have been submitted to the city through the online mapping platform. This represents a significant uptick in the average number of annual applications received in previous years.

In preparation for the review of these rezone requests, city staff have developed a draft prioritization rubric for determining which requests are advanced as part of the 2025 Comprehensive Plan Update cycle. Draft scoring criteria seeks to identify requests consistent with the goals and policies of the city, state requirements, community identified priorities, and environmental regulations. (Attachment 1)

Once finalized, the Rezone Prioritization Rubric will be used to determine which rezone applications are advanced as part of the 2025 Comprehensive Plan Update and which applications will require additional review as part of a future year update cycle.

NEXT STEPS:

At the March 12th Planning Commission Meeting, Commissioners will have the opportunity to review and provide feedback on the Proposed Rezone Prioritization Rubric. Following this review, City staff will further refine the rubric before using it to evaluate submitted rezone requests.

The results of this evaluation will be shared with the Planning Commission at a future regularly scheduled meeting.



Planning Commission Staff Report - 4

April 9th, 2025

SUBJECT: Comprehensive Plan Series: Proposed 2025 Zoning Change Evaluation Criteria Results

RECOMMENDATION: Staff will present a prioritized list of community and property-owner suggested zoning requests to be advanced with and incorporated into the Future Land Use Map and the Land Use Element of the 2025 Comprehensive Plan Update cycle. No formal action is required.

STAFF CONTACT: Vanessa Dolbee, Community & Economic Development Director
Ryan Andrews, Community Planning Manager *RA*
Hans Shepherd, Senior Planner *HS*

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS:

1. Rezone Prioritization Rubric
2. Submitted Rezone Requests
3. Prioritized Rezone Requests
4. Previous Staff Reports in Comprehensive Plan Series

PRIOR REVIEW: The Planning Commission was last briefed on the Land Use Element of the Comprehensive Plan as part of the March 12th, 2025 Planning Commission meeting.

BACKGROUND:

To date, 50 rezone requests (Attachment 2) have been submitted to the city. This represents a significant jump in the average number of annual applications received based on previous years of review.

As presented and discussed as part of the March 12th, 2025 Planning Commission Meeting, a prioritization rubric was developed to assist in an expedited review of community and property-owner submitted rezone requests. Following guidance from the Planning Commission, the prioritization rubric was further refined before being used to evaluate submitted rezone requests.

The primary function of the Rezone Prioritization Rubric (Attachment 1) is to organize rezone requests into two categories based on available staff and Planning Commission capacity to effectively review applications as part of the 2025 Comprehensive Plan Update;

and those rezone requests that would benefit from a more focused assessment of site conditions and overall consistency with the goals and policies of the city, state requirements, community identified priorities, and environmental regulations as part of a future year update cycle.

NEXT STEPS:

At the April 9th Planning Commission Meeting, Commissioners will review the results of the Rezone Prioritization Rubric (Attachment 3). Following this review, the Planning Commission will have the opportunity to discuss their work schedule and capacity over the next 8 months and those rezone requests that compliment this schedule.

Following guidance from the Planning Commission, staff will formalize a list of rezone requests to undergo additional review as part of the 2025 Comprehensive Plan and those rezone requests that would benefit from greater review as part of a future year update cycle.

Attachment 1: Proposed Rezone Prioritization Rubric

Rezone Rubric		
Criteria	Score 0	Score 5
Within City	Property is outside city limits.	Property is within city limits.
Owner Endorsed	No written request from owner.	Written request from owner.
Reduction in Land Use/Capacity (NA: OSI)	Rezone reduces development potential.	Rezone maintains or increases development potential.
Identified as City Priority	Not an identified city priority	Identified city priority

Rezone Rubric					
Criteria	Score 0	Score 1	Score 2	Score 3	Score 4
Amount of Current and Proposed Zoned Undeveloped Land Available	No undeveloped land available for existing zoning.	Limited undeveloped land available for existing zoning.	Adequate undeveloped land for existing zoning.	Sufficient undeveloped land for current zoning.	Significant undeveloped land available for existing zoning.
Spot Rezone/ Adjacent Use Consistency	Rezone is inconsistent with adjacent uses.	-	Rezone is somewhat consistent with adjacent uses.	-	Rezone is consistent with adjacent land uses and surrounding zoning.
Critical Areas	Property contains significant critical areas (e.g., wetlands, flood zones).	Property contains some critical areas that require mitigation.	Property contains minimal critical areas, and mitigation is manageable.	Property has very few or no critical areas, but some minor considerations remain.	Property has no critical areas or environmental restrictions.
Consistency with Comp Plan	Rezone is inconsistent with comp plan goals and policies.	-	Rezone is somewhat consistent with comp plan goals and policies.	-	Rezone is consistent with the comp plan goals and policies.
Transportation/Infrastructure Can Support Use	Transportation/infrastructure is insufficient to support the proposed use.	Infrastructure access is limited or constrained.	Infrastructure is somewhat sufficient but may require improvements.	Infrastructure is mostly sufficient to support the proposed use.	Infrastructure is capable of supporting the proposed use.

