



City Council Regular Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Tuesday, April 15, 2025

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. 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.

5. Approval of Agenda and Consent Agenda Items

- A. Worksession minutes of March 25, 2025
- B. Council Informational Dinner minutes of April 1, 2025
- C. Council minutes of April 1, 2025
- D. Approval of payments of claims, wages, and transfers for March 13 through April 4, 2025
- E. Mid-Town Entrance Roundabout at 7th and College Interlocal Agreement (ILA) Authorization

6. Public Recognitions and Presentations

- A. **FBI National Academy Graduate: Lieutenant Shannon Barnes**
Robert Almada, Chief of Police
- B. **Poem Reading in Honor of Poetry Month**
Cynthia Pratt, Lacey Poet Laureate

- C. **Lacey Youth Council Report**
Lacey Youth Council Representatives
- D. **Lacey Community Academy Graduation**
Jenny Bauersfeld, Community Relations Specialist
- 7. **Proclamations**
 - A. **Child Abuse Prevention Month**
Shelly Willis, Executive Director, Family Education and Support Services
- 8. **Public Comment**
Refer to the bottom of the agenda for instructions on how to provide public comment.
- 9. **Mayor's Report**
 - A. **Green Business Award**
Rick Walk, City Manager
- 10. **City Manager's Report**
 - A. **Lift Station 23 Improvements Projects**
Jason Kashani, Utility Engineer
 - B. **Source 6 Eminent Domain Update**
Rick Walk, City Manager
- 11. **Council Reports**
 - A. Mayor Andy Ryder:
 - 1. Mayors' Forum
 - 2. Thurston Chamber Shared Legislative Committee
 - 3. Transportation Policy Board (TPB)
 - B. Deputy Mayor Malcolm Miller:
 - 1. Economic Development Council (EDC)
 - 2. Lodging Tax Advisory Committee (LTAC)
 - 3. Thurston County Coalition Against Trafficking (TCCAT)
 - 4. Joint Animal Services Commission (JASCOM)
 - C. Councilmember Lenny Greenstein:
 - 1. Emergency Medical Services (EMS)
 - 2. TCOMM911
 - 3. Opioid Abatement Council Independent Subcommittee
 - D. Councilmember Michael Steadman:
 - 1. Nisqually River Council
 - 2. Thurston County Law & Justice Council
 - 3. Olympic Region Clean Air Agency (ORCAA)



- E. Councilmember Carolyn Cox:
 - 1. LOTT Clean Water Alliance
 - 2. Regional Housing Council
 - 3. Intercity Transit Authority
- F. Councilmember Robin Vazquez:
 - 1. Thurston Climate Mitigation Collaborative
 - 2. Thurston Regional Planning Council (TRPC)
- G. Councilmember Nicolas Dunning:
 - 1. Thurston Thrives
 - 2. Solid Waste Advisory Committee (SWAC)
 - 3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)

12. Worksession

- A. **Comprehensive Plan: Climate Element Draft Goals and Policies**
Rick Walk, City Manager
Vanessa Dolbee, Community and Economic Development Director
Ryan Andrews, Community Planning Manager
Linsey Fields, Climate and Sustainability Coordinator

13. Adjourn

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_DGnQ5kp-TAqusRB6WoYFCw
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=3IGHmqE4nhA
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 812 9534 7366)

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_DGnQ5kp-TAqusRB6WoYFCw

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 Minutes

Tuesday, March 25, 2025

Council Chambers and Online

1. Call to Order

Mayor Andy Ryder called the meeting to order at 6:00 p.m.

2. Roll Call

Council Present

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Councilmember Michael Steadman
Councilmember Carolyn Cox
Councilmember Robin Vazquez
Councilmember Nicolas Dunning (remote)

Council Excused

Councilmember Lenny Greenstein

Staff Present

Rick Walk, City Manager
Shannon Kelley-Fong, Assistant City Manager
Vanessa Dolbee, Community and Economic Development Director
Scott Egger, Public Works Director
Dave Schneider, City Attorney
Troy Woo, Finance Director
D'Andra Buchanan, Engineering Construction Manager
Ty Keltner, Communications Manager
Sarah Schelling, Planning and Economic Development Manager
Ashley Smith, Engineering Design Manager
Wesley Nguyen, Economic Development Coordinator
Jenny Wilson, Senior Parks Planner
Brandy Legomina, Deputy City Clerk

3. Land Acknowledgement

The abbreviated Land Acknowledgment was not presented.

4. Approval of the Agenda

Deputy Mayor Miller moved to approve the agenda. Councilmember Vazquez seconded. The motion carried.

5. Public Comment

Verbal Public Comment

No verbal public comment was received in person or remotely.

Written Public Comment

No written public comment(s) were received.

6. Agenda Items

A. **Public Works Construction Update**

D'Andra Buchanan, Engineering Construction Manager

Ashley Smith, Engineering Design Manager

Scott Egger, Public Works Director

Buchanan, Smith, and Egger presented the 2025 Construction Update. This presentation included details on:

Recently completed construction

- Regional Athletic Complex Parking Lot Expansion
- Carpenter and Britton Roundabout
- Pacific Ave SE/Homann Rd SE Roundabout paving

Projects under construction

- Madrona and Westside pH Treatment - Project timeline through summer 2026
- Source 10 Generator, Well Site/Pump, and Site Improvement - Project timeline through 4th quarter of 2025
- College Street NE Extension - Project timeline through summer 2026
- Greg Cuoio Park - Substantial completion anticipated summer/fall 2025 - Long-lead items will be installed after the summer of 2025
- 400 Pressure Zone Transmission Main, 2023/2024 Manhole Rehabilitation, and Marvin Road Utility Relocation (In Thurston County)
- Police Station

Upcoming 2025 Construction Projects

- Lift Station 11 Improvements
- Lift Station 23 Improvements
- 8th Avenue Rehabilitation
- Sleater Kinney Rd. SE and 14th Avenue SE Intersection Improvements
- Ruddell Road Pedestrian Crossing

- Lacey Veterans Hub ADA Improvements
- 2025 Sidewalk Repair

Smith listed the Utility, Transportation, and Facilities/Parks Design Projects for 2026+ construction and presented an overview of the Design Process to include the Initiation, Planning, Execution, Monitoring and Controlling, and Closure processes.

B. **Economic Investment Strategy**

Vanessa Dolbee, Community and Economic Development Director
 Sarah Schelling, Planning and Economic Development Manager
 Wesley Nguyen, Economic Development Coordinator

Dolbee, Schelling, and Nguyen presented 2025 Strategic Economic Investment Opportunities.

The Huntamer Park Improvement Project aims to create a public plaza, provide outdoor space for nearby residents and office workers, and update the park with modern amenities and aesthetics. The cost is estimated at \$1.6 million, which does not include Public Works construction management costs, and there is a total federal request of \$600,000. The project has a Full-Time-Equivalent (FTE) value of 1.2 from Community and Economic Development (CED); Public Works (PW); Public Works Maintenance (PWM), and Parks, Culture, and Recreation (Parks) Departments and a duration estimated at 2.5 to 3 years. Discussion ensued on location of the stage.

The Midtown Placemaking Project aims to identify Lacey Midtown as a place to live, learn, earn, and create. This project has the potential to partner with private midtown developers. The cost is estimated at \$400,000 (\$250,000 for pedestrian-scale streetlights, \$75,000 for engineering/design, \$25,000 contingency, and \$50,000 for branding). The project has an FTE value of 0.7 from CED; PW; PWM, and Communications (Comms) Departments and a duration of 2 years.

The Community Placemaking Art Project intends to create an engaging roundabout art centerpiece that speaks to the City's culture and heritage. The cost is estimated at \$200,000 and has an FTE value of 0.6 from CED; PW; Parks, and Comms Departments. The project duration has an estimation of 2 years.

The Pacific Corridor Improvement Grant Program would award up to \$10,000 to eligible businesses to enhance the exterior of the buildings in the Midtown, Depot District, and Woodland Trail Corridor areas. The cost is estimated at \$120,000. The project has an FTE value of 0.25 and would partner with business members and financial institutions. The duration of this project is 2 years. Discussion ensued on business access from the Woodland Trail. Additional opportunity sites were identified at Martin Village Shopping Center,

South Sound Center, Miles Sand and Gravel, and Carpenter Rd. SE.

Staff recommends prioritizing the Huntamer Park Improvement Project, Midtown Placemaking, and the Pacific Corridor Improvement Grant Program, with a total FTE of 2.85 and total estimated cost of \$2,120,000.

Walk provided an update on the 7th Avenue urban roundabout project in partnership with St. Martins University and MJR. This project is estimated at \$5 million.

C. Metropolitan Park District

Rick Walk, City Manager

Dave Schneider, City Attorney

Shannon Kelley-Fong, Assistant City Manager

Ty Keltner, Communications Manager

Schneider provided an overview of a draft resolution, submitting a proposition to the voters of Lacey regarding the creation of a Metropolitan Park District (MPD). The draft language was reviewed and discussion ensued. The resolution is proposed to go before the Council on April 1, 2025, for approval.

Kelley-Fong and Keltner provided an overview of the Communication Plan. The Communication Plan is intended to be a neutral position document that provides information on the MPD. A draft Communications Plan and mailout was reviewed and discussion ensued.

7. Adjourn

Mayor Ryder adjourned the meeting at 8:12 p.m.



City Council Informational Dinner Meeting Minutes

Tuesday, April 1, 2025

Lacey City Hall, Community Room

1. Call to Order

Mayor Ryder called the meeting to order at 4:35 p.m.

2. Roll Call

Council Present

Mayor Andy Ryder

Deputy Mayor Malcolm Miller

Councilmember Carolyn Cox

Councilmember Robin Vazquez

Council Excused

Councilmember Lenny Greenstein

Councilmember Michael Steadman

Councilmember Nicolas Dunning

Staff Present

Rick Walk, City Manager

Brandy Legomina, Deputy City Clerk

3. Land Acknowledgement

Mayor Ryder presented the abbreviated Land Acknowledgment.

