



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, May 14, 2025

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgement

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

4. Approval of Agenda and Consent Agenda Items

- A. Approval of Agenda
- B. Approval of April 23, 2025 meeting minutes
 - 1. April 23, 2025 minutes

5. Public Comment

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

6. Commission Members' Reports

7. Department Report

8. Public Hearing

9. New Business

10. Old Business

- A. **Comprehensive Plan Update: Steven Goodsell, Transportation Engineer/Planner-Fehr and Peers; Wesley Nguyen, Economic Development Coordinator; Ryan Andrews, Community Planning Manager.** The Planning

Commission will review the draft goals and policies for the Transportation, Economic Development and Utilities Elements of the Comprehensive Plan. This will complete the Planning Commission's initial review of goals and policies prior to the release of the draft update to the Comprehensive Plan this summer.

1. Comprehensive Plan Update Attachments

11. Communications and Announcements

A. Planning Commission Schedule

12. Next Meeting - May 28, 2025

13. Adjournment

Attendance and Public Comment

Attend Remote or In-Person

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

In-Person	Council Chambers at Lacey City Hall 420 College Street SE, Lacey, WA 98503
Zoom:	https://us02web.zoom.us/webinar/register/WN_-ObjYESmRgiNz6ujjKnjLg
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=l77nTEyPKhw
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 898 6077 8642)

Verbal Public Comment

Because state law (RCW 42.17A.555) prohibits the use of public facilities to promote or oppose any ballot measure, public comment for or against the Lacey Metropolitan Park District cannot be accepted at this meeting.

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

In-Person:	Use the sign-up sheet located at the meeting location.
Zoom:	Preregister using the following Zoom link no later than two hours prior to the meeting: https://us02web.zoom.us/webinar/register/WN_-ObjYESmRgiNz6ujjKnjLg

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

Written Public Comment

Please email written public comments to PlanningCommission@cityoflacey.org. The comment period will close two hours before the meeting time. Commissioners will receive all written public comments provided by this deadline. Comments may not be addressed during the meeting. All comments are part of the official record.

MINUTES

Lacey Planning Commission Meeting
Wednesday, May 14, 2025 – 6:00 p.m.
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

The meeting was called to order at 6:00 p.m. by Jeff Gadman

Planning Commission members present: Jeff Gadman, Kyrian MacMichael, Spencer Zeman, Jennifer Mangione, Judith Doyle, & Gail Madden. Staff present: Ryan Andrews, Hans Shepherd, Tom Stiles, Jennifer Adams & Paul White

Jeff noted a quorum present. Jennifer read the Land Acknowledgement.

Spencer Zeman made a motion, seconded by Kyrian MacMichael to approve the agenda for tonight's meeting. Spencer Zeman made a motion, seconded by Jennifer Mangione to approve April 9th minutes. All were in favor, both motions carried.

- 1) **Public Comments:** Chris Carlson from Hatton Godat Pantier, commented regarding the rezone docketing process and consolidating multiple applications for efficiency.
- 2) **Commission Members Reports:** Jennifer Mangione reported on the Solarize Thurston workshop event planned for May 13, 2025.
- 3) **Department Report:** None
- 4) **Jeff Gadman suspended the regular meeting and opened the Public Hearing at 6:05 PM.**
- 5) **Public Hearing: Development Guidelines and Public Works Standards Update: Tom Stiles, Development Review Engineer Manager.** The Planning Commission conducted a public hearing to take testimony on draft updates to the Development Guidelines and Public Works Standards. There was no public testimony.
- 6) **Jeff Gadman closed Public Hearing and re-opened regular meeting at 6:22 PM**

Kyrian MacMichael made a motion, seconded by Jennifer Mangione to make a recommendation on the Development Guidelines and Public Works Standards to City Council. All were in favor, the motion carried.

7) **New Business: None**

8) **Old Business:**

A. Comprehensive Plan Update: Ryan Andrews, Community Planning Manager; Hans Shepherd, Senior Planner; Jennifer Adams, Housing Coordinator. The Planning Commission reviewed the draft goals and policies for the Land Use and Housing Elements of the Comprehensive Plan. The Planning Commission also continued the review of the Future Land Use Map, confirmed the draft land use designations, and reviewed the community-suggested rezones.

9) **Communications and Announcements:** Ryan Andrews went over the Planning Commission schedule.

10) **Next Meeting:** May 14, 2025

11) **Adjournment:** 7:39 PM

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube: <https://www.youtube.com/watch?v=ckPf7LRuIGA>



Planning Commission Staff Report - 8

May 14th, 2025

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

RECOMMENDATION: Staff and the consultant team will present draft goals and policies for the Transportation Element of the Comprehensive Plan update. No formal action is required.