How to Use the Rubric:

- **Score 0:** Major issues or inconsistencies.
- **Score 1:** Some concerns, but not critically problematic.
- **Score 2:** Meets most expectations with moderate concerns or limitations.
- **Score 3:** Aligns well with the criteria, few concerns or minor issues.
- **Score 4:** Fully meets or exceeds expectations with no significant issues.
- **Score 5:** Priority criteria.

Final Scoring Interpretation:

- **35-40 points:** Strong case for inclusion in 2025 update.
- **30-34 points:** May require additional review or conditions.
- **25-29 points:** Would benefit from a more focused review.
- **Below 25 points:** Significant evaluation needed.

Attachment 2: Submitted Rezone Requests

What is the address of the location you are identifying?	Are you the owner of this location?	What zoning designation would you like the identified locati	If you selected other, or know the specific zoning designatio	Is there anything else you would like the project team to know about this location?
historic neighborhood	No	Residential	Low-density residential	
MMDC - Mixed Use Moderate Density Corridor	No	Mixed Use	consolidate with neighborhood commercial	
MMDC - Mixed Use Moderate Density Corridor	No	Mixed Use	Neighborhood Commercial	
5100 PARKSIDE DR SE	No	Residential	Moderate Density Residential	
RAC Parks Land	Yes	Other	OS-I - Open Space Institutional	
6045 BALUSTRADE BLVD SE	No	Commercial	Community Commercial	
6415 PACIFIC AVE SE	Yes	Other	OS-I - Open Space Institutional	
6500 PACIFIC AVE SE	No	Other	OS-I - Open Space Institutional	
6335 PACIFIC AVE SE	No	Mixed Use	higher density to match uses to west	higher density to match uses to west
6339 PACIFIC AVE SE	Yes	Other	OS-I - Open Space Institutional	
6800 14TH AVE NE	No	Commercial		split zoning (ME - Mineral Extraction)
180 HOH ST SE	No	Mixed Use	MHDC - Mixed Use High Density Corridor	
2802 BOAT LAUNCH ST SE	Yes	Other	OSI-P - Open Space Park	
	Yes	Other	OSI-P - Open Space Park	
	No	Other	OSI-P - Open Space Park	TC parcel
Mixed Use Moderate Density Corridor	No	Mixed Use	Neighborhood Commercial	
6800 14TH AVE NE	No	Commercial	CBD 6	split zoning
180 HOH ST SE	No	Mixed Use	Mixed Use High Density	Split zoning
RAC City of Lacey	Yes	Other	OSI-P	
7431 PACIFIC AVE SE	No	Mixed Use	Neighborhood Commercial	
829 LACEY ST SE	Yes	Residential	Low Density Residential	Remove Historic Zone
6500 PACIFIC AVE SE	No	Other	OSI-P	
6415 PACIFIC AVE SE	Yes	Other	OSI-P	
6339 PACIFIC AVE SE	Yes	Other	OSI-P	
6335 PACIFIC AVE SE	No	Mixed Use	CBD 5	
2802 BOAT LAUNCH ST SE	Yes	Other	OSI-P	
OS-I	Yes	Other		Mixed res/osi/natural
Thurston County	No	Other	OS-I	
5100 PARKSIDE DR SE	No	Residential	Moderate Density Residential	
6155 BALUSTRADE BLVD SE,	No	Commercial	Community Commercial	
6538 GRAVEL LN NE	No	Commercial	HPBD	
8400 MARTIN WAY E	No	Mixed Use	MHDC	
5930 MULLEN RD SE	No	Residential		
5000 MULLEN RD SE	No	Residential		
1302 ALDER ST SE	No	Mixed Use	CBD 4	
7200 BRITTON PKWY NE	No	Industrial	LI-C	11803440000 (northern parcel)
837 CARPENTER RD SE	No	Mixed Use	CBD 4	
5303 50TH AVE SE	No	Residential	Moderate Density Residential	
1448 FARINA LOOP SE	No	Residential		
8317 PACIFIC AVE SE	No	Mixed Use	Neighborhood Commercial	
7711 BETTI LN NE	No	Industrial	LI-C	
300 DESMOND DR SE, LACEY, 98503	Yes	Other	OSI	adjust OSI/CBD7 to better reflect ground conditions/uses
5500 MARTIN WAY E	No	Other	OSI	Adjust OSI to align with parcel boundaries
6530 E MARTIN WAY	No	Other	OSI	Adjust OSI to align with parcel boundaries
420 College Street	Yes	Other	OSI	existing and future use for civic, cultural, educational and similar facilities
8407 SE STEILACOOM RD	No	Other	OSI	existing and future use for civic, cultural, educational and similar facilities
5900 37th AVE SE	No	Other	permit agricultural uses	