4. Approval of the Agenda

Deputy Mayor Miller moved to approve the agenda. Councilmember Vazquez seconded. The motion carried.

5. Discussion on Local and Regional Matters

Discussion ensued on the following topics:

1. Combining Special Comprehensive Plan meetings into Regular meetings.
2. Maple Court transitional housing funding, design, and safety.
3. Lacey Fire District 3 Inspection Program

4. City of Lacey Employee Engagement Survey
5. Regional Engagement

No final action was taken per Lacey City Council Policies and Procedures, Chapter 7.01.

6. Adjourn

Mayor Ryder adjourned the meeting at 5:45 p.m.

DRAFT



City Council Regular Meeting Minutes

Tuesday, April 1, 2025

Council Chambers and Online

1. Call to Order

Mayor Ryder called the meeting to order at 6:00 p.m.

2. Roll Call

Council Present

Mayor Andy Ryder

Deputy Mayor Malcolm Miller

Councilmember Carolyn Cox

Councilmember Robin Vazquez

Council Excused

Councilmember Lenny Greenstein

Councilmember Michael Steadman

Councilmember Nicolas Dunning

Staff Present

Rick Walk, City Manager

Dave Schneider, City Attorney (remote)

Ali Brown, Water Resources Specialist

Linsey Fields, Climate and Sustainability Coordinator

Brandy Legomina, Deputy City Clerk

3. Pledge of Allegiance

Mayor Ryder led the flag salute.

4. Land Acknowledgement

Mayor Ryder presented the abbreviated Land Acknowledgment.

5. Approval of Agenda and Consent Agenda Items

A. Worksession minutes of March 11, 2025

B. Council minutes of March 18, 2025

- C. Approval of payment of claims, wages and transfers for March 7 through 21, 2025.

Deputy Mayor Miller moved to approve the agenda and consent agenda items. Councilmember Vazquez seconded. Motion carried.

6. Proclamations

A. Fair Housing Month

Mark Kitabayashi, President, Thurston County Realtors Association

Mayor Ryder and Council proclaimed April 2025, Fair Housing Month in the City of Lacey. Mark Kitabayashi, President, Thurston County Realtors Association, was present to accept the proclamation.

B. Earth Day

Ali Brown, Water Resources Specialist

Mayor Ryder and Council proclaimed April 22, 2025, Earth Day in the City of Lacey. Ali Brown, Water Resources Specialist, was present to accept the proclamation.

C. Arbor Month and Tree Presentation

Chris Vaccaro, Building Official, City of Yelm

Mayor Ryder and Council proclaimed April 2025, Arbor Month in the City of Lacey. Chris Vaccaro, City of Yelm Building Official, was present to accept the proclamation. Vaccaro presented the City of Lacey with a Crimson Curled Willow tree.

7. Public Comment

Verbal Public Comment

Eleven (11) people signed up to speak at the meeting.

Nancy Schorn, Community Member, commented on consideration of a rent protection ordinance.

Diane Ecker, Community Member, signed up to speak but chose not to provide comment.

Mark Brown, Community Member, commented on taking favorable action on Resolution 1166: Metropolitan Park District.

Ruth Weigelt, Community Member, commented on taking favorable action on Resolution 1166: Metropolitan Park District.

Cynthia Pratt, Community Member, commented on taking favorable action on Resolution 1166: Metropolitan Park District.

Deb Clemens, Community Member, commented on taking favorable action on Resolution 1166: Metropolitan Park District.

Wendy Goodwin, Community Member, commented on taking favorable action on Resolution 1166: Metropolitan Park District.

Kristina Hancock, Lacey Library Manager, commented on library news and updates.

Michelle Gipson, Park Foundation of Thurston County, commented on taking favorable action on Resolution 1166: Metropolitan Park District.

Jeff Prevost, Thurston County Pickleball Club, Commissioner of the Washington State Senior Games, Pickleball Association Ambassador for Washington State, and parks advocate commented on taking favorable action on Resolution 1166: Metropolitan Park District.

Aram Wheeler, Community Member, commented on taking favorable action on Resolution 1166: Metropolitan Park District.

No person(s) registered to speak remotely.

Written Public Comment

One (1) written public comment was received.

8. Resolutions

A. Resolution 1166 - Lacey Metropolitan Park District

Rick Walk, City Manager

Walk presented draft resolution 1166: Lacey Metropolitan Park District. The draft resolution calls for a proposition to be placed on the August 5, 2025, general election, the boundary of the district to be commensurate with the city municipal boundary, and the levy rate be up to \$.45 per 1,000 of assessed valuation. The purpose of creating the Lacey Metropolitan Park District is to provide ongoing funding to acquire, maintain, operate and improve parks, natural spaces, trails, recreational facilities, and programs.

Deputy Mayor Miller moved to adopt Resolution 1166, providing for the submission of a proposition to the qualified voters of the City of Lacey at a general election to be held on August 5, 2025, for the approval or rejection of the creation of a Metropolitan Park District pursuant to Chapter 35.61 RCW. Councilmember Cox seconded. Motion carried.

9. Mayor's Report

No reports were provided.

10. City Manager's Report

A. Climate and Sustainability Efforts

Linsey Fields, Climate and Sustainability Coordinator

Fields presented Climate and Sustainability Efforts. The City of Lacey is a partner jurisdiction in the Thurston Climate Mitigation Collaborative (TCMC), which works to implement regional initiatives and cost-share ongoing work for the Thurston Climate Mitigation Plan (TCMP).

Fields detailed 2024 regional initiatives to include the Home Energy Score Model Ordinance and the Energize Thurston campaign. The Home Energy Score Model Ordinance is expected to be placed on the 2026 work program for Council consideration. The Energize Thurston campaign is a partnership between Thurston County and the Cities of Lacey, Olympia, Tumwater, and Tenino, and aims to provide subsidies for the purchase and installation of heat pump space heaters and heat pump water heaters. The City will utilize \$418,000 of HEAR grant funding to provide full and partial subsidies for income-qualified Lacey residents. The City and program staff are expecting to be able to upgrade around 40 homes (roughly 22 fully-subsidized and 18 partially-subsidized).

Fields provided an update on the creation of the Climate Element of the Comprehensive Plan, which will include a Green House Gas Emissions reduction sub-element and a Climate Resiliency Sub-Element. Both sub-elements are currently drafting goals and policies, and is expected to be completed by June 2025.

Walk provided an additional report on a renewal Interlocal Agreement with the Thurston County Emergency Management Council, signed on March 18, 2025. This regional partnership between Thurston County, the jurisdictions within, and the Chehalis and Nisqually tribes, convene to work on best practices for emergency management, disaster response, and recovery. Partners contribute on a per capita basis, with the City's contribution being approximately \$562 per year.

11. Boards, Commissions and Committee Reports

A. Mayor Andy Ryder:

1. Mayors' Forum
2. Thurston Chamber Shared Legislative Committee
3. Transportation Policy Board (TPB)

Mayor Ryder did not provide any reports, but requested tenant protection topics be brought before the Council.

B. Deputy Mayor Malcolm Miller:

1. Economic Development Council (EDC)
2. Lodging Tax Advisory Committee (LTAC)
3. Thurston County Coalition Against Trafficking (TCCAT)
4. Joint Animal Services Commission (JASCOM)

Deputy Mayor Miller provided reports from EDC District.

C. Councilmember Lenny Greenstein:

1. Emergency Medical Services (EMS)
2. TCOMM911
3. Opioid Abatement Council Independent Subcommittee

Councilmember Greenstein was excused and no reports were provided.

D. Councilmember Michael Steadman:

1. Nisqually River Council
2. Thurston County Law & Justice Council
3. Olympic Region Clean Air Agency (ORCAA)

Councilmember Steadman was excused and no reports were provided.

E. Councilmember Carolyn Cox:

1. Lacey-Olympia-Tumwater-Thurston Clean Water Alliance (LOTT)
2. Regional Housing Council
3. Intercity Transit Authority

Councilmember Cox provided reports from Intercity Transit Authority.

F. Councilmember Robin Vazquez:

1. Thurston Climate Mitigation Collaborative (TCMC)
2. Thurston Regional Planning Council (TRPC)

Councilmember Vazquez did not provide any reports.

G. Councilmember Nicolas Dunning:

1. Thurston Thrives
2. Solid Waste Advisory Committee (SWAC)
3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)

Councilmember Dunning was excused, and no reports were provided.

12. Adjourn

Mayor Ryder adjourned the meeting at 7:28 p.m.



LACEY CITY COUNCIL MEETING

April 15, 2025

SUBJECT: Disbursement Approval

RECOMMENDATION: By motion, approve payment of claims, wages, and transfers.

STAFF CONTACT: Troy Woo, Finance Director *TW*
Alix Turcotte, Senior Accountant *AT*
Carrie Bode, Accounting Technician *CB*

ORIGINATED BY: Finance Department

BACKGROUND:

The action requested of the City Council is by motion to approve payment of claims, wages and transfers for 3/13/2025 through 4/4/2025. The disbursements consist of the following:

Checks:	<u>Week of</u>	<u>Beg. Check No.</u>	<u>End. Check No.</u>	<u>Amount</u>
	3/28/2025	279170	279288	530,180.93
	*3/31/2025	279289	279293	4,598.75
	4/4/2025	279294	279361	1,752,043.56

Electronic Transfers:	<u>Week of</u>	<u>Amount</u>
	3/13/2025	20,175.51
	3/21/2025	1,459.00
	3/26/2025	58,384.54
	3/28/2025	501,061.40
	3/28/2025	56,852.14
	*3/28/2025	9.65
	*3/31/2025	38,295.05
	*3/31/2025	2,021,010.98
	4/1/2025	5,349.61
	4/2/2025	291.00
	4/4/2025	1,207,906.62

*Disbursements for employee out-of-pocket deductions and employee benefits.

