



Commission on Equity Rescheduled Agenda

Refer to the bottom of the agenda for meeting information.

Monday, June 2, 2025

5:30 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, Previous Meeting Minutes, and Consent Items

- A. Approval of Agenda
- B. Approval of April 28, 2025, meeting minutes

5. Public Comment

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

6. Inspirational Item

- A. Annie Clay, Commissioner

7. Business Items

- A. **Comprehensive Plan Update: Goals and Policy Review**
Ryan Andrews, Community Planning Manager
- B. **Lacey Metropolitan Park District Presentation**
Jenny Wilson, Senior Parks Planner
- C. **Thurston Forward: A DEI Summit for Progress Review**
Veronica Hand, Equity and Inclusion Program Manager

8. Commissioner Reports

9. Director Report

A. Pride Night at Lacey Night Market

Shannon Kelley-Fong, Assistant City Manager

B. Retreat Update

Shannon Kelley-Fong, Assistant City Manager

10. Adjourn

Next Meetings and Upcoming Events

- **Pride Night at the Lacey Night Market** - June 13, 2025 - 4:00 at Lacey Depot – 5700 Lacey Blvd SE
- **Commission on Equity Meeting** - June 23, 2025 - 5:30 p.m. at City Hall or remote
- **Commission on Equity Meeting** - July 28, 2025 - 5:30 p.m. at City Hall or remote

Attendance and Public Comment

Attend Remote or In-Person

There are several ways to attend the Commission on Equity Meeting:

In-Person: Council Chambers at Lacey City Hall
420 College Street SE, Lacey, WA 98503

Zoom: https://us02web.zoom.us/webinar/register/WN_NPb_vuesR-Kpn-8Lyob5uA

City Website: <https://cityoflacey.org/government/public-meetings/>

YouTube: <https://www.youtube.com/watch?v=uYocitR9x-A>

Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 840 0726 3206)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items. **Ballot measure endorsements (in support or opposition) are not allowed during Public Comment. This includes comments on candidates or the Lacey Metropolitan Park District (RCW 42.17A.555).**

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

The opportunity for verbal public comment is available in-person or by Zoom:

In-Person: Use the sign-up sheet located in the meeting room.

Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:
https://us02web.zoom.us/webinar/register/WN_NPb_vuesR-Kpn-8Lyob5uA

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

Written Public Comment

Please email written public comments to coe@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.



Commission on Equity Minutes

Monday, April 28, 2025

Council Chambers and Online

1. Call to Order

Chair Sauer called the meeting to order at 5:34 p.m.

2. Roll Call

COMMISSIONERS PRESENT: Kim Sauer, Chair; Commissioners Annie Clay, Raul Garza, Makieda Hart (remote), and Jon Hegwood; and Kieran Sills-Powell, Lacey Youth Council Representative

COMMISSIONERS EXCUSED: Thelma Jackson, Vice Chair and Clifton Brown, Commissioner

STAFF PRESENT: Rick Walk, City Manager; Veronica Hand, Equity and Inclusion Program Manager; Wesley Nguyen, Economic Development Coordinator; and Brandy Legomina, Deputy City Clerk

3. Land Acknowledgement

Commissioner Hegwood presented the abbreviated Land Acknowledgment.

4. Approval of Agenda, Previous Meeting Minutes, and Consent Items

- A. Approval of Agenda
- B. Approval of March 24, 2025, meeting minutes

Commissioner Hegwood moved to approve the agenda, previous meeting minutes, and consent agenda. Commissioner Clay seconded. The motion carried.

5. Public Comment

Verbal Public Comment

No public comment was received in person or remotely.

Written Public Comment

Seventeen (17) written public comments were received.

6. Inspirational Item

A. Raul Garza, Commissioner

Commissioner Garza presented a quote from *The Master's Tools Will Never Dismantle the Master's House*, by Audre Lorde. Commissioner Garza indicated that this quote resonates with righting the wrongs that were perpetuated against Indigenous communities and changing systems that perpetuate harm.

7. Business Items

A. Lacey Night Market - Pride Night

Wesley Nguyen, Economic Development Coordinator

Nguyen presented on the Lacey Night Market's Pride Night, scheduled for June 13, 2025. Nguyen provided history on the Lacey Night Market and provided statistics on attendance. The Lacey Night Market occurs every other Friday, supports small businesses and entrepreneurs, and aims to be a vibrant community gathering place.

B. Diversity, Equity, Inclusion, and Belonging (DEIB) Summit Update

Veronica Hand, Equity and Inclusion Program Manager

Hand provided an update on the Thurston Forward: A DEI Summit for Progress event, scheduled for May 10, 2025, from 9:00 a.m. until 3:00 p.m., at the South Puget Sound Community College Lacey Campus. The Summit expects to have approximately 150 attendees, with 17 organizations providing sponsorship.

8. Commissioner Reports

A. Veterans, Active Duty, and Families Community Forum Update

Makieda Hart, Commissioner

Jon Hegwood, Commissioner

Raul Garza, Commissioner

Commissioners Hart, Hegwood, and Garza provided an update on the Veterans, Active Duty, and Families Community Forum, scheduled for May 28, 2025, from 6:00 p.m. to 8:30 p.m., at the Lacey Veterans Services Hub. The event is being promoted throughout the military community with confirmed attendance from local organizations.