Address/Location:	Current Zoning:	Proposed Design	If other, please identify proposed	Information for the project team:	Owner	Contact	Within	Owner E	Down	City	Prio	G1 Total:	Zone Availability:	Spot Compatibility:	Critical Areas	Comp Plan Consistent	Infrastructure	G2 Total:	Total:
5000 MULLEN RD SE	Open Space Institutional	Residential	Moderate Density Residential	LOTT Housing	LOTT/City	jennifer.adams@cityoflacey	5	5	5	5		20		4	4	4	4	20	40
420 College Street	CBD 7	Other	Open Space Institutional	existing and future use for civic, cultural, educational	City of Lacey	hans.shepherd@cityoflacey	5	5	5	5		20		4	4	4	4	20	40
300 DESMOND DR SE	CBD 7	Other	Open Space Institutional	adjust OSI/CBD7 to better reflect ground conditions	St Martins Abbey	hans.shepherd@cityoflacey	5	5	5	5		20		4	4	4	4	20	40
5500 MARTIN WAY E	CBD 6	Other	Open Space Institutional	Adjust OSI to align with parcel boundaries	LOTT/ St Martins	hans.shepherd@cityoflacey	5	5	5	5		20		4	4	4	4	20	40
8407 SE STELLACOOM RD	Low Density Residential	Other	Open Space Institutional	Fire District Land and Rac Parking Lot	FD#3/Lacey	hans.shepherd@cityoflacey	5	5	5	5		20		4	4	4	4	20	40
8345 Stellacoom Rd SE	High Density Residential	Other	Open Space Institutional	RAC future area	City of Lacey	hans.shepherd@cityoflacey	5	5	5	5		20		4	4	4	4	20	40
2802 BOAT LAUNCH ST SE	Low Density Residential	Other	Open Space Institutional	Clean up	City of Lacey	hans.shepherd@cityoflacey	5	5	5	5		20		4	4	4	4	20	40
Long Lake Natural Area	Mixed res/osi/natural	Other	Open Space Institutional	Clean up	City of Lacey/TC	hans.shepherd@cityoflacey	5	5	5	5		20		4	4	4	4	20	40
180 HOW ST SE	General Commercial	Mixed Use	Mixed Use High Density	Clean up	Lacey Land Co LLC	randi@lwsinc.com, jon	5	5	5	5		20		3	4	4	4	19	39
6339 PACIFIC AVE SE	Low Density Residential	Mixed use	CBD 5	Goose pond	City of Lacey	hans.shepherd@cityoflacey	5	5	5	0		15		4	4	4	4	20	35
6415 PACIFIC AVE SE	Low Density Residential	Mixed use	CBD 5	Parks	City of Lacey	hans.shepherd@cityoflacey	5	5	5	0		15		4	4	4	4	20	35
5303 50TH AVE SE	Village	Residential	Moderate Density Residential	Consolidate with residential	Multiple	hans.shepherd@cityoflacey	5	0	5	5		15		4	4	4	4	20	35
829 LACEY ST SE	Historic Neighborhood	Residential	Low Density Residential	Consolidate with L/MDR (advance as part of HB	Multiple	hans.shepherd@cityoflacey	5	0	5	5		15		4	4	4	4	20	35
6800 14TH AVE NE	Mineral Extraction	Commercial	CBD 6	split zoning (ME - Mineral Extraction)	Miles Sand & Gravel	info@miles.rocks	5	0	5	5		15		4	4	4	4	20	35
4110 6th Ave NE	Mixed Use Moderate Density Corridor	Mixed Use	Neighborhood Commercial	consolidate with neighborhood commercial (NW	Multiple	-	5	0	5	5		15		4	4	4	4	20	35
6045 BALUSTRATE BLVD SE	Neighborhood Commercial	Commercial	Community Commercial	Storage units existing	Cube Smart	tswanson@laceyautobod	5	5	5	0		15		4	4	4	4	20	35
5100 PARKSIDE DR SE	Open Space Institutional	Residential	Moderate Density Residential	Consolidation with Res/Village (religious surplus)	Latter Day Saints	teresa.pattin@cbre.com	5	5	5	0		15		4	4	4	4	20	35