Payroll:	<u>Month End</u> 3/31/2025	<u>Wages</u> 2,234,066.04
----------	-------------------------------	------------------------------

Significant Disbursements:

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
US Bank	\$ 58,384.54	Credit Card Charges
Olympia-CARPFD	\$ 56,852.14	March 2025 CARPFD
City of Tumwater	\$ 235,889.00	LERMS Billing 2025
Emergency Vehicle Solutions	\$ 114,754.80	Police Vehicles
Nisqually Indian Tribe	\$ 82,179.66	February 2025 Inmate Services
Puget Sound Energy, Inc.	\$ 139,414.20	Utility Bills
Badger Meter, Inc.	\$ 72,325.21	Meters
City of Lakewood	\$ 50,000.00	2025 SSMCP Executive Leadership
Cues, Inc.	\$ 401,483.02	TV Truck #386 Replacement
LOTT Wastewater Alliance	\$ 200,744.74	March 2025 Reserve Capacity
LOTT Wastewater Alliance	\$ 1,353,275.13	March 2025 ERU's
Western United Civil Group	\$ 467,959.44	400 Pressure Zone
Budd Clary Ford/Hyundai	\$ 63,769.56	Truck purchases



STAFF REPORT

Council Worksession

April 15, 2025

Subject: Memorandum of Understanding related to the 7th Avenue-
College Street Roundabout Project

To: Lacey City Council

Prepared by: Rick Walk

Department Director: Rick Walk, City Manager

City Manager Review: Rick Walk

RW

Purpose: Action Item

Recommendation: Authorize City Manager to execute the Memorandum of Understanding between the City of Lacey, St. Martin's Abbey and DM Ventures Woodland LLC regarding the Seventh Avenue Roundabout Project.

Brief: At the April 8, 2025 City Council Worksession, the City Council received an overview of the proposed Memorandum of Understanding (MOU) between the City of Lacey, Saint Martin's Abbey and DM Ventures Woodland LLC. Staff also provided a briefing on planning policies within the Downtown 2000 Plan, Woodland District Strategic Plan (2013), and the Pedestrian and Bicycle Plan (2018) that support the implementation of the 7th Avenue and College Street Roundabout project. The City Council directed staff to place the proposed MOU on the consent agenda of an upcoming council meeting for final action.

Alternatives:

1. Schedule the draft MOU as presented for Council action at a future Council Meeting
2. Direct staff to re-negotiate terms with the respective parties.

Prior Review:

[City Council Worksession](#) - 4/8/2025

[City Council Retreat - Presentation](#) - 4/23/2021

Advisory Board Recommendation(s):

Not Applicable

Fiscal Impact:

Budgeted Item: No

Amount: \$5 Million estimated

Funding Source: BARS CODE, if applicable

Design is currently scheduled to begin end of 2025 or beginning of 2026. Construction is anticipated to occur end of 2027 or 2028.

Attachments:

1. Draft MOU
2. Conceptual Plan view

Policy or Legal Alignment:

1. [City of Lacey Comprehensive Plan Central Planning Area](#)
2. [Woodland District Strategic Plan](#)
3. [Lacey Pedestrian and Bicycle Plan](#) (page 22)

Background: At the April 23, 2021 City Council Retreat, the City Council received a presentation from Mike Raskin, MJR Development, Dr. Roy Heynderickx, Saint Martin's University and city staff. The joint presentation proposed a potential partnership to create a signature entrance into Mid-Town by constructing a roundabout at the intersection of 7th Avenue and College Street. The partnership would be based on MJR and Saint Martin's Abbey dedicate property and the City constructing the roundabout intersection. A roundabout intersection would accomplish the following goals and objectives established within the Woodland District Strategic Plan.

- 1) Converting a right-in/right-out intersection into full turn movements creating direct access to the businesses and amenities within Mid-Town and activating 7th Avenue as a another primary street connecting to College Street and Sleater-Kinney Avenue.
- 2) Creates a protected pedestrian crossing on College Street between 6th and Pacific Avenues.
- 3) Build a stronger and physical connection between Saint Martin's Campus, including the Lacey Maker Space, and the housing, services and amenities located in Mid-Town.
- 4) Creates opportunity to design a signature entrance feature highlighting Mid-Town, Saint Martin's and the City of Lacey.

Since 2021, representatives from the City, MJR Development, Saint Martin's Abbey and Saint Martin's University have been discussing the terms of the partnership within a draft memorandum of understanding (MOU). On March 25, 2025, Saint Martin's Abbey, MJR Development and the staff reached a tentative agreement subject to Council approval. The final draft of the MOU is attached (attachment 1) for council review with a plan view of the conceptual design of the proposed roundabout (attachment 2). At the worksession, staff will present an overview of Mid-Town entrance proposal and walk through the terms of the MOU.

**Memorandum of Understanding between the
City of Lacey, St. Martin's Abbey and DM Ventures Woodland LLC**

Seventh Avenue Roundabout Project

This Memorandum of Understanding is made and entered into as of the date of the last signature hereon by and between the City of Lacey, a municipal corporation (hereinafter referred to as the "City"), St. Martin's Abbey, (hereinafter referred to as the "Abbey"), and DM Ventures Woodland, LLC, a Washington Limited Liability Company, (hereinafter referred to as "DM"), together referred to as the "Parties," for the purpose of outlining agreed upon terms and conditions required for the development and construction of the Seventh Avenue Roundabout Project

WITNESSETH

WHEREAS, the City of Lacey officially adopted the Woodland District Strategic Plan in 2013, identifying specific implementation actions to achieve the vision of transitioning the Woodland District into a mixed-use urban center now known as Mid-Town District; and,

WHEREAS, the Woodland District Strategic Plan established a policy (TP-8.1) to "Better integrate St. Martin's University with the Woodland District by making College Street SE a two-sided street connected with safe and visible pedestrian crossings and student-oriented retail"; and,

WHEREAS, the Woodland District Strategic Plan identifies a strategy to identify methods for improving College Street to provide multi-modal access and circulation into the Mid-Town district while maintaining capacity of regional through traffic and better relate the roadway design to existing and future uses and ensure adequate access to all modes to and from the Mid-Town District, City facilities and Saint Martin's University; and,

WHEREAS, the Woodland District Strategic Plan identifies the Abbey, Saint Martin's University and Woodland District Stakeholders as key partners in implementing specific strategies identified in the Plan. DM a significant investor and property owner within the Mid-Town District is considered a key stakeholder within the district; and,

WHEREAS, the City, the Abbey and DM share a common vision of creating a significant gateway focal point intersection providing multi-modal access into the Mid-Town District and a formal entrance into Saint Martin's Campus for pedestrians and bicyclists, facilitating increased connectivity and mobility for students and the community; and,

WHEREAS, The City intends to design and construct the Seventh Avenue Roundabout Project, the Abbey and DM own property on either side and immediately adjacent to the project location and will participate in the construction of the roundabout project through property dedication and perimeter improvements; and,

WHEREAS, The City, the Abbey and DM wish to formalize their agreement to design and construct the Seventh Avenue Roundabout Project.

NOW, THEREFORE, in consideration of the mutual terms, conditions, covenants, and provisions contained herein, and the mutual benefits received hereunder, the Parties agree as follows:

1. City responsibilities.

- a. The City agrees to design and construct a roundabout intersection located at College Street and 7th Avenue, to include design and installation of city standard landscape features located in the center of the roundabout intersection.
- b. The City will fund all of the design and construction costs of the project footprint located between the outer edges of sidewalk within the ROW and be responsible for ongoing maintenance of the landscape features located therein. The City will not be responsible for installation of any improvements behind the sidewalk.
- c. After execution of this Memorandum, the City will begin the design and development of construction plans for the roundabout intersection. The city start date is dependent on resources. If the MOU is signed prior to May of 2025, the City will commit to beginning design (advertise for a design consultant) in January 2026, or earlier if resources allow.
- d. If the City decides to install a gateway feature or artwork within the round-about intersection, the City will establish a process to design and/or select the feature. St. Martin's Abbey and DM will be invited to participate and provide input in the City's process.

2. Abbey Responsibilities.

- a. The Abbey will dedicate to the City all necessary right-of-way along the east edge of the current College Street Corridor to accommodate the design and construction of the intersection, to include any easements for permanent slopes or temporary construction easements.
- b. The Abbey will design and install a pedestrian pathway on the Abbey's property extending from the east side of the roundabout intersection into the University Campus, including any signature entry features as determined by the Abbey. The timing of the installation of the pathway will be determined by the Abbey in accordance with the current and/or updated Saint Martin's Integrated Master Plan. The Abbey will fund all of the design and installation costs associated with the pedestrian pathway.
- c. Prior to the Abbey installing any signature entry feature and/or formal landscaping improvements as describe in section 2b, the Abbey will coordinate and obtain any necessary permits with the City of Lacey for the design development and construction of those improvements

3. DM responsibilities.

- a. DM will dedicate to the City all necessary right-of-way along the west edge of the current College Street Corridor to accommodate the design and construction of

the intersection, to include any easements for permanent slopes or temporary construction easements.

- b. DM will, in coordination with the City of Lacey, design, coordinate and construct the perimeter and back of sidewalk landscaping improvements along the frontage of the west side of the Round About including any signature entry features adjacent to the 7th Avenue entrance into Mid-Town and located on DM property.
 - c. All perimeter and back of sidewalk improvements identified in this section as DM responsibilities will be installed by DM in coordination with or immediately upon completion of the City's construction project.
4. This MOU shall remain in effect until all work referenced in this agreement has been completed
 5. The terms and conditions of this MOU could be amended or extended by mutual consent of the signing representatives of the Parties
 6. The Parties mutually agree to defend, indemnify and hold the other, its officers, officials, employees, and volunteers harmless from any and all claims, injuries, damages, losses or suits, including reasonable attorney fees, to the extent caused by each entity's respective negligence in performance of its responsibilities under this Agreement.
 7. This Agreement shall be governed by the laws of the State of Washington as to interpretation and performance. The Parties hereby agree that venue for enforcement of this Agreement shall be the Superior Court of Thurston County.