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

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS:

1. Transportation Element Draft Goals and Policies
2. 2018 Pedestrian and Bicycle Plan ([Linked](#))
3. Commerce Checklist ([Linked](#))
4. Thurston Regional Planning Council Comprehensive Plan - Guidance and Certification Checklist ([Linked](#))
5. Previous Staff Reports in Series ([Linked](#))

PRIOR REVIEW: The Planning Commission was last briefed on the Transportation Element of the Comprehensive Plan as part of the February 11th, 2025 Joint City Council/Planning Commission 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 a Transportation Element that includes estimated travel projections based on existing and future land uses, facility inventories and needs assessments, and the establishment of multimodal level of service (MMLOS) standards for all locally owned arterials, established transit routes, and active transportation facilities.

Updated Commerce Guidance and Legislative Changes for 2025:

Since the last Transportation Element was [adopted in December of 2012](#), the City of Lacey developed and adopted the 2018 Pedestrian and Bicycle Plan (Attachment 2), the Department of Commerce updated its guidance on a range of transportation related topics, and the Washington State Legislature enacted new transportation specific legislation. These state level changes are highlighted within the Transportation Element section of the Commerce provided Periodic Update Checklist (Attachment 3).

New state level transportation related requirements for the 2025 update cycle include:

- An inventory of air, water and ground transportations facilities and services.
- The adoption of MMLOS standards.
- Identification of actions to meet adopted MMLOS standards.
- Transportation forecasts that incorporate MMLOS projections.
- Projection of future system needs based on updated demand forecasts.
- A plan to address equitable facility use and access consistent with [Title II of ADA](#).
- An active transportation component to promote healthy lifestyles.
- A discussion of potential funding sources and strategies.

In addition to these new state level requirements, the Revised Code of Washington (RCW) requires Regional Transportation Planning Organizations (RTPOs) such as Thurston Regional Planning Council (TRPC) to certify comprehensive plans. To be certified by TRPC, plans must demonstrate that their transportation elements are consistent with the Regional Transportation Plan and reflect the guidelines of [RCW 47.80.026](#) (Attachment 4).

Transportation Element Draft Goals and Policies:

Within the Comprehensive Plan, the requirements of the Transportation Element are often addressed through a combination of listed goals and policies and visually with the use transportation related maps and figures. Building upon the goals and policies identified within the 2016 Comprehensive Plan, 2025 draft land use goals and policies are further informed by recently adopted State legislation (since the last update in 2016), community provided guidance gained through 2024 and 2025 outreach efforts, the 2023 Joint Plan with Thurston County, and City Council, Planning Commission, and Youth Council priorities identified through 2024 visioning sessions.

Attachment 1 of this report (Land Use Element Draft Goals and Policies) offers additional information on the development of these draft goals and policies.

NEXT STEPS:

At the May 14th Planning Commission Meeting, Commissioners will have the opportunity to review and provide feedback on the Transportation Element draft goals and policies. Following this review, city staff will share this information with the City Council before

releasing it to the public as part of the 2025 Draft Comprehensive Plan Update later this summer.

This public review will primarily take place on the [2025 Comprehensive Plan Website](#), with additional opportunities for public engagement at community hosted events.

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Goal 1:	Build a multimodal network for Lacey that connects people walking, rolling, biking, accessing transit, and making regional connections.	1		New	
Policy 1.A:	Develop an interconnected grid of streets, bike lanes, and trails that meet established multimodal level of service (MMLOS) standards and guidelines and increase individual travel options and neighborhood connectivity while improving efficient use of the overall network.		Commerce Checklist – Transportation Element a. TRPC Checklist - RTP Policies 1.a and 6.b	Modified	

¹ In most cases, the Existing policy is not identical in language or organization as the original policy from the 2016 Comprehensive Plan/Transportation Element, therefore, Existing policies are those that mirror the 2016 concepts but may have been revised, enhanced, reframed, and/or incorporated with other concepts (new or existing).