Commissioner Clay shared the Let's Talk About the Housing Crisis event, scheduled for May 17, 2025, from 11:00 a.m. to 2:00 p.m., at the YWCA.

Commissioner Hegwood provided an update from the April 13, 2025, PFLAG meeting, held at the United Methodist Church.

Commissioner Hart shared the Project SAFER event, scheduled for May 21, 2025, at 6:00 p.m., in the Olympia High School cafeteria.

Commissioner Clay discussed the City of Lacey participating in the Capital Pride Parade, scheduled for June 29, 2025.

Commissioner Clay discussed the Proclamation Against Hate display.

Chair Sauer invited the Commission to attend the Soroptimist International of Olympia event scheduled for May 3, 2025, from 11:00 a.m. to 1:00 p.m., at the Indian Summer Golf Course, where Vice Chair Jackson and Chair Sauer will be recognized as the recipients of the Inspirational Woman in the South Sound Award.

9. Director Report

Walk invited the Commission to attend the North Thurston Public Schools Community Conversation event, scheduled for May 13, 2025, at 6:00 p.m., at River Ridge High School. This event will discuss safety, homelessness, and substance abuse in the community and within the school.

10. Adjourn

Chair Sauer adjourned the meeting at 6:33 p.m.



Commission on Equity Staff Report

June 2, 2025

SUBJECT: Comprehensive Plan Update: Goals and Policies Review

RECOMMENDATION: Review and provide feedback on the draft goals and policies developed for the 2025 Comprehensive Plan Update. No formal action is necessary.

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

ATTACHMENTS: 1. Draft Goals and Policies and City Council Meeting Staff Report - May 6, 2025

PRIOR REVIEW: The Commission on Equity was last briefed on July 22, 2024 on the Comprehensive Plan Update for the Communications and Community Engagement Plan.

[City Council Meeting Staff Report - May 6, 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 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.

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

Since the Commission on Equity was last briefed on the Comprehensive Plan in July of 2024, staff has completed a significant [outreach effort](#) including attending community events to obtain feedback, a [survey](#) completed in the fall, and a well-attended [open house](#) in February.

Goals and policies are central to a city's Comprehensive Plan. Goals are the overarching objectives to meet in the next GMA 20-year cycle. Policies are how we are going to meet those goals. The goals and policies for each element of the Comprehensive Plan Update were developed using a combination of the outreach feedback received through the community engagement, conducting audits on current plans, implementing new mandates and requirements, utilizing resources through the Department of Commerce, researching other cities plans all while ensuring that they align with the community vision.

The goals and policies have been previously reviewed by the Planning Commission and City Council. With the large volume of information, staff will provide a summary presentation at the meeting and will provide a high-level overview of each element. The Commission on Equity is requested to review and provide feedback on the draft attached goals and policies and come to the meeting prepared with questions and proposed edits. Once the review is complete, the goals and policies will be incorporated into the draft Comprehensive Plan Update scheduled for release for review by the community around July 1st.



LACEY CITY COUNCIL WORKSESSION

May 6th, 2025

SUBJECT: Comprehensive Plan Series: Land Use Element Draft Goals and Policies, Future Land Use Map and Associated Definitions, and Docketed List of Rezone Requests for 2025

RECOMMENDATION: Staff will present draft goals and policies for the Land Use Element of the Comprehensive Plan update, along with a draft Future Land Use Map, associated draft land use definitions and docketed rezone requests for the 2025 review cycle. No formal action is required.

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

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS:

1. Land Use Element Draft Goals and Policies
2. Docketed list of rezone requests for 2025 review cycle
3. Draft Future Land Use (FLU) Definitions
4. Draft Future Land Use Map (FLUM)
5. Previous Staff Reports in Series ([Linked](#))

FISCAL NOTE: No additional resources are necessary. Identified project actions are currently advanced through 2025 Community and Economic Development staff hours.

WORK PLAN GOAL AND STRATEGY: Coordinated & Collaborative Planning - (B)(1)

PRIOR REVIEW: The City Council and Planning Commission have been briefed on the 2025 Comprehensive Plan Update since work began in early 2024 with the Council Visioning Session. The most recent Council briefing took place on April 15th, 2025 when staff presented draft goals and policies related to the Climate Element.

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.

Land Use Element Draft Goals and Policies:

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 the use of a Future Land Use Map. 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 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.

Docketed Rezone Requests for 2025

As part of 2024/2025 Comprehensive Plan outreach efforts, staff launched an online mapping tool that allowed community members to digitally submit rezoning requests. In total, 50 submissions were received - a notable increase compared to the 1 to 2 requests received in normal years. In response, staff developed a prioritization rubric to evaluate which requests best aligned with city goals, state requirements, community priorities, and environmental regulations.

With participation and guidance from the Planning Commission, staff organized submitted rezoning requests into two groups:

1. Requests that would undergo additional review as part of the 2025 Comprehensive Plan Update
2. Rezoning Requests recommended for greater review as part of future rezoning review cycle.

In total, 15 requested rezones were identified for additional review as part of the 2025 Comprehensive Plan Update. A detailed list of rezone request identified for the 2025 Update Cycle can be found within Attachment 2.