IN WITNESS WHEREOF, the Parties hereto have entered into this Memorandum of Understanding this _____ day of _____, 2023.

CITY OF LACEY

ST. MARTIN'S ABBEY

By: _____
Rick Walk, City Manager

By: _____
Abbot Marion Nguyen, O.S.B.

Date: _____

Date: _____

Approved as to form:

DM VENTURES WOODLAND, LLC

David Schneider, City Attorney

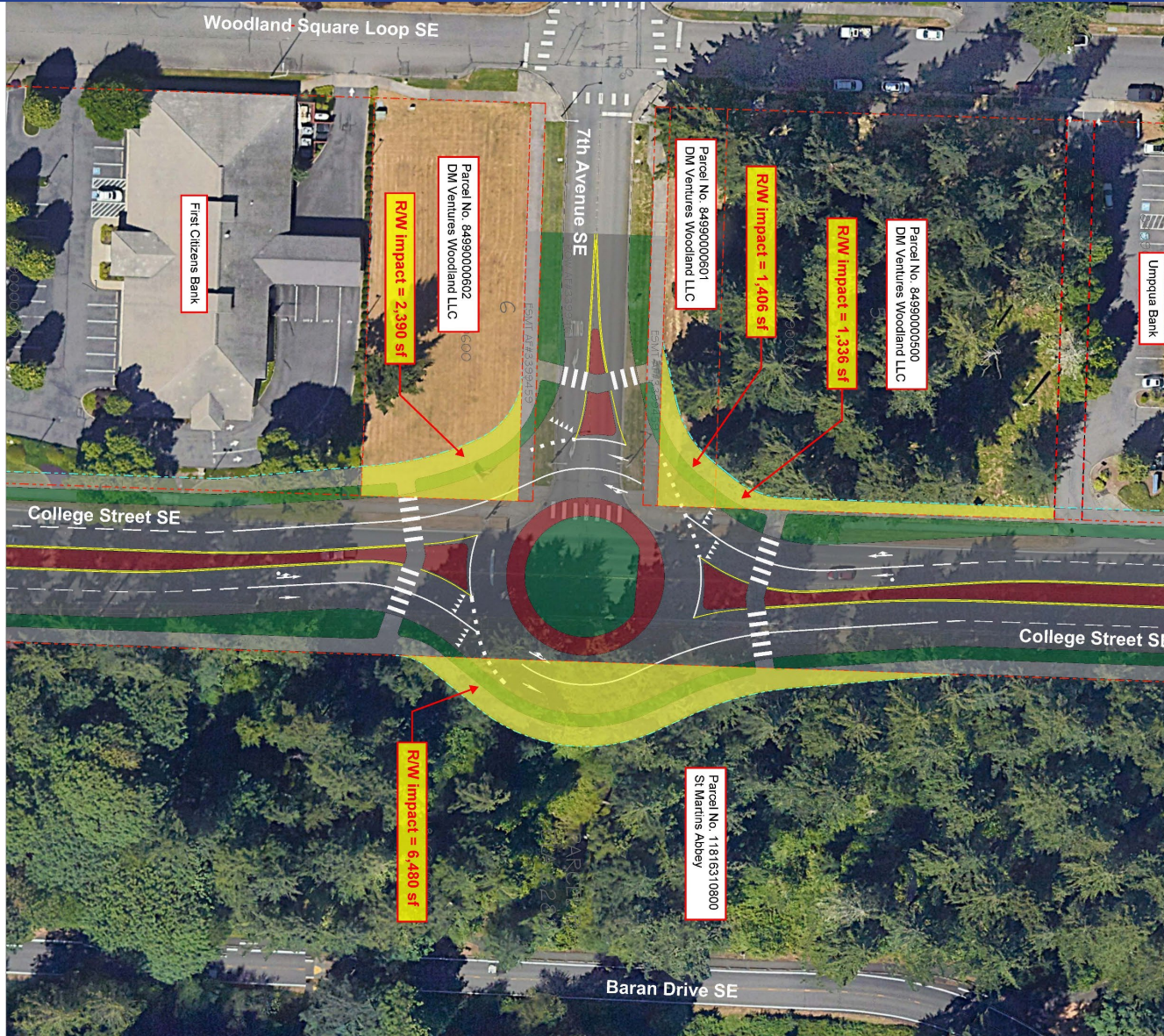
By: _____

Mike Raskin

Date: _____

DRAFT

INTERSECTION CONCEPT DESIGN



Land Area Impacted

St Martin's Abbey – 6,480 square feet

MJR Development – 5,132 square feet

Lacey Community Academy

City Council Meeting | April 15, 2025



Week 1 | Lacey 101



Week 2 | Public Works



Week 3 | Community and Economic Development



Week 4 | Parks, Culture, and Recreation



Week 5 | Police Department



Week 6 | Finance



CITY OF LACEY

Official Proclamation

WHEREAS, the City of Lacey recognizes our future rests in the hands of our most vulnerable and cherished assets - our children; and

WHEREAS, all children deserve to live in safe, stable, and nurturing environments which promote their healthy growth and development; and

WHEREAS, child abuse, neglect, and other trauma are recognized as serious public health problems affecting both the current and future quality of life in our community; and

WHEREAS, it is the responsibility of our community to ensure parents, caregivers, and other adults who influence the health and well-being of children have the support, knowledge, and concrete resources necessary to ensure all children thrive to their greatest potential; and

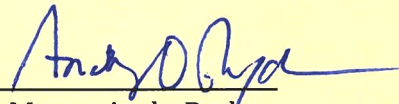
WHEREAS, effective child abuse prevention strategies succeed because of partnerships among agencies, schools, religious organizations, law enforcement agencies, health care providers, and the business community; and

WHEREAS, we, as City of Lacey residents, continue our commitment to protect all members of our community and call upon everyone to join together to increase public safety and prevent further abuse and neglect of our children.

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the City Council, do hereby proclaim the month of April 2025 as

Child Abuse Prevention Month

in the City of Lacey, and I encourage all community members to increase their participation in efforts to support families, thereby preventing child abuse and strengthening the community in which we live.



Mayor Andy Ryder
April 15, 2025



STAFF REPORT

April 15, 2025

SUBJECT: Lift Station 23 Improvements Project

RECOMMENDATION: Motion to award Lacey Contract Number PW 2022-12 to low bidder Pacific Civil & Infrastructure from Tacoma, Washington in the amount of \$2,536,196.48

STAFF CONTACT: Rick Walk, City Manager *RW*
Scott Egger, Public Works Director *SE*
Teri O'Neal, Senior Utility Engineer *TSO*
Jason Kashani, Utility Engineer *JSK*
Tyson Poeckh, Project Administrator *TP*

ORIGINATED BY: Public Works Department

ATTACHMENTS: Attachment #1 Bid Tab Summary
Attachment #2 Project Vicinity Map

FISCAL NOTE: Funding for this contract is provided through fund source 411-3518-535.90 and there are sufficient funds for this project.

PRIOR REVIEW: Council approved the 2025 Wastewater Capital Funds as part of the 2025 Budget. The Lift Station 23 Improvements project is listed as a 2025 Wastewater Capital Fund project.

BACKGROUND:

The existing Lift Station 23, located at 4611 20th Way NE, is a wastewater pump station that was originally constructed in 1996. The new wastewater pump station will be constructed within Pleasant Glade Plat. The station accommodates future improvements associated with the City's Comprehensive Plans.

Upgrades to the facility include upsizing an existing forcemain, construction of a new wet well with mechanical pumps, a valve vault to meet current OSHA regulations, and other site improvements that will help the facility function more efficiently.

The project was advertised for three weeks and bids were opened April 3, 2025. Five bids were received and ranged from a low of \$2,536,196.48 to \$2,697,216.92 and the Engineer's Estimate is \$2,972,239.36. Pacific Civil & Infrastructure from Tacoma, Washington, is the low bidder. A Bid Summary Sheet is attached.

Pacific Civil & Infrastructure is qualified and capable of performing the work. Project start is anticipated in June 2025 with 250 working days allotted to complete the work. The project is expected to be completed by July 2026.

NEXT STEPS:

Option 1: Approve the motion to award Lacey Contract Number PW 2022-12 to low bidder Pacific Civil & Infrastructure from Tacoma, Washington in the amount of \$2,536,196.48.

Option 2: Do not approve the motion to award Lacey Contract Number PW 2022-12 to low bidder Pacific Civil & Infrastructure from Tacoma, Washington.

Option 3: Provide direction to City staff on other elements to consider in regards to this issue. After further diligence on these elements, City Staff would then return to the Lacey City Council to review.

Option 4: Some other option not contemplated in the above options.