Policy 1.B:	Set LTS 2 or better as a guideline for future projects and developments and develop a low stress (level of traffic stress (LTS) 2 or better) network for active transportation.		Commerce Checklist – Transportation Element a. TRPC Checklist - RTP Policies 1.a and 6.b	Modified	
Policy 1.C:	Proactively address congestion by following adopted City and State facility level of service (LOS) standards. For development impacts to identified Strategy Corridors, consider multimodal Complete Streets or adjacent street improvements to reduce impacts.		TRPC Checklist - RTP Policy 9.A	New	
Policy 1.D:	Continue to use Traffic Impact Analysis guidelines to ensure developers help reduce multimodal network gaps.			New	
Policy 1.E:	Encourage public transportation use within the City and support Intercity Transit's long-range plan.		TRPC Checklist - RTP Policies 1.a and 6.b	Modified	

Policy 1.F:	Work with local, regional, and state agencies to coordinate land use, transportation projects, and local plan efforts to ensure transportation facilities and programs function seamlessly across community borders including unincorporated Thurston County development impacts.		Commerce Checklist – Transportation Element I. TRPC Checklist - RTP Policies 17.a, 17.c, 17.d, and 17.f WAC 468-86-150(1)	Modified	
Policy 1.G:	Support regional efforts to maintain the marine terminal, ensure the long-term viability of passenger and freight rail services, and provide appropriate services to meet general aviation needs.			Modified	
Goal 2:	Prioritize safety and quality of life, especially for the most vulnerable users of the transportation network in Lacey.	2			Land Use

Policy 2.A:	Embrace a safe system approach to transportation, which comprehensively considers the transportation system: road users, safe vehicles, safe speeds, safe roadway designs, and post-crash care.		TRPC Checklist - RTP Policy 4.i	Modified	
Policy 2.B:	Review access management, particularly along key corridors that have a history of severe injury collisions. Where appropriate, invest in roadway improvements that manage access and improve safety.			Modified	
Policy 2.C:	In an effort to reduce serious injuries and fatalities in the network, develop and implement a Comprehensive Safety Action Plan.			New	
Policy 2.D:	Provide safe and convenient walking and biking routes to schools, seek alignment with regional and state efforts including Safe Routes to Schools, and ensure private developments align with			Modified	

	policies and guidelines for new facilities.				
Policy 2.E:	Provide multimodal transportation options that are accessible for people of all ages and abilities, connecting jobs, housing, and services.			Modified	
Policy 2.F:	Work to ensure transportation facilities comply with the Americans with Disabilities Act in accordance with Lacey's ADA Transition Plan, including addressing existing ADA deficiencies by following ADA Transition Plan guidance and prioritization.		Commerce Checklist – Transportation Element f. TRPC Checklist - RTP Policy 3.a	Modified	
Policy 2.G:	Use design standards that include traffic calming features as an integral part of the design of new developments and pedestrian crossings where appropriate.			Modified	

Goal 3:	Support affordable housing and urban development with appropriate transportation infrastructure.	3			Housing, Land Use
Policy 3.A:	Structure key transportation programs and facilities that accommodate development of affordable housing.		TRPC Checklist - RTP Policies 1.e, 6.a, and 18.c	New	Housing
Policy 3.B:	Provide transportation facilities that support the location of jobs, housing, industry, and other activities as identified in the land use and housing elements.		TRPC Checklist - RTP Policies 1.e, 6.a, and 18.c	Modified	Land Use, Housing, Economic Development
Policy 3.C:	Support active transportation investments to encourage healthy living and community interaction.		Commerce Checklist – Transportation Element g. TRPC Checklist - RTP Policies 1.e, 6.a, and 18.c	Modified	
Goal 4:	Prioritize sustainability and environmental conservation efforts.	4			Climate & Sustainability, Land Use, Housing

Policy 4.A:	Support national and state efforts to promote use of alternative fuels, vehicle electrification, EV charging stations, and other technologies that reduce pollution emissions and other environmental impacts from motorized vehicles to meet transportation-related greenhouse gas reduction targets called for in the Climate Change and Resiliency Element of the Comprehensive Plan.		Commerce Checklist – Greenhouse Gas (GHG) Emissions Reduction sub-element e-i. TRPC Checklist - RTP Policy 18.g	Modified	Climate
Policy 4.B:	Support transportation infrastructure that allows for compact, mixed-use development, reducing annual per capita vehicle miles traveled (VMT). Achieve a 50% reduction in annual per capita VMT by 2045.		Commerce Checklist – Greenhouse Gas (GHG) Emissions Reduction sub-element e-i. TRPC Checklist - RTP Policy 6.i	Modified	Climate
Policy 4.C:	Use transportation planning, design, and construction measures that minimize negative impacts on fish			Modified	Climate

	passage, their habitat, and other critical areas.				
Policy 4.D:	Promote private and public sector transportation demand management (TDM) programs and services as a means to limit or reduce vehicle trips. Strategies could include technology-based approaches, parking management, curb management, commute trip reduction strategies, transit and e-bike programs, and improved drop off/pick up strategies.		Commerce Checklist – Transportation Element h.	Modified	Climate
Policy 4.E:	Ensure federal Title VI requirements for environmental justice are met so that minority populations and people with low incomes do not incur disproportionately high and adverse human health or environmental impacts from		Commerce Checklist – Transportation Element e. TRPC Checklist - RTP Policy 20.e	Existing	Climate