As an important note, locations under review as part of the 2025 Update are not guaranteed for final adoption. In some instances, rezone requests within this first group may shift to the second as the level of review necessary to make a determination rises above the capacity of the 2025 Update Cycle.

Draft Future Land Use Definitions and Map:

For the 2025 Comprehensive Plan Update, a stand-alone Future Land Use Map (FLUM) draft has been developed to better illustrate the vision and goals of the community while working to further streamline permitting application and review timelines.

The FLUM has been developed to perform the following functions:

- Allocate land uses within the Lacey Planning Area (comprising of the City of Lacey and the Lacey Urban Growth Area) to accommodate the housing, employment and service needs of the Lacey community as projected over the next twenty years.
- Determine land use allocations reflective of the desired mix of uses (including residential, commercial, open space, and industrial) and the intensity of these land uses needed to accommodate changes in population and household characteristics, economic development goals and identified community priorities.
- Identify lands for public purposes and future growth within the Lacey Urban Growth Area consistent with State and County planning policies.
- Serve as a visual representation of the goals and policies contained within the 2025 City of Lacey Comprehensive Plan distinct from the adopted City of Lacey Zoning Map.

The FLUM is made up of six land use classifications:

1. Residential
2. Open Space – Institutional
3. Light Industrial
4. General Commercial
5. Commercial Mixed Use
6. Transitional Mixed Use

FLUM classification definitions and the associated zoning designations that can be found within each classification can be found within Attachment 4.

NEXT STEPS:

With the drafting of goals and policies for the Comprehensive Plan, we have successfully moved into Phase 3 of this update process. Staff will continue to share draft materials and updates with the City Council and Planning Commission as we continue the buildout of the draft plan. Additional updates and information about the Comprehensive Plan are available on the [Envision Tomorrow Lacey website](#).

City Councilmembers will continue to receive updates and have opportunities to provide guidance on Comprehensive Plan elements as we move through this process. Once a draft plan has been developed, it will be distributed to the community for additional review as part of the 2025 Comprehensive Plan Update process later this summer.

LAND USE POLICY FRAMEWORK

2nd Administrative Draft

April 17, 2025





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INTRODUCTION

Purpose of the Policy Framework

This Administrative Draft Policy Framework identifies an initial set of Land Use Element goals and policies for discussion with City policy makers. After input from the Planning Commission and City Council and refinement in collaboration with City staff, it will serve as the foundation for the Public Draft Land Use Element.

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

Future Land Use Map (FLUM)

The Land Use Element has two principal components: first, the Future Land Use Map (FLUM) and second, land use policies, which are organized by goal area. This Policy Framework focuses uniquely on land use policies.

The preparation of the FLUM is on a parallel, concurrent path. The FLUM performs the following functions in carrying out the vision of Lacey’s Comprehensive Plan:

- Allocates land use within the Lacey Planning Area (comprising of the City of Lacey and the Lacey Urban Growth Area) to accommodate the housing, employment and service needs of the Lacey community for the next twenty years.
- Determines land use allocations to reflect the mix of uses (such as residential, office, industrial) and the intensity of development (residential densities) required to adequately accommodate estimated changes in population and household characteristics, economic development goals and other community priorities.
- Identifies lands for public purposes as well as growth within the Lacey Urban Growth Area while maintaining the Comprehensive Plan vision and consistency with State and County planning policies.