Attachment #1
BID SUMMARY:

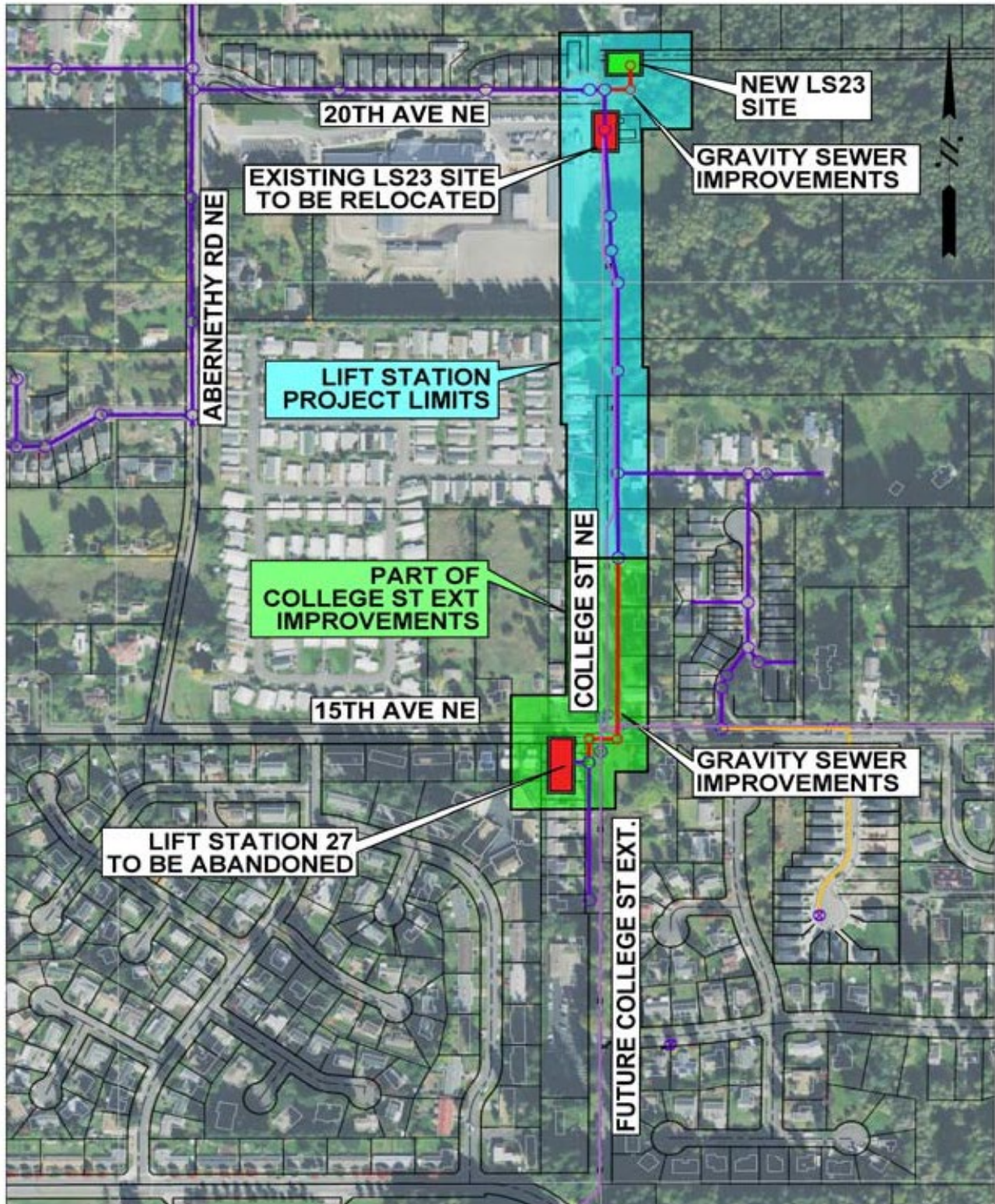
CITY OF LACEY
LS 23 Improvements
PW 2022-12

[illegible]

4/4/2025

Apparent Lows

Attachment #2
Project Vicinity Map:



Lift Station 23 Improvements

Public Meeting|April 15th, 2025



Lift Station 23 Improvements

Project:	PW 2022-12
Low Bidder:	Pacific Civil Infrastructure
Low Bid:	\$2,536,196.48
Engineer's Estimate:	\$2,972,239.36
Bidders:	5
Working Days:	250
Begin Work:	June 2025

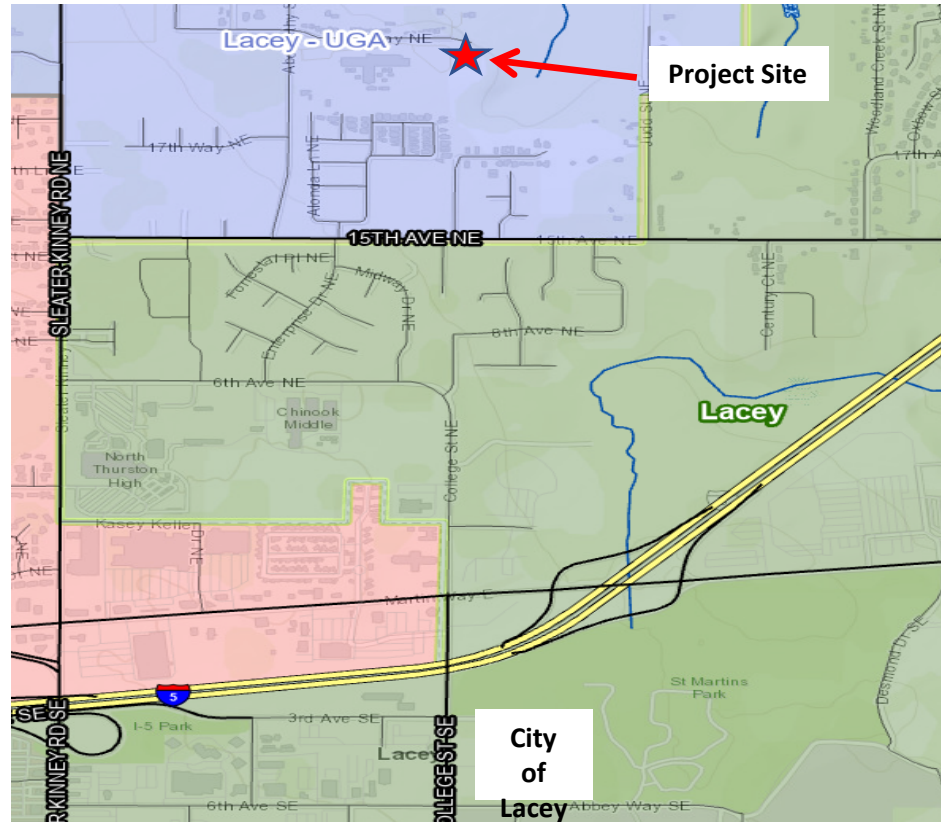
- Relocating existing lift station to accommodate future transportation improvements (College Street NE).
- Upgrades bring facility to current City standards and provide for increased capacity for growth within basin.
- Improvements include upsizing of offsite forcemain to match into the College St Extension Project as part of the Wastewater Comprehensive Plan.



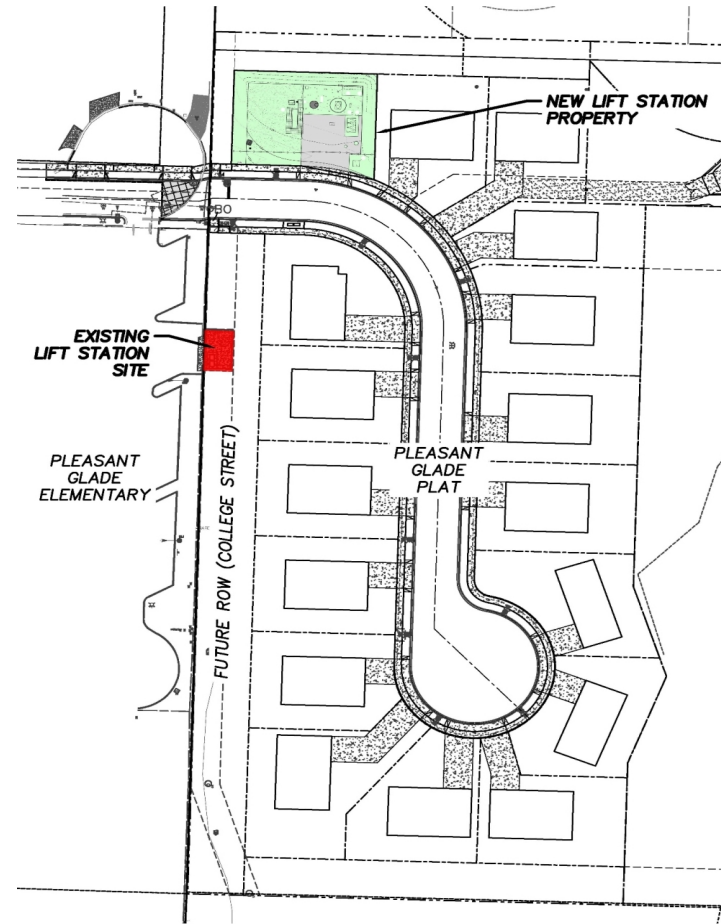
Example Lift Station Site (Willamette Drive)