	transportation policies, programs, and investments.				
Policy 4.F:	Prioritize reasonable emergency response access, add system redundancy, retrofit essential transportation facilities, and design for impacts associated with changing climate patterns and natural disasters to build resiliency.			Modified	Climate
Goal 5:	Maintain Lacey's identity, support amenities, and promote recreation.	5			Land Use, Housing, Economic Development
Policy 5.A:	Design and invest in transportation projects that reflect the goals of the people who live and work in Lacey which include maintaining community identity, placemaking, and			Modified	

	connecting people via active transportation to amenities and recreation.				
Policy 5.B:	Promote increased community understanding of the relationship between land use choices and transportation consequences facing Lacey. Encourage participation and involvement of regional users of the transportation system.		TRPC Checklist - RTP Policy 16.d	Modified	Land Use
Policy 5.C:	Promote the use of context-sensitive multimodal Complete Streets that encourage active transportation as an alternative to driving in Lacey. Prioritize primary transit routes, activity centers, districts with a pedestrian emphasis, and within walking distance of schools. Consider pedestrian amenities along these routes		TRPC Checklist - RTP Policy 9.a	Modified	

	such as street trees, art, lighting, and benches.				
Policy 5.D:	Continue to use Strategy Corridors to preserve an acceptable community scale and minimize transportation impacts on adjacent land uses. Incorporate multimodal strategies on sections of the transportation system where road widening and traffic control devices are not preferred options to address congestion along a corridor. Consider road diets where appropriate to provide comfortable, safe, and supportive public streetscapes for transit riders and active transportation users.		TRPC Checklist - RTP Policy 9.h	Modified	
Policy 5.E:	Support Thurston County's efforts to convert existing roadways in the urban			Existing	

	growth area from rural to urban standard.				
Goal 6:	Invest wisely in transportation infrastructure that supports economic growth and local businesses in Lacey.	6			Economic Development, Land Use
Policy 6.A:	Ensure investments are cost effective for both initial capital as well as ongoing operations and maintenance and equitable for all residents.			New	
Policy 6.B:	Promote policies and design standards that allow movement of goods to Lacey businesses and minimize congestion impacts on local streets caused by delivery trucks.			Modified	
Policy 6.C:	Address conflicts caused by the growth of freight movement into and out of industrial areas by implementing appropriate transportation infrastructure		-	Modified	

	and Travel Demand Management strategies.				
Policy 6.D:	Prioritize preventative maintenance programs, preservation, operation, and repair of the existing transportation system to minimize life-cycle costs and maintain a state of good repair. Create upfront lifecycle costs for future projects to help budget for maintenance and replacement needs.		TRPC Checklist - RTP Policy 20.b	Modified	
Policy 6.E:	Make strategic transportation investments that reinforce well-planned growth and redevelopment decisions.			Modified	
Policy 6.F:	Continue policies that require new development to pay for its share of impacts on the transportation system including multimodal			Modified	

	mitigations in addition to street capacity.				
Policy 6.G:	Finance transportation facilities within the City's financial capacity. Support funding at the state and federal level for local transportation projects. If funding is insufficient, adjust service standards, increase existing revenues if possible, and/or investigate the ability to adopt new revenue sources.		Commerce Checklist - Transportation Element i/k.	New	



LACEY PLANNING COMMISSION MEETING

May 14th, 2025

SUBJECT: Comprehensive Plan Series: Economic Development Element

RECOMMENDATION: Planning Commission will conduct a review and provide direction on the draft goals and policies for the Economic Development Element of the Comprehensive Plan.

STAFF CONTACT: Vanessa Dolbee, Director of Community and Economic Development 
Sarah Schelling, Current Planning and Economic Development Manager 
Wesley Nguyen, Economic Development Coordinator 

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS: 1. Economic Development Draft Goals and Policies
2. Previous Staff Report in Series ([Linked](#))

FISCAL NOTE: None

WORK PLAN GOAL AND STRATEGY: Coordinated and Collaborative Planning: Update the Comprehensive Plan and Review Development Regulations (B)

PRIOR REVIEW: None

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.