837 CARPENTER RD SE	Historic Neighborhood	Mixed Use	CBD 4	Parcels: 58100004700, 58100004800	Mark Grand	360.480.7719	5	5	5	0		15		4	2	4	3	17	32
6335 PACIFIC AVE SE	Low Density Residential	Mixed Use	CBD 5	higher density to match uses to west (pull in par	Nat Jackson	natjackson1@icloud.com	5	5	5	0		15		4	3	4	2	16	31
6538 GRAVEL LN NE	LIC	Commercial	HPBD	Hawks Prairie Business District	Miles Sand & Gravel	info@miles.rocks	5	0	5	0		10		4	4	4	4	20	30
8317 PACIFIC AVE SE	Village	Mixed Use	Neighborhood Commercial	HDR/MDR + Neighborhood Commercial (Freest	Pacific Marvin LLC		0	0	5	5		10		4	4	4	4	20	30
7431 PACIFIC AVE SE	Mixed Use Moderate Density Corridor	Mixed Use	Neighborhood Commercial	consolidate with neighborhood commercial	Multiple	-	0	0	5	5		10		4	4	4	4	20	30
6500 PACIFIC AVE SE	Low Density Residential	Mixed use	CBD 5	City Kids Day Care Center (with rezones - surround	MALCOLM R DICK JR	(360) 427-5084	5	0	5	0		10		4	4	3	4	19	29
5930 MULLEN RD SE	Cemetery	Residential	Low Density Residential	Interest in Ag uses	BURGMAN, TIMOTHY G	joe@woodlawnfh.org	5	5	5	0		15		2	4	0	3	10	25
6530 E MARTIN WAY	Open Space Institutional	Other	CBD 6	Adjust OSI to align with parcel boundaries - Fut	OPD Training	hans.shepherd@cityoflacey	0	0	5	0		5		4	4	4	4	20	25
3220 WILLAMETTE DR NE	Neighborhood Commercial	Residential	High Density Residential	11801250200 & 11801250300	TILDEN COMMERCIAL LI	D@ashirova@tarragon.co	5	5	0	0		10		1	4	4	2	15	25
1302 ALDER ST SE	Open Space Institutional	Mixed Use	CBD 4	david@toyersstrategic.com	ZVIRZDYS EDWARD & U	VICTORZ@IMAGESOURCE	5	0	5	0		10		4	1	4	3	13	23
7200 BRITTON PKWY NE	Hawks Prairie Business District	Industrial	LI-C	11803440000 (northern parcel)	HBBP LLC	joseph@slattenypropertie	5	5	0	0		10		1	2	4	1	12	22
7711 BETTI LN NE	Hawks Prairie Business District	Industrial	LI-C	TPN: 11802330100	HBBP LLC	joseph@slattenypropertie	5	5	0	0		10		1	2	4	1	12	22
8403 MARTIN WAY E	General Commercial	Mixed Use	Mixed Use High Density	commercial along Martin Way, abigail.deweese	DNR		5	0	0	0		5		2	3	4	2	15	20

3/31/25

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

Planning Commission Meeting
April 9, 2025

Packets due: April 4, 2025

1. **Work Session:** Climate Resiliency and GHG Goals and Policies
2. **Work Session:** Future Land Use Maps Follow-up
3. **Work Session:** Reclaimed Water Plan

Planning Commission Meeting
April 23, 2025

Packets due: April 18, 2025

1. **Public Hearing:** DG&PWS
2. **Work Session:** Land Use/Housing Goals and Policies
3. **Work Session:** Utilities Goals and Policies
4. **Work Session:** Environment Goals and Policies

Planning Commission Meeting
May 14, 2025

Packets due: May 9, 2025

1. **Work Session:** Land Use/Economic Development Goals and Policies
2. **Work Session:** Transportation Goals and Policies

Planning Commission Meeting
May 28, 2025

Packets due: May 23, 2025

1. **Work Session:** Regional Transportation Plan, Chelsea Embree, TRPC
2. **Work Session:** Economic Development Strategy, EcoNorthwest

Pending: Code Amendments: June