Lift Station 23 Improvements



Project Vicinity Map

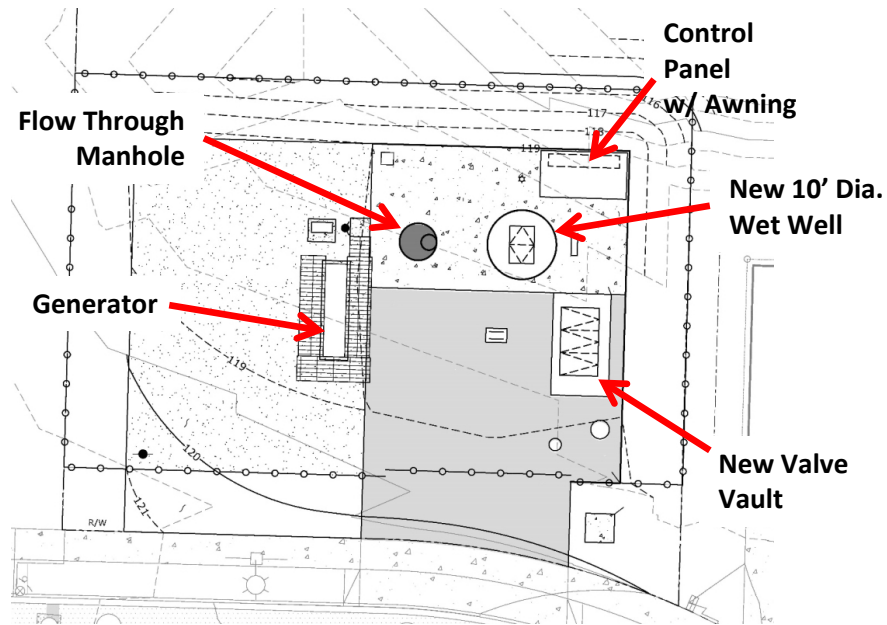


Pleasant Glade Plat

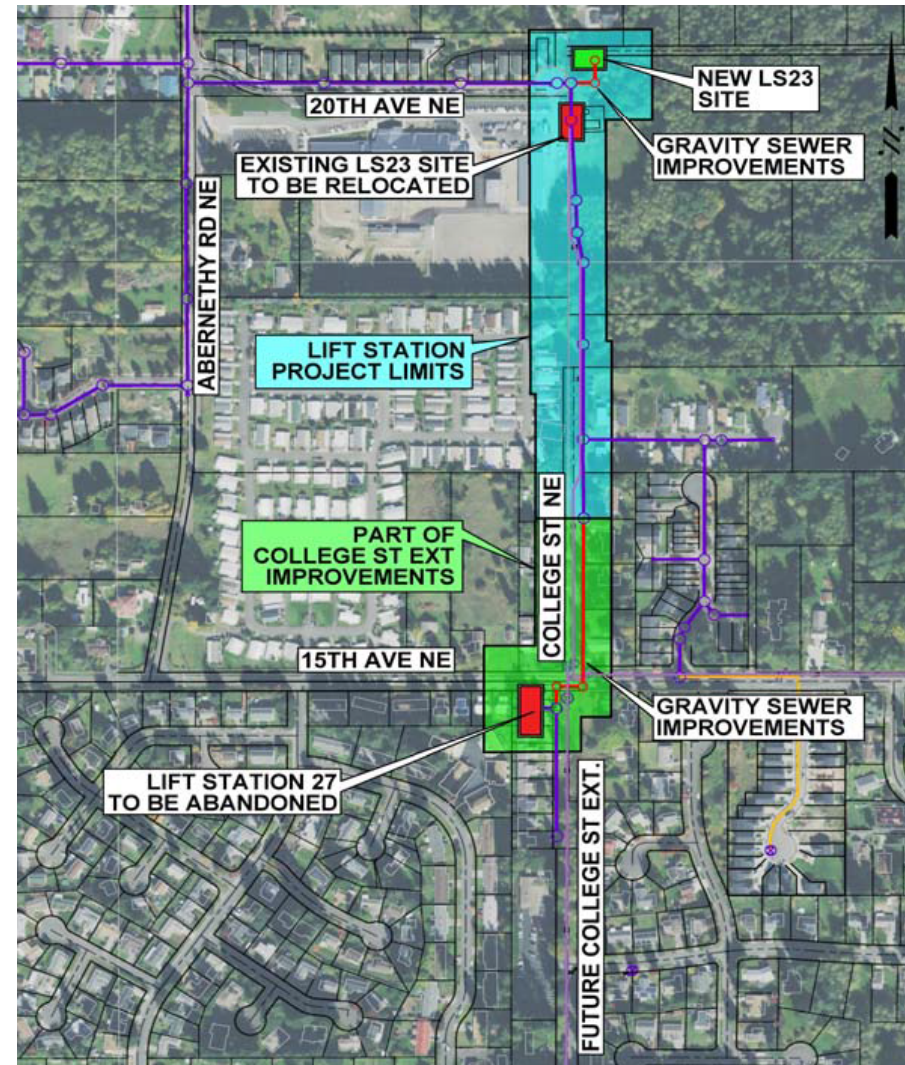


Lift Station 23 Improvements

Site Plan / Project Limits



Lift Station Site Plan



Lift Station 23 Project Limits



Lift Station 23 Improvements



Other Project Improvements Include: Gravity & Pressure Mains, and Coatings



Questions?





LACEY CITY COUNCIL
Worksession
April 15, 2025

SUBJECT: Comprehensive Plan Series: Climate Element

Briefing: City Council will conduct a review and provide direction on draft goals and policies of the Climate Element of the Comprehensive Plan.

STAFF CONTACT: Rick Walk, City Manager *RW*
Vanessa Dolbee, Director of Community and Economic Development *VD*
Ryan Andrews, Community Planning Manager *RA*
Linsey Fields, Climate and Sustainability Coordinator *LF*

ORIGINATED BY: Community and 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

FISCAL NOTE: Climate Planning is supported by a State Climate Planning Grant of \$350,000.

WORK PLAN GOAL AND STRATEGY: Environmental Stewardship
Continue Implementation of Climate Mitigation Efforts (K)

PRIOR REVIEW: The City Council was briefed on the Climate Element of the Comprehensive Plan during the joint worksession with the Planning Commission on February 26th, 2025. The Planning Commission reviewed the current draft on April 9th, 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 that in addition, contains 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:

The 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 of Lacey 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 (MTCO_{2e}). 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 a 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 had the opportunity to review and provide feedback on the Climate Element goals and policies. At the April 15, 2025 Council Worksession, the City Council will have the opportunity to discuss the draft goals and policies in the Climate Element and provide direction to staff. City staff will incorporate feedback and refine these frameworks. 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	Consider prioritizing 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 with 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	Manage 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	Consider subsidies for low-income residents 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	Retrofit city-owned buildings for energy efficiency and conduct energy audits on city facilities.				

Policy 7. B	Phase out natural gas use in existing publicly owned facilities by 2040.				
Policy 7. C	Transition public fleets to zero-emission vehicles and develop supporting infrastructure and programs.				
Policy 7. D	Support commute trip reduction measures for city employees, including remote work policies and active transportation programs.				
Policy 7. E	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

Table of Contents

Introduction	1
Purpose of the Policy Framework.....	1
Resilience Sub-Element.....	1
Policy Foundations	3
Plan and Policy Audit.....	3
Climate Vulnerability and Risk Assessment.....	4
Community Engagement	5
Fall 2024 Survey	5
Fall 2024 Listening Sessions	5
Winter 2025 Open House	5
Department of Commerce Climate Policy Explorer	5
Policy Framework	6
How to Read	6
Goals and Policies.....	8
GOAL 1: Outreach and Education	8
GOAL 2: Community Leadership.....	9
GOAL 3: Resilience Resources	11
GOAL 4: Up-to-date Data, Analysis, and Planning	12
GOAL 5: Resilient Land Use	13
GOAL 6: Nature-Based Resilience.....	15
GOAL 7: Thriving Urban Forest	17
GOAL 8: Resilience Development Standards.....	19
GOAL 9: Resilient Infrastructure	21
GOAL 10: Resilient Transportation	22
GOAL 11: Resilient Facilities.....	24
GOAL 12: Accessible Shelters	25

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.

Climate Element

April 15, 2025 City Council Worksession



Background

Comprehensive plans are the centerpiece of local planning efforts. These 20-year plans articulate a community vision through a series of goals, objectives, policies, and actions that guide the day-to-day decisions of elected officials and local government staff.

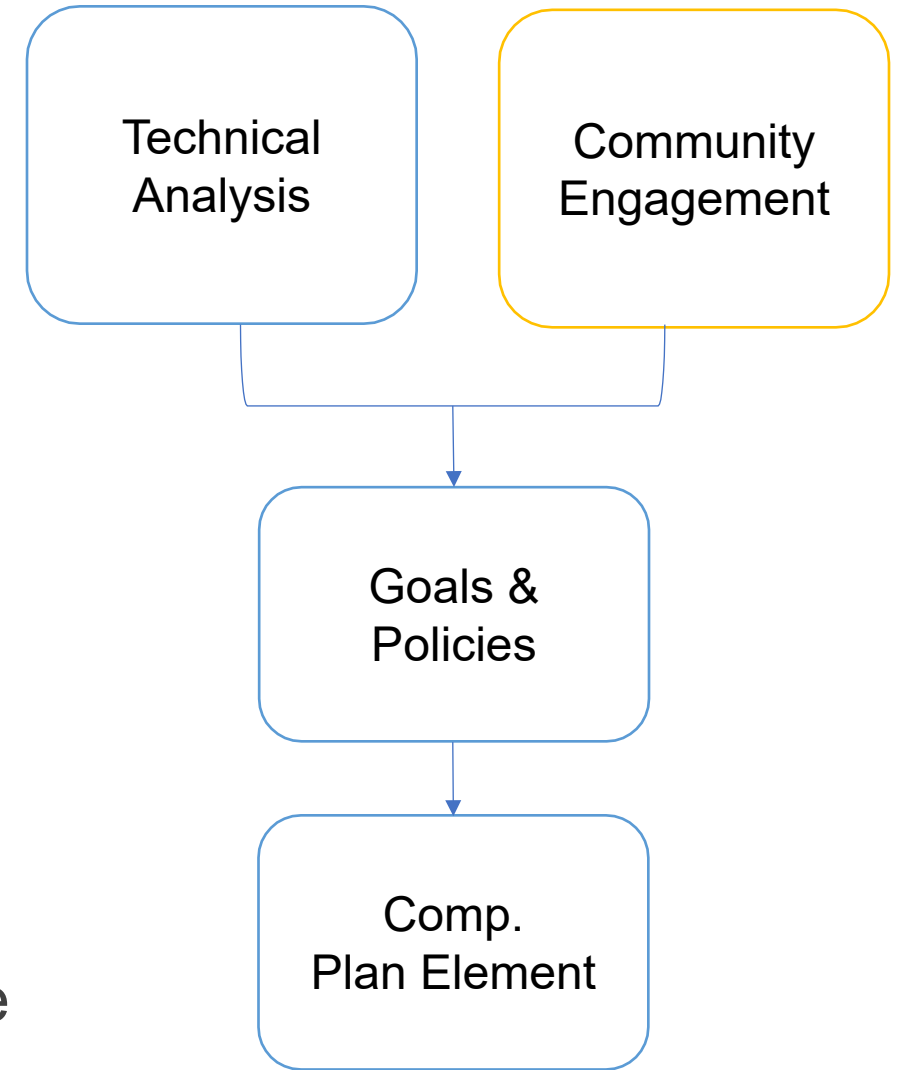
Lacey's Goals for the 2025 Update

- Readable and useable
- Reflects the vision
- Integrates and relatable between elements
- Streamlined
- Meets the GMA requirements and new laws

Background

Goals and Policies are created through various avenues, including conducting audits on current plans, implementing new mandates and requirements, utilizing resources through the Department of Commerce, researching other cities plans, and aligning goals and policies with the community vision.