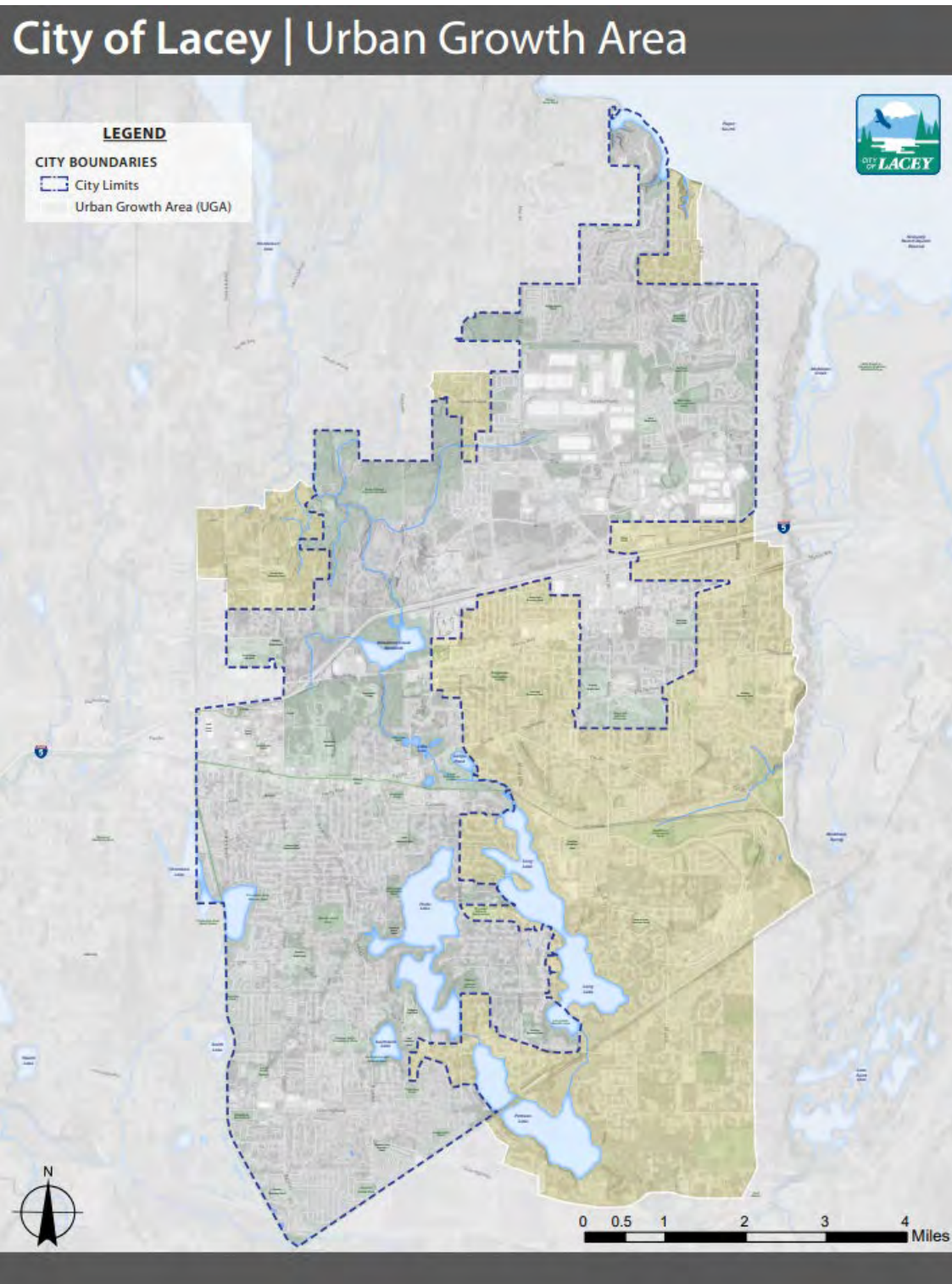
The update to the FLUM includes revised demographics and projections, integrates economic and housing data, addresses the potential consolidation of commercial zones, and implements a community-driven process for site-specific rezones.

The 2025 Land Use Element will feature six overarching land use categories in the Future Land Use Map (FLUM): General Commercial, Light Industrial, Commercial Mixed-Use, Transitional Mixed-Use, Residential, and Open Space Institutional. A separate zoning map will show the zoning designations that will implement the FLUM and will be coordinated with Title 16 (Zoning) of Lacey’s Municipal Code. Only changes to the FLUM would require a formal amendment of the Comprehensive Plan, which can reduce the review and entitlement timelines for development proposals.

Urban Growth Area (UGA)

The Comprehensive Plan applies to the Lacey Planning Area, which comprises an area of approximately 21,295 acres and includes the City of Lacey as well as unincorporated Thurston County lands within the Lacey Urban Growth Area (UGA). The City of Lacey has jurisdiction over land use and development within its city boundary, and Thurston County has jurisdiction over land within the Lacey UGA but outside City of Lacey limits.

Lacey’s 2016 Comprehensive Plan contains goals and policies in the Land Use Element that are intended to guide land use decisions for both the City of Lacey and the Lacey Urban Growth Area (UGA). In contrast, land use goals and policies for this Comprehensive Plan update, Envision Tomorrow, focuses on areas within the incorporated City of Lacey. The Joint Plan (described later in this section) provides policy guidance for the UGA. The 2023 Joint Plan Update sets goals and policies that apply to the unincorporated lands within the UGA. Until areas of the UGA are incorporated into the City, regulations adopted by each jurisdiction governing the UGA may temporarily differ; but the Growth Management Act requires regulations impacting land use to be consistent across jurisdictions within the UGA. The map below shows the extents of the Lacey UGA including the City of Lacey boundaries,





Implementation

The 2016 Comprehensive Plan includes “residential implementation strategies” in its Land Use Element. To make the plan more accessible, the 2025 update will focus on goals and policies, with the assumption that the strategies will be defined in more detail in Lacey’s subarea plans, zoning code and related implementation tools.



POLICY FOUNDATIONS

This section provides a background summary of what has informed the drafting of goals and policies in the Land Use Policy Framework. The “Sources” column of the Policy Framework tables cross-references the sub-sections below.

Growth Management Act (GMA) Goals

A starting point for the Land Use Element update is the State Growth Management Act (**RCW 36.70A.020**). The Growth Management Act (GMA) has fifteen goals to guide the development and adoption of local Comprehensive Plans. Most of the GMA goals are relevant to the Land Use Element, but several relate directly to land use:

- **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.
- **Open space and recreation.** Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- **Environment.** Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.



- **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

Department of Commerce Checklist for Fully Planning Cities

The State Department of Commerce (Commerce) provides detailed guidance for Comprehensive Plan updates, outlining requirements in the form of a checklist for jurisdictions to follow when assessing compliance with RCW 36.70A.070(1), as amended in 2023¹ (see the Appendix). The 2016 Comprehensive Plan is compliant with State guidance, so the focus in this Policy Framework is on the recently adopted State legislation noted immediately below.

Environmental Justice

Jurisdictions must give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. ([RCW 36.70A.070\(1\)](#) amended in 2023).