Within the GMA, the Economic Development Element is optional, however the City of Lacey has historically included an Economic Development Element as part of its Comprehensive Plan. The Element has focused on ensuring community prosperity and a healthy economy, characterized by job creation and retention, and the resources needed to provide adequate services for the business community. This mission has been supported by a number of goals and policies. As part of the City's 2025 Comprehensive Plan update, the Economic

Development Element is being revised to reflect new strategies and community priorities for the City of Lacey. For this update, city staff has engaged with the community to reevaluate the existing goals and policies and update them based on expressed needs and desires of the community. Draft goals and policies are attached.

How were the Goals and Policies established?

The City actively engaged the public and gathered input through community events, an interactive survey, and an open house intended to inform updates to the Comprehensive Plan including the economic development element. Community members emphasized the need for more local businesses and diverse job options, including a mix of retail and industrial opportunities. The community also voiced a desire for a stronger community identity characterized by parks and open spaces and varied commercial, retail and dining options. Although there was a strong desire for additional businesses and services, concerns were also expressed regarding environmental impacts of economic development, and a lack of sustainable living-wage jobs available to meet increases in the cost of living. There is support for the protection of existing commercial zones to support jobs and economic growth, and to support a broader opportunity for individuals and families to live and work in Lacey.

These community perspectives have informed the City's updated economic development goals and policies, which focus on diversifying local business options across retail services, and building a compelling community identity with family-friendly parks, amenities, and diverse activity centers.

The current economic development efforts are built on this previous work and includes staff review and feedback, in addition to the public outreach. In drafting goals and policies, staff also relied on previous work done in support of economic development in the city of Lacey, including the following;

- Woodland District Strategic Plan and branding guide – a roadmap to strengthen and increase the viability of Lacey Midtown (Woodland District)
- Depot District Subarea Plan – articulates a compelling vision for Lacey's "Depot District," with strategies to achieve community objectives and to foster transformation
- 2022 Market Study – analyzed the City of Lacey's economic potential to expand commercial, retail, office and industrial development
- 2016 Economic Development Element of the Lacey Comprehensive Plan

Economic Development Element Goals and Policies:

- Goal **ED-1**: Promote a positive business climate.
- Goal **ED-2**: Encourage a strong and diverse economy through strong partnership and workforce development.
- Goal **ED-3**: Foster a thriving, diverse, and resilient economy by supporting entrepreneurship, and strengthening local businesses.
- Goal **ED-4**: Preserve commercial areas to provide local goods, services, and vibrant community gathering places to live, work, shop and play.

- Goal **ED-5**: Promote socially and environmentally sustainable business and development.
- Goal **ED-6**: Ensure adequate and reliable housing, public facilities, and infrastructure are available to promote economic growth and activity.

The six goals identified for the updated Comprehensive Plan reflect priorities gathered from various community input. While all goals and policies are significant, their order has been thoughtfully arranged based on both staff priorities and community feedback. Community members have emphasized the importance of stable, consistent, and transparent customer services thus goal number one addresses customer services. Staff recognizing the key role of partnerships in driving economic development, Goal 2 has been prioritized to foster dynamic relationships that enhance efforts across the city and region. Goals 3 and 4 align directly with the adopted City Council work plan, making them essential components that address nearly half (48%) of the total policies. These goals are crucial but require time and dedication to fully implement their 12 associated policies. Finally, Goals 5 and 6 contribute to the city's vibrancy by focusing on environmental sustainability, infrastructure, and housing. These elements collectively enrich the community and support long-term economic growth and development.

There are 25 policies to support the 6 goals identified above; the policies are attached. These policies are designed to guide economic development in the City of Lacey for the next 20 years. To complement staff's work associated with updating the Economic Development Element, in January 2025, the city engaged the services of ECONorthwest to develop a five-year economic development strategy that will identify specific actions that will support the goals and policies of the Comprehensive Plan. The Economic Development Strategic Plan effort is ongoing and being developed as a means to implement the policies and priorities of the city.

NEXT STEPS:

At the May 14th meeting, Planning Commission will have the opportunity to review and provide feedback on the Economic Development Element draft goals and policies. Following this review, City staff will present these drafts to the City Council as well and refine based on feedback received. The draft goals and policies will be further reviewed by the public as part of the release of the 2025 Draft Comprehensive Plan Update set for release in early summer.

This public review will primarily take place on the [2025 Comprehensive Plan Website](#), with additional opportunities for public engagement at community hosted events.