Goals are the overarching objectives a city intends to meet in the next GMA cycle. Policies are how we are going to meet those goals.



Background

The climate element is a new requirement for this cycle of Comprehensive Planning for jurisdictions who fall into the Growth Management Act. Per HB 1181 "Cities and counties planning under the Growth Management Act must have a climate element as part of their comprehensive plan."

The Climate Element is made up of two sub-elements:

- Greenhouse Gas Sub-Element (Mitigation Strategies).
- Resiliency Sub-Element (Adaption Strategies).

Background

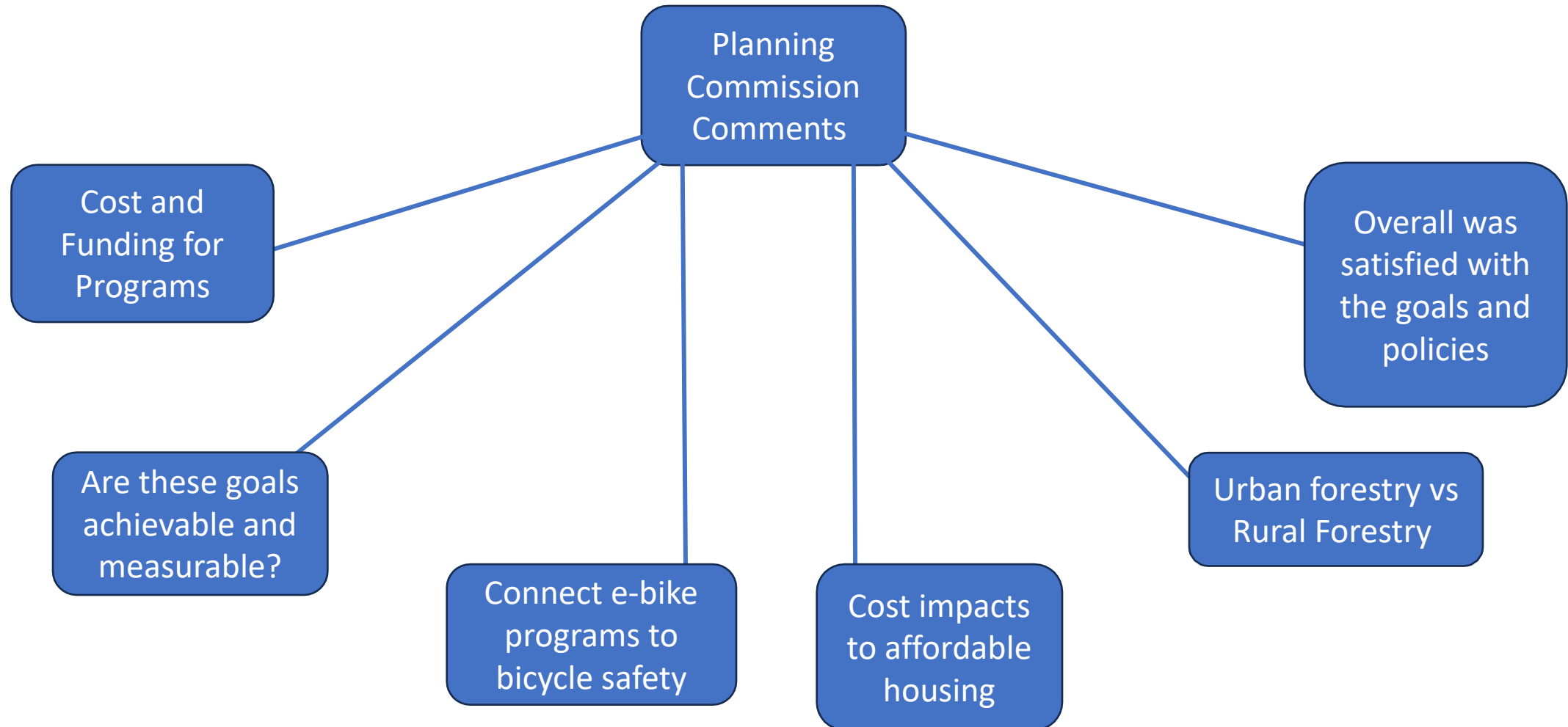
Technical Analysis

- **Technical Analysis Included:**
- Vulnerability and Risk Assessment for Climate Hazards
- 2022 Thurston County GHG Inventory
- Policy Audits of current plans
- Reviewing Commerce's guidance to ensure compliance.

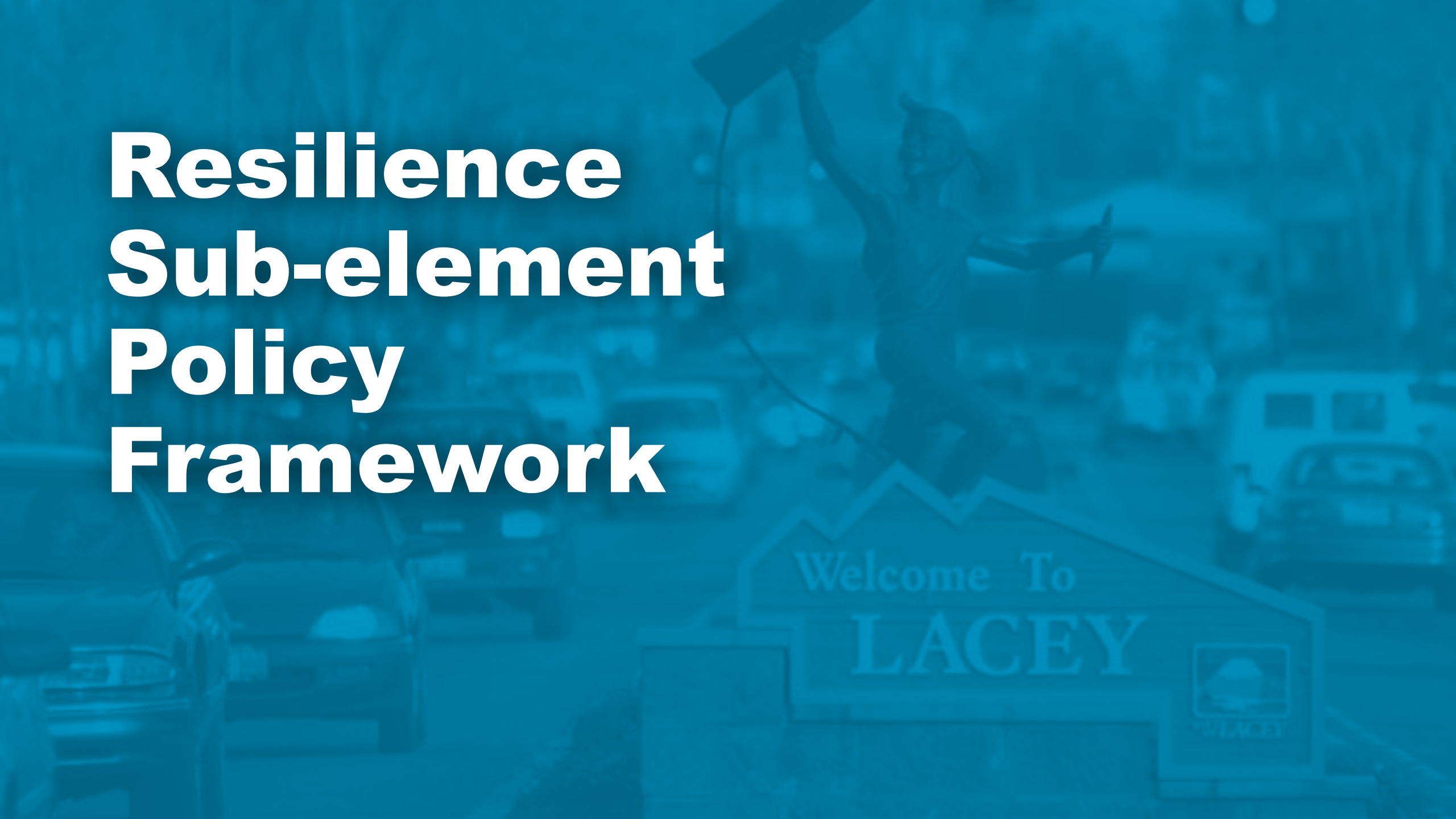
Community Engagement

- **Key Community Engagement Themes Included:**
- “20-minute towns with dense housing to make it easy for walking & bicycling to get most things needed without a car.”
- “I want Lacey to be the cutest and most walkable, cycle-able, and accessible Tree City in Washington! My dream version of Lacey has separated bike lanes and sidewalks along all roads/streets.”
- “A vibrant city center with small local businesses thriving, with pedestrians walking, cafes, local shops, restaurants, etc.”