“Environmental justice” means the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities and the equitable distribution of resources and benefits. (RCW 36.70A.030(16))

Vulnerable populations in Lacey are identified in the Vulnerability and Risk Assessment prepared for the Resilience Sub-element. Lacey has no overburdened communities². However, the Washington Environmental Health Disparities Map³ identifies several Census tracts in Lacey

¹ <https://deptofcommerce.box.com/s/yz46cek0susmbc93nislraox4cc9xcj>

² <https://storymaps.arcgis.com/stories/c10bdbfc69984a9d85346be1a23f6338> and <https://ecology.wa.gov/air-climate/climate-commitment-act/overburdened-communities>

³ <https://deohs.washington.edu/washington-environmental-health-disparities-map-project> and <https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map>



with high health disparities relative to other communities in Washington, primarily due to socioeconomic factors, concentrations of sensitive populations, and/or proximity to hazardous waste facilities or heavy traffic. Therefore, the model goals and policies in the 2020 final report of the Environmental Justice Task Force were adapted for inclusion in this Policy Framework.

If helpful, a more detailed methodology can be included in future drafts of the Land Use Policy Framework.

Wildfire

The Land Use Element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures. ([RCW 36.70A.070\(1\)](#) amended in 2023). Currently, land use policies related to climate change and natural hazards, including wildfire, are incorporated into the Resilience Sub-Element Policy Framework.

E2SHB 1110, Sec. 3(1)(a) adopted in 2023

This legislation outlines middle housing requirements for communities. Lacey is a “Tier 2” city (with a population of at least 25,000 but less than 75,000) and is required to allow a minimum density of 2 dwelling units per lot (du/lot) in predominantly residential zones and a minimum density of 4 du/lot within a ¼ mile walking distance of a major transit stop in predominantly residential zones, unless zoning permits higher densities. Cities must implement the requirements no later than six months after their next periodic update required under RCW 36.70A.130, which for Lacey would mean implementation by mid-2026.



Current Policy (2016 Comprehensive Plan)

Goals and Policies in the 2016 Comprehensive Plan Land Use Element

The 2016 Comprehensive Plan includes goals and policies related to land use and related topics in Chapter III, Community Vision. The goals and policies are organized under several categories. A short summary is provided below, and the Appendix includes tables that track how existing (2016) Land Use Element goals and policies have been integrated into the Policy Framework.

- The Community Vision chapter provides a set of “Framework Land Use Policies,” which function as overarching policies. **These have been incorporated into the Policy Framework as goals.**
- The Community Vision chapter also provides additional goals and policies under the following categories: Residential, Commercial and Industrial, Subarea, Urban Growth Area, Transportation, Parks and Open Spaces, Utilities and Capital Facilities, and Essential Public Facilities. Relevant goals from these sections have been integrated into the Policy Framework.
- The most relevant categories for this purpose were Residential, Commercial and Industrial, and Subareas. Tables at the end of this document show how the policies in each of these sections have been incorporated into the Policy Framework.
- The Urban Growth Area goals have not been specifically included, since the focus of this update is on the incorporated City of Lacey; however, the intent of these goals is reflected in the Policy Framework.
- The goals and policies pertaining to the Transportation, Parks and Open Spaces, Utilities and Capital Facilities, and Essential Public Facilities are referenced in the Policy Framework, but most are quite specific and are better addressed in other Elements.



Countywide Planning Policies

Joint Plan (2023 Update)

As of 2023, the City of Lacey and its UGA encompasses a total of 33.27 square miles (19.02 square miles in the City and 14.25 square miles in the UGA).

Thurston County, with the Cities of Lacey, Olympia, and Tumwater, initiated the process of joint planning in 1988. The 1990 Growth Management Act (GMA) required Thurston County and each of its cities to adopt a Comprehensive Plan and to establish a 20-year urban growth boundary jointly for each urban area. To guide this planning effort, the Act mandated Thurston County to create County-Wide Planning Policies (CWPP's), which the county adopted in 1992 in collaboration with its cities and towns. The CWPPs ensure internal and inter-jurisdictional consistency as well as consistency with other plans and regulations.

The Joint Plan is updated at regular intervals to reflect changes in existing conditions and to address the needs of the community over the next twenty years. The 2023 Joint Plan Update includes a community vision, goals and policies, an updated land inventory and population forecasts. It also takes into account the growing need for affordable housing and the impacts of climate change, while preparing for future uncertainties within the next twenty years.

The goals and policies apply to the unincorporated lands within the UGA. Until areas of the UGA are incorporated into the City, regulations adopted by each jurisdiction governing the UGA may temporarily differ. However, underlying land use regulations are required by the GMA to be consistent across jurisdictions within the UGA and this is done through compliance with the CWPP's.

Annexation

Annexations are carried out through a legislative action that can be initiated by individual property owners or through a collaborative effort between the City of Lacey and Thurston County. (RCW 35A.14 – Annexation by Code Cities).

Since its incorporation in January of 1967, the City of Lacey has increased in area through the annexation process 51 times. The boundaries of the City of Lacey and Lacey UGA are a result of these annexation actions. Consistent with the "1988 Memorandum of Understanding: An Urban



Growth Management Agreement between Thurston County and Its Cities”, UGAs establish the areas of the county where future city annexations are possible.

(Note: Content will be added here by the City once the annexation strategy is finalized.)

County-Wide Planning Policies

To achieve coordinated regional planning efforts, the GMA requires counties and the cities therein to jointly develop policies to guide the development of each jurisdiction’s comprehensive plan. These policies are called County-Wide Planning Policies (CWPP’s). Each local plan is then required to demonstrate that the policies have been followed in the development of their plan. The CWPPs for Thurston County were last updated in 2014, and the 2016 Lacey Comprehensive Plan is consistent with those CWPPs. Likewise, this Policy Framework maintains that CWPP consistency.

The Buildable Lands Program

Understanding the amount of land available for development is important to understand where projected growth can be accommodated and how much land will be set aside for environmental protection, parks and recreational uses, and resource lands. The GMA requires cities and counties to develop plans on how they will accommodate growth. Lacey and the cities in Thurston County worked in conjunction with the County and TRPC to establish UGAs. In 1997, the State legislature added a monitoring and evaluation provision to the GMA for six western Washington counties. This provision is referred to as the “Buildable Lands Program,” which includes Thurston County and all the cities and towns within. The Buildable Lands Report is a monitoring report developed and updated by the TRPC to determine if growth in Thurston County is consistent with the goals of the state GMA. In particular, it answers two key growth-related questions:

- Is residential development in the UGAs occurring at the densities envisioned in local comprehensive plans?
- Is there adequate land in the UGAs for the projected growth in population and employment?

If the answer to either of these questions is no, Thurston County and its cities and towns are required to identify reasonable measures in their Comprehensive Plan updates to bring development trends into alignment with GMA. The 2021 Buildable Lands Report found that



development in Thurston County is consistent with GMA's goals and reasonable measures are not necessary. Specifically, the following key metrics were assessed:

- Achieved densities in urban areas are more than 4 housing units per acre and increasing. Rural densities are being achieved in rural areas.
- There is sufficient land in urban areas to accommodate the next 20 years of growth, with an 18 percent surplus. There is also sufficient vacant and redevelopable land for commercial and industrial development.

Sustainable Thurston

In 2013, the Thurston Regional Planning Council adopted the regional **“Creating Places — Preserving Spaces: A Sustainable Development Plan for the Thurston Region”** plan that includes twelve priority goals, two of which address land use and development patterns in urban and rural areas:

- **Create vibrant centers, corridors, and neighborhoods while accommodating growth.** This set a target to have 72 percent of all (new and existing) households in Thurston cities, towns, and unincorporated UGAs to be within a half-mile (comparable to a 20-minute walk) of an urban center, corridor, or neighborhood center by 2035, with access to goods and services to meet some of their daily needs. This target has not been met; the percentage is currently at 57 percent.
- **Preserve environmentally sensitive lands, farmlands, forest lands, prairies, and rural lands and develop compact urban areas.** This sets a target that between 2010 and 2035, no more than five percent of new housing will locate in rural areas, and 95 percent will be within cities, towns, unincorporated urban growth areas, and tribal reservations. Rural areas are defined as outside of the cities, towns, unincorporated urban growth areas, and tribal reservations. At present, approximately 13 percent of new housing is projected to locate in rural areas, thus not meeting the target.

Sustainable Thurston falls outside of GMA’s planning framework, and failing to meet its goals does not require Thurston County jurisdictions to identify and adopt reasonable measures. However, to align with regional goals, Sustainable Thurston includes recommended strategies for the cities and county to include as part of their periodic Comprehensive Plan updates due in 2025. Similarly, the Thurston Climate Mitigation Plan, adopted in 2021 by Lacey, sets targets



related to reduction of greenhouse gases that are more ambitious than currently required by the State.

Meeting the targets set by Sustainable Thurston and the Thurston Climate Mitigation Plan will require changes to expected development patterns, focusing more growth in urban areas and limiting conversion of natural resource lands in rural areas. This policy direction is reflected in the Policy Framework.

Community Engagement

The 2045 Comprehensive Plan update is being informed by robust outreach, in which over 45,000 community members have been contacted. Of those who have provided feedback as of March 2025, 88 percent live in Lacey (with over 60 percent having lived in Lacey for over five years).

Summer 2024 Visioning Sessions

The Comprehensive Plan update process was initiated in 2024 with visioning sessions held by the City Council, Planning Commission, and Youth Council 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. Each of those themes is reflected in the Policy Framework.

Fall 2024 Community Survey and Core Community Priorities

The online survey for the Comprehensive Plan conducted in the Fall of 2024 included two overarching questions regarding how Lacey could grow:

1. When thinking about the future of our city, what do you want it to look like?
2. In what ways can the City of Lacey support and improve upon our community's quality of life?

Based on the responses, the City of Lacey identified the following **six core community priorities**:

1. Create **connected neighborhoods** where people can walk and bike easily.



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

Each of these priorities is reflected in the Policy Framework.



POLICY FRAMEWORK

Approach

The recommended goals and policies for the 2025 Land Use Element have been developed by using the following approach:

- The 2016 Comprehensive Plan is the foundation for this update. As described in the Policy Foundations section, the 2016 Land Use Element’s “Framework Land Use” policies, which are overarching in scope, have been used to frame the recommended goals in the Policy Framework.
- The goals and policies within the “Residential”, “Commercial and Industrial”, “Sub-area”, “Transportation and Land Use”, “Parks and Open Spaces”, “Utilities and Capital Facilities” and “Essential Public Facilities” sections of the 2016 Land Use Element were integrated as policies, as described in the Policy Foundations section (with additional detail in the Appendix).
- As needed, additional policies were added that address the state Growth Management Act’s guidance for Land Use Element updates, as described in the Policy Foundations section.
- The goals and policies also align with the regional vision of Sustainable Thurston, Thurston Climate Mitigation Plan and the Joint Plan; and reflect best practices in land use planning.
- The six core community priorities that were identified through community outreach (listed in the Policy Foundation section) also informed the policies.

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 Land Use Element will likely only include the goal and policy text.



Each row in the table is dedicated to a single policy. To facilitate review of draft goals and policies, each goal of the Land Use Element is stated, followed by a table with the following information organized into columns:

- **Policy Signpost:** a shorthand summary of the policy
- **Policy Text:** the full text of the draft policy
- **Sources:** Policy Foundations introduced above inform the policy
- **Related Elements:** other Comprehensive Plan Elements that are related to the policy (such as Housing; Transportation; Environment/Climate Change; Stormwater; Parks, Culture, and Recreation; Capital Facilities; Utilities and Economic Development.

Goals and Policies

The City of Lacey’s overall goal is to enrich the quality of life for all citizens by building an attractive, inviting, and secure community. The City will work in partnership with the community to foster community pride, to develop a vibrant and diversified economy, to plan for the future, and to preserve and enhance the natural beauty of our environment. To carry out this overarching goal, the following goals are recommended for the Land Use Element update:

- **Goal 1: Promote compact development.**
- **Goal 2: Establish walkable neighborhoods.**
- **Goal 3: Increase housing diversity.**
- **Goal 4: Promote economic vitality.**
- **Goal 5: Advance multimodal connectivity.**
- **Goal 6: Encourage neighborhood scale mixed-use centers.**
- **Goal 7: Prioritize environmental best practices.**
- **Goal 8: Strengthen Lacey’s unique identity.**
- **Goal 9: Advance environmental justice.**
- **Goal 10: Ensure robust community engagement.**



- **Goal 11: Develop and implement subarea plans.**
- **Goal 12: Proactively implement.**
- **Goal 13: Annexations**



GOAL 1: Promote compact development.

Promote compact development that prioritizes infill, supports mixed-use development, and multimodal transportation.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 1.A: Prioritize compact, mixed-use development.	Update land use designations and zoning to provide greater housing diversity and promote compact, mixed-use development to avoid sprawl. Prioritize mixed-use development to provide greater access to jobs, amenities and services.	Commerce Checklist Item (New in 2024) 2016 CP Res Goal 1 Policy A and Res/Infill Goal 1 Policies A, C 2016 CP Comm & Ind Goal 1 Policy B	Climate Change Housing Transportation Capital Facilities Utilities Economic Development	Community Core Priorities #1, #4	Existing Policy (Modified)
Policy 1.B: Prioritize infill development in areas with existing transportation and utility infrastructure.	Incentivize infill over greenfield development, and prioritize corridors, centers and areas with established infrastructure.	Commerce Checklist Item (New in 2024) 2016 CP Res/Infill Goal 1 Policies A, B	Climate Change Stormwater Housing Transportation Capital Facilities Utilities Economic Development	Community Core Priorities #1, #2, #4	Existing Policy (Modified)



		2016 CP Comm & Ind Goal 1 Policy A			
Policy 1.C: Annex areas within the UGA in coordination with the County.	Annex only after carefully considering available infill opportunities, and consistent with annexation policies. Coordinate annexation plans with other jurisdictions to align with County policies.	2016 CP Res/Infill Goal 1 Policy A	Climate Change Transportation Capital Facilities Utilities Economic Development	Community Core Priority #4	Existing Policy (Modified)
Policy 1.D: Align infrastructure improvements with land use planning.	Coordinate efforts to ensure that infrastructure improvements are aligned with land use planning, to streamline the development pipeline and make efficient use of available resources and funding.	2016 CP Res/Infill Goal 1 Policy B	Stormwater Transportation Capital Facilities Utilities	Community Core Priorities #1,2	Existing Policy (Modified)
Policy 1.E: Mitigate incompatibility between adjacent uses.	Avoid the co-location of incompatible land uses and employ mitigating measures like vegetated buffers as needed to address conflicts between adjacent land uses.	2016 CP Res/ Infill Goal 1 Policy C 2016 CP Comm & Ind Goal 1 Policy B	Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	Community Core Priority #2	Existing Policy (Modified)



GOAL 2: Establish walkable neighborhoods.

Establish walkable neighborhoods that improve public health and safety.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 2.A: Develop design and planning guidance for walkable neighborhoods in new development and redevelopment.	Evaluate established development models such as the “20-minute city”, “complete neighborhoods”, and others for lessons that can be applied to Lacey. Develop design and planning guidance (such as for land uses, street layouts, etc.) for new large-scale projects and revitalization efforts.	2016 CP Res Goal 2 Policy B 2016 CP Comm & Ind Goal 1 Policy C	Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	Community Core Priorities #1, #4	Existing Policy (Modified)
Policy 2.B: Allow flexibility in land use and development regulations to promote walkable communities.	Allow flexibility in land uses and development standards to encourage neighborhood-serving amenities such as corner stores, home offices, live-work units, flex spaces, etc.	2016 CP Res Goal 2 Policy B 2016 CP Res/Infill Goal 1 Policy C 2016 CP Comm & Ind Goal 1 Policy C	Housing Transportation Economic Development	Community Core Priorities #1, #3, #4, #6	Existing Policy (Modified)



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 2.C: Reinforce the nexus between land use and transportation in planning projects.	Align land use and transportation project goals and objectives to be mutually supportive in creating walkable places.	Commerce Checklist Item (New in 2024)	Housing Transportation Economic Development	Community Core Priorities #1, #2	New policy



GOAL 3: Increase housing diversity.

Increase housing diversity to support a range of household types, income levels and lifestyle preferences.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 3.A: Enable greater housing diversity.	Allow and encourage a diverse range of building types to support the full spectrum of household sizes, types and living arrangements that reflect community needs, such as Encourage innovation in housing types to allow aging-in-place and multi-generational living.	2016 CP Res Goal 1 Policy A 2016 CP Res Goal 2 Policy A	Housing	Community Core Priority #3	Existing (modified)
Policy 3.B: Increase minimum residential densities.	Increase minimum residential densities in primary residential areas to provide for housing diversity and to enable compact growth patterns.	2016 CP Res Goal 1 Policy A 2016 CP Res Goal 2 Policy A	Housing	Community Core Priorities #1, #3	Existing (modified)
Policy 3.C: Develop strategies to increase housing choice, affordability and equity.	Expand housing choices for both market-rate and subsidized housing. Develop strategies to promote homeownership.	Community Core Priorities (2024-25 outreach)	Housing	Community Core Priority #3	New policy



GOAL 4: Promote economic vitality.

Promote economic vitality by attracting new investment and employment while protecting established local businesses.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 4.A: Establish Lacey Midtown as a regional destination.	Promote Lacey Midtown as an economically healthy city center offering a variety of retail, office, service, residential, cultural, civic, and recreational opportunities.	2016 CP Framework Policy D 2016 CP Comm & Ind Goal 1 Policy A 2016 CP Comm & Ind Goal 1 Policy A, D	Economic Development	Community Core Priority #6	Existing (modified)
Policy 4.B: Update corridor development standards.	Update development standards focusing new office and commercial uses along major transportation corridors.	2016 CP Comm & Ind Goal 1 Policy D 2016 CP Comm & Ind Goal 2 Policy C	Transportation Capital Facilities Utilities Economic Development	Community Core Priority #6	Existing (modified)



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 4.C: Update regulations to protect and grow local and small businesses.	Ensure commercial and mixed-use zoning designations consider business retention and anti-displacement strategies for existing small businesses and support new small-scale business growth.	Community Core Priorities (2024-25 outreach) 2016 CP Comm & Ind Goal 3	Economic Development	Community Core Priority #6	New policy
Policy 4.D: Mitigate adverse impacts of industrial uses.	Encourage industrial uses to adopt industry best practices to minimize environmental impacts.	2016 CP Comm & Ind Goal 3 Policy A 2016 CP Comm & Ind Goal 3 Policy F 2016 CP Comm & Ind Goal 3 Policy G	Climate Change Stormwater Capital Facilities Utilities Economic Development	None	Existing (modified)



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 4.E: Consider new small-scale, light industrial, and “flex spaces” in suitable locations.	Update industrial development standards to allocate areas to support new small-scale light industrial/commercial and flex spaces (such as maker spaces, artist lofts, small-scale manufacturing, laboratories, and incubator spaces) to provide opportunities for local entrepreneurs, manufacturers, artists and artisans.	2016 CP Res Goal 2 Policy B 2016 CP Comm & Ind Goal 3 2016 CP Comm & Ind Goal 3 Policy G	Economic Development	Community Core Priority #6	Existing (modified)

GOAL 5: Advance multimodal connectivity.

Advance multimodal (walk/bike/roll and transit) connectivity both within Lacey and to neighboring destinations.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 5.A: Establish a regional multimodal transportation network connecting	Expand existing alternate transportation facilities such as trails and bike paths, and plan new infrastructure to establish a comprehensive, connected	Commerce Checklist Item (New in 2024)	Climate Change Transportation Parks, Culture, and Recreation Economic Development	Community Core Priority #1	New policy



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
key community destinations.	multimodal network throughout Lacey. Consider innovative approaches and land use agreements to help connect existing gaps in multimodal networks, with the intent to make walking, biking and rolling convenient, safe and practical for everyday activities and daily trips, not just for exercise and recreation.				
Policy 5.B: Design the transportation network with “complete streets.”	Ensure that street designs encourage all modes of transportation including transit, pedestrians, bicyclists, and automobiles, and are accessible to people using mobility devices	Commerce Checklist Item (New in 2024) 2016 CP Framework LU Policy H	Transportation	Community Core Priority #1	New policy
Policy 5.C: Prioritize safe walking, biking and rolling routes for schools, parks and	Prioritize a network of “safe routes” connecting schools, libraries, sports venues and other popular community destinations, to promote alternate	Community Core Priorities (2024-25 outreach)	Climate Change Housing Transportation Parks, Culture, and