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
GOAL 1:	Promote a positive business climate	6 – Economic Vitality	N/A	Existing	N/A
Policy 1.A:	Provide excellent customer service always; supporting opportunities for employees to receive customer service training.	6 – Economic Vitality	N/A	Existing	N/A
Policy 1.B:	Provide timely, efficient processing of development permits.	6 – Economic Vitality	N/A	Existing	N/A
Policy 1.C:	Connect with the business community by conducting outreach and regular engagement to build relationships, foster collaboration, and gather meaningful feedback and perspectives.	6 – Economic Vitality	N/A	Existing	N/A
GOAL 2	Encourage a strong and diverse economy through strong partnership and workforce development.	6 – Economic Vitality	N/A	New	Land Use Utilities
Policy 2.A:	Collaborate with organizations such as the Thurston Economic Development Council and other economic entities, to foster a creative economy.	6 – Economic Vitality	N/A	New	Land Use Utilities

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 2.B:	Collaborate with Experience Olympia and Beyond where appropriate to expand and promote tourism opportunities.	5- Community identity 6 - Economic Vitality	N/A	New	Land Use Utilities
Policy 2.C:	Work with partners to strengthen the industry clusters currently in place and emerging clusters.	6 – Economic Vitality	N/A	New	Land Use Utilities
Policy 2.D:	Collaborate with partners, such as Lacey Makerspace, PacMtn Workforce Council, and South Puget Sound Community College, to deliver accessible workforce training opportunities to Lacey community members.	6 – Economic Vitality	N/A	New	Land Use Utilities
Policy 2.E:	Support local businesses by connecting them to funding opportunities and fostering local partnerships that provide technical assistance, promote workforce development, and drive innovation.	6 – Economic Vitality	N/A	New	Land Use Utilities
GOAL 3	Foster a thriving, diverse, and resilient economy by supporting entrepreneurship, and strengthening local businesses.	6 – Economic Vitality	N/A	New	Land Use Utilities Transportation

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 3.A:	Encourage the sustainability and expansion of existing businesses while attracting new enterprises that reflect community values and provide living wage job opportunities.	6 – Economic Vitality	N/A	New	Land Use Utilities Transportation
Policy 3.B:	Foster the development and growth of diverse businesses that supply essential goods and services to meet the needs of the community.	6 – Economic Vitality	N/A	New	Land Use Utilities Transportation
Policy 3.C:	Develop and strengthen business ecosystems that create quality jobs, drive revenue growth, and build economic resilience across diverse sectors.	6 – Economic Vitality	N/A	New	Land Use Utilities Transportation
Policy 3.D:	Cultivate and promote the growth of small businesses and foster innovation by supporting partnership that provide training, resources, and dedicated spaces, such as the MakerSpace and the ScaleUp program.	6 – Economic Vitality	N/A	New	Land Use Utilities Transportation
Policy 3.E:	Advance initiatives that nurture new entrepreneurs and support their growth, such as the Food Truck Depot and Night Market.	6 – Economic Vitality	N/A	New	Land Use Utilities Transportation

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
GOAL 4	Preserve commercial areas to provide local goods, services, and vibrant community gathering places to live, work, shop and play.	6 – Economic Vitality	N/A	New	Land Use Utilities Transportation
Policy 4.A:	Integrate placemaking efforts through thoughtful architecture, public art, and site planning. Prioritize placemaking, particularly in Midtown, Hawks Prairie Business District, and the Depot District.	5 – Community Identity	N/A	New	Land Use Utilities Transportation
Policy 4.B:	Prioritize placemaking investments, in Midtown, Hawks Prairie Business District, and the Depot District.	5 – Community Identity	N/A	New	Land Use Utilities Transportation
Policy 4.C:	Lead efforts in Midtown to create vibrant spaces, boost economic growth, and enhance the neighborhood through strategic planning, innovative design, and collaboration with partners.	1- Connected Neighborhoods 6 - Economic Vitality	N/A	New	Land Use Utilities Transportation
Policy 4.D:	Strengthen development standards to retain commercial zoning designations to preserving opportunities for the growth and development of small businesses.	1-Connected Neighborhoods	N/A	New	Land Use Utilities Transportation

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 4.E:	Maintain neighborhood commercial districts, zoning, and development standards that provide a diverse walkable commercial space throughout the city that are accessible to entrepreneurs and small businesses.	1-Connected Neighborhoods	N/A	New	Land Use Utilities Transportation
Policy 4.F:	Utilize the regional trail system to drive economic growth by connecting community members to Lacey's Midtown and Depot Districts.	1-Connected Neighborhoods 6 - Economic Vitality	N/A	New	Land Use Utilities Transportation
Policy 4.G:	Promote trail-oriented businesses along trail corridors, and support zoning policies that enhance trail access, maintenance, and comfort for all users.	1-Connected Neighborhoods 6 - Economic Vitality	N/A	New	Land Use Utilities Transportation
GOAL 5	Promote socially and environmentally sustainable business and development.	4- Preserve our Natural Resources	N/A	New	Land Use Environment
Policy 5.A:	Encourage/Recruit businesses that provide products and services that support resource conservation, environmental stewardship, and the reduction of greenhouse gas emission.	4- Preserve our Natural Resources	N/A	New	Land Use Environment

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 5.B:	Encourage businesses to adopt eco-friendly building designs featuring energy efficiency, sustainable materials, and green spaces.	4- Preserve our Natural Resources	N/A	New	Land Use Environment
GOAL 6	Ensure adequate and reliable housing, public facilities, and infrastructure are available to promote economic growth and activity.	6 – Economic Vitality 2 – Public Health and Safety	N/A	New	Land Use Transportation Utilities Housing
Policy 6.A:	Continue to work with local partners, and the State to ensure an adequate utilities and infrastructure are available to meet the needs of current and future businesses.	2 – Public Health and Safety	N/A	New	Land Use Transportation Utilities Housing
Policy 6.B:	Prioritize public invest in improvements and infrastructure to support economic development, housing, land use, and transportation goals.	2 – Public Health and Safety	N/A	New	Land Use Transportation Utilities Housing
Policy 6.C:	Support housing policies that enable residents to live and work in Lacey.	3 – Diversity of Housing Types	N/A	New	Land Use Transportation Utilities Housing

Community Priorities – Key

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



Planning Commission Staff Report - 9 May 14th, 2025

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

RECOMMENDATION: Staff will present draft goals and policies for the Utilities Element of the 2025 Comprehensive Plan Update. No formal action is required.

STAFF CONTACT: Vanessa Dolbee, Community & Economic Development Director 
Ryan Andrews, Community Planning Manager 

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS: 1. Draft Utilities Element Goals and Policies
2. Previous Staff Reports in Series ([Linked](#))

PRIOR REVIEW: This is the first briefing on the proposed updates to the Utilities Element goals and policies.

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. As part of the City's 2025 Comprehensive Plan update, the Utilities Element (a required element under GMA) is being revised to reflect new requirements under state law beginning with revisions to the Element's goals and policies. Revisions to these goals and policies are based on requirements contained in the Growth Management Act, updated data, and an internal staff review. Ultimately, information gleaned from utility purveyors will need to be added to the Comprehensive Plan to support the goals and policies.

The Utilities Element is intended to focus on utilities provided by the City and also on non-municipal utilities that are supplied by the private sector including electrical, natural gas, cable, and telecommunications services. Each City utility (water, wastewater, and stormwater) has a separate plan that guides the administration and design of these services. Additionally, these plans outline the various capital projects that support these utilities which ultimately populate the Capital Facilities Plan. These plans are intended to be supplemental to the Utilities Element which provides a basic summary of the City's programs.

How were draft goals and policies established and what must be addressed?

The requirements of the Growth Management Act and general collaboration across departments informed the development of draft goals and policies. Most of the goals and policies are existing from the 2016 Comprehensive Plan. The edits that have been made including removing some overlapping policies and have removed references to programs that have been completed or no longer are a priority (such as our water line leak detection program and regional water rights associated with the Olympia Brewery). However, one new requirement is connecting our Utilities Element to the new climate-related requirements of [HB 1181](#). This is particularly reflected in goal 9.

For the final Comprehensive Plan, information will need to include (using maps or other means) the general location, proposed location and capacity of all existing and proposed utilities, including telecommunications and also include information and contact information about all public entities, including special purpose districts that own utility systems.

NEXT STEPS:

At the May 14th meeting, staff will present draft goals and policies of the Utilities Element of the Comprehensive Plan update for review. Following this review, City staff will present these drafts to the City Council as well and refine based on feedback received. 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.

This public review will primarily take place on the [2025 Comprehensive Plan Website](#), with additional opportunities for public engagement at community hosted events.

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
GOAL 1:	Ensure that water, sewer, reclaimed water, and stormwater utility services are adequately provided through planning that considers growth demand, the environment, and asset management.	2		Existing	Land Use
Policy 1.A:	Analyze all proposed developments for anticipated impact on utilities and services.				
GOAL 2:	Protect ground and surface water resources to maintain adequate supplies of clean drinking water and to maintain beneficial uses of surface waters.	2		Existing	Land Use
Policy 2.A:	Protect the City's wellhead protection areas from contamination so that additional treatment is not required.				
Policy 2.B:	Protect City's water supplies, lakes, and Puget Sound by encouraging existing septic systems to connect to sewer when available.				
Policy 2.C:	Support strategies for the extension of the wastewater collection system into areas not currently served in the City and UGA.				

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 2.D:	Protect groundwater and ensure that projects meet or exceed the most current stormwater requirements.				
Policy 2.E:	Control runoff from new development, redevelopment, and construction sites through plan review and enforcement coordination, documentation, and tracking.				
Policy 2.F:	Use reclaimed water to recharge aquifers, enhance stream flows, and preserve groundwater for potable use.				
GOAL 3:	Coordinate utility and land use plans so that utility services can be provided and maintained for anticipated future land uses.	2, 5		Existing	Land Use
Policy 3.A:	Consider resources necessary to serve urban development needs at the earliest possible stages of planning for development.				
Policy 3.B:	Cooperate in the planning of multi-jurisdictional agreements and improvements.				

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 3.C:	Continue to encourage coordination and cooperation between the City and the various private utilities.				
Policy 3.D:	Coordinate with utilities to share information regarding development plans, population growth projections, and other information relative to growth and the accompanying demand for services for the development and implementation of capital improvement programs and area plans.				
Policy 3.E:	Incorporate input from utilities in developing ordinances or resolutions that may impact utility services.				
GOAL 4:	Designate utility corridors.	2		Existing	Land Use Transportation
Policy 4.A:	Coordinate with the utilities to designate utility corridors to be located in public rights-of-way where feasible.				
GOAL 5:	Require joint trenching of utility corridors and facilities consistent with prudent utility practice.	2		Existing	Land Use Transportation

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 5.A:	Coordinate with the utilities with timely and pertinent information necessary to plan for joint trenching, including plats, LID's, and road construction projects.				
GOAL 6:	Require compatibility of utility development with existing and planned land uses.	2, 4, 5		Existing	Land Use
Policy 6.A:	Require screening with native and/or drought-tolerant vegetation and/or architecturally compatible integration of all new above-ground utility facilities.				
Policy 6.B:	Review and update siting and design standards for wireless communication facilities that aim to integrate such facilities into the surrounding environment and limit negative aesthetic impacts.				
GOAL 7:	Encourage public participation during planning for siting of utilities.	2		Existing	
Policy 7.A:	Provide for community input on the siting of proposed utility facilities.				
GOAL 8:	Regulate vegetation management by utilities.	2, 4, 5		Existing	Climate

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 8.A:	Enforce regulations that, except in an emergency situation, require approval from the City prior to spraying, trimming, or removing vegetation within the public right-of-way and prior to vegetation removal on private property. After approval and prior to the work being done, notify affected property owners and neighbors.				
Policy 8.B:	Enforce regulations that require trimming and vegetation removal be performed in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.				
Policy 8.C:	Implement requirements for trees planted under power lines by planting appropriate species that will not grow to interfere with the lines, or become potential hazard trees to the lines because of size.				
GOAL 9:	Increase the efficiency of water and wastewater infrastructure.	2 & 4	HB 1181	New	Climate

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 9.A:	Conduct efficiency improvements to municipal water and sewage treatment systems. Prioritize replacement of components that consume the most energy and have high greenhouse gas emissions.				
Policy 9.B:	Encourage conservation of energy in City utility facilities.				
GOAL 10:	Encourage provisions for land resources for utilities.	2		Existing	Land Use
Policy 10.A:	Where possible accommodate land resources for electrical substations and improvements like treatment and pumping facilities within the developments that necessitate the utility improvements.				
Policy 10.B:	Coordinate regionally to develop regulations for battery energy storage locations that carefully consider appropriate areas for siting of facilities.				

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

5/5/25

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
May 14, 2025**

Packets due: May 9, 2025

1. **Work Session:** Economic Development Goals and Policies
2. **Work Session:** Transportation Goals and Policies
3. **Work Session:** Utilities Goals and Policies

**Planning Commission Meeting
May 28, 2025**

Packets due: May 23, 2025

1. **Work Session:** Regional Transportation Plan, Chelsea Embree, TRPC
2. **Work Session:** Economic Development Strategy, EcoNorthwest
3. **Work Session:** Sign Code Amendment (City Attorney)

**Planning Commission Meeting
June 11, 2025**

Packets due: June 6, 2025

1. **Public Hearing:** Sign Code Amendment
2. **Work Session:** Middle Housing Code Amendments
3. **Work Session:** Zoning Code Amendments
4. **Work Session:** Land Use Maps

**Planning Commission Meeting
June 25, 2025**

Packets due: June 20, 2025

1. **Public Hearing:** 6-Year TIP
2. **Work Session:** Development Procedures Code Update