Planning Commission Recap



Resilience Sub-element Policy Framework

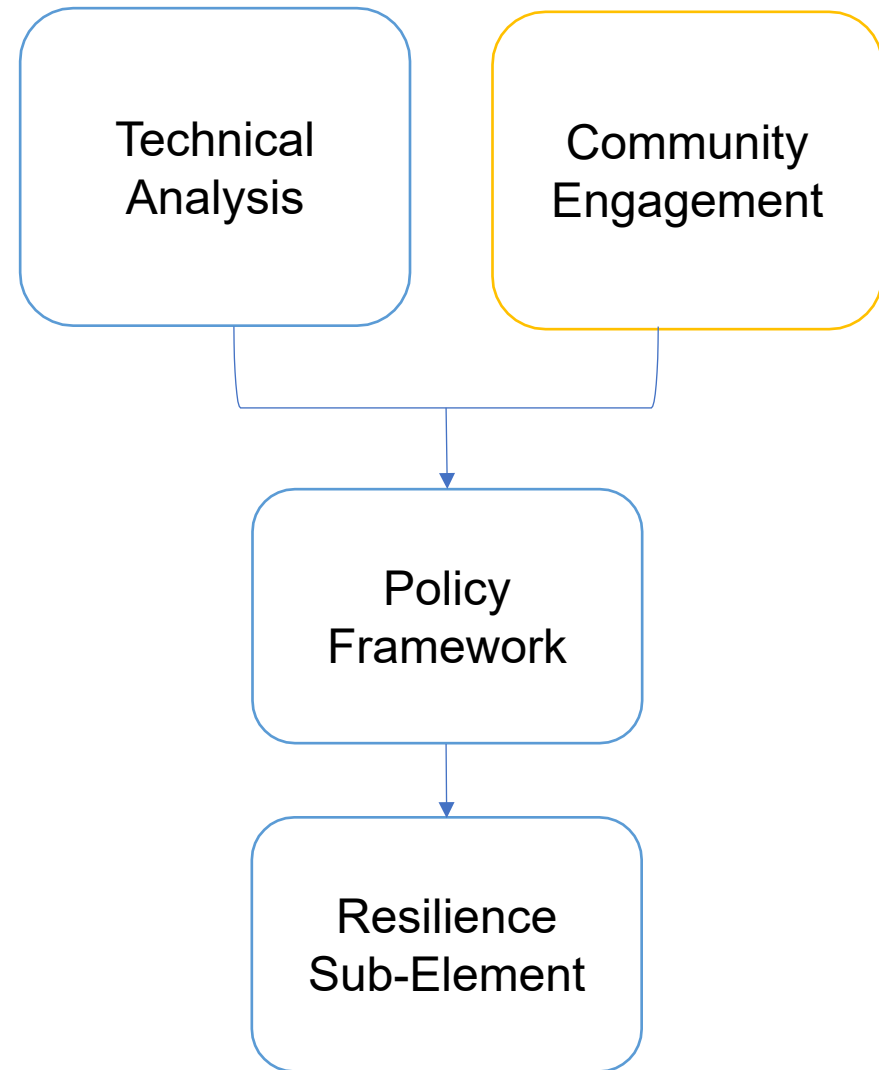
The background is a blue-tinted photograph of a town street. In the foreground, a large 'Welcome To LACEY' sign is visible, featuring a house silhouette and a small logo. A person is jumping over the sign, holding a flag. In the background, there are parked cars and buildings.

Welcome To
LACEY

Overview

The Policy Framework outlines draft goals and policies of the Resilience Sub-Element

- Adapts existing goals and policies from City plans
- Recommends new goals and policies based on technical analysis and State Department of Commerce guidance
- Incorporates input from the community and City staff



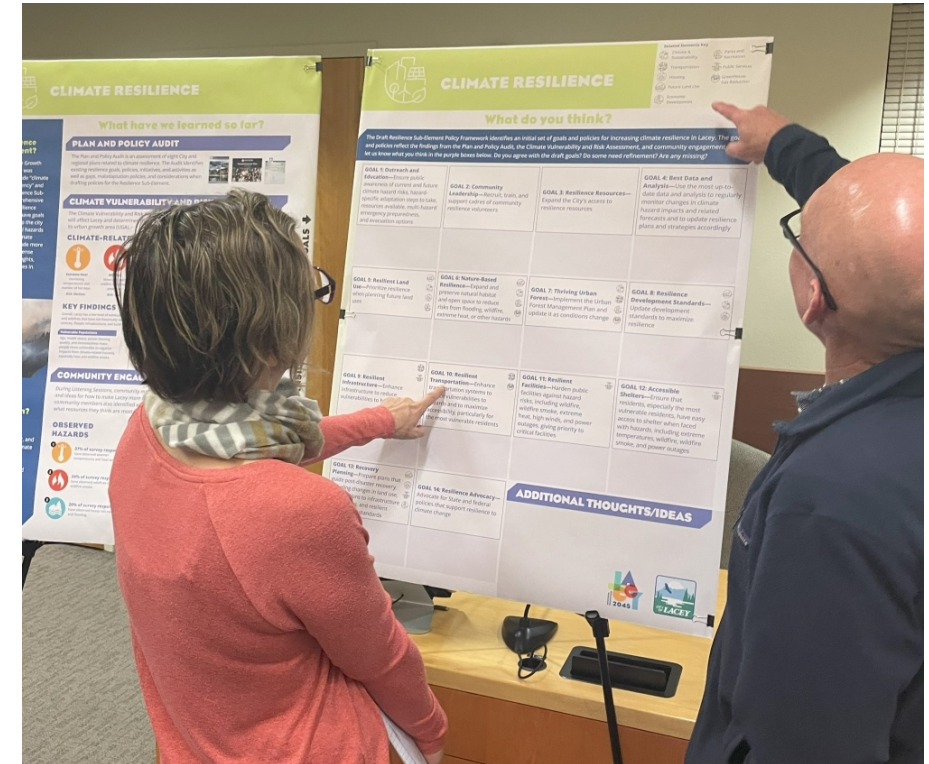
Requirements and Guidance

- **Hazards:** Resilience Sub-Element must address climate-exacerbated hazards relevant to Lacey
- **Sectors:** Commerce encourages jurisdictions to address climate vulnerability across 11 asset sectors
- **Co-Benefits:** Commerce directs jurisdictions to note every co-benefit associated with each policy. Commerce provided a list of 13 co-benefit options.

Open House Community Input

39 comments received

- Goal 7: Thriving Urban Forest
 - Tree preservation
 - Diseases/pests
 - Trade-offs
- Goal 8: Resilience Development Standards
 - Standards to reduce wildfire risk
 - Support solar



Second Administrative Draft

- Incorporated Open House input
- Integrated model goals and policies from Commerce's Climate Policy Explorer
- Consolidated goals (14 reduced to 12 goals)

Policy Framework Goals

Goal 1: Outreach and Education

Goal 2: Community Leadership

Goal 3: Resilience Resources

Goal 4: Up-to-date Data, Analysis,
and Planning

Goal 5: Resilient Land Use

Goal 6: Nature-Based Resilience

Goal 7: Thriving Urban Forest

Goal 8: Resilience Development
Standards

Goal 9: Resilient Infrastructure

Goal 10: Resilient Transportation

Goal 11: Resilient Facilities

Goal 12: Accessible Shelters

Goal 5: Resilient Land Use

Prioritize Resilience when planning future land uses

- Implement the Shoreline Master Program
- Ensure development complements natural shoreline processes
- Prioritize denser infill development over greenfield development to avoid encroachment on potential hazard areas
- Avoid new or intensified development in hazard-prone areas
- Limit development on or acquire areas to be natural hazard buffers

Goal 7: Thriving Urban Forest

Expand and maintain the urban tree canopy/forest to maximize resilience to heat, drought, wildfire, and other hazards

- Implement the Urban Forest Management Plan
- Manage forests to be better adapted to climate change and pests
- Maintain the “Tree City” status
- Update City code to preserve trees during development and to mitigate impacts of tree roots on sidewalks

Goal 8: Resilient Development Standards

Update development standards to ensure the resilience of development and redevelopment projects

- Adopt fire wise standards that supersede HOA standards
- Adopt resilience stormwater management standards such as green infrastructure and LID practices
- Promote sustainable building design and landscaping
- Identify financing options to help low-income residents
- Advocate for lower insurance rates for property owners who reduce hazard risks

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

- Identify and advertise public facilities to serve as “resilience hubs”
- Identify and publicize private facilities (like shopping centers) that have backup power and are willing to provide respite during hazard events

Greenhouse Gas Sub-element Goals and Policies

Requirements and Guidance

- **GHG Emissions Reduction:** This Sub-Element must address GHG emissions and steps to reduce GHG in our community.
- **Vehicle Miles Traveled:** The GHG sub-element must address VMT and steps to reduce VMT in our community.
- **Co-Benefits:** Commerce directs jurisdictions to note every co-benefit associated with each policy. Commerce provided a list of 13 co-benefit options.

Policy Framework Goals

Goal 1: Implement the Thurston Climate Mitigation Plan

Goal 2: Reduce GHG emissions by incentivizing the use of renewable energy, conservation, and efficiency technologies and practices in buildings.

Goal 3: Develop guidelines for the adaptive reuse of buildings.

Policy Framework Goals

Goal 4: Increase tree canopy cover to boost carbon sequestration, while increasing solar access, where practicable.

Goal 5: Reduce vehicle miles traveled.

Goal 6: Support increased urban density and housing diversity

Goal 7: The City of Lacey (as an organization) 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.

Goal 1: Implement the Thurston Climate Mitigation Plan

- 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 5: Reduce Vehicle Miles Traveled

- 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

Goal 7: GHG Emissions Reduction

- Goal: 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.
 - Policy 7. A: Retrofit city-owned buildings for energy efficiency and conduct energy audits on city facilities.
 - Policy 7. B: Transition public fleets to zero-emission vehicles and develop supporting infrastructure and programs.

Discussion Questions



Welcome To
LACEY



Discussion Questions

- What do you see as the **most important** goals and policies?
- Is **anything missing**? Are there any additional goals or policies you think should be added?
- What **concerns** do you have about any goals and policies?
 - Do you disagree with any policy direction?
 - Are any goals or policies unclear?
 - Should any be softened or strengthened?

Next Steps

- Council and Commissions review will be incorporated into final draft versions.
- The Climate Element will be packaged into the larger Comprehensive Plan for community review this summer.

We are here



1. Gather Information
2. Answer Questions to Guide an Emissions Estimate
3. Evaluate Data from Emissions Sources
4. Set Emissions-Reduction Targets
5. Select Goals and Policies to Achieve Targets
6. Integrate Measures into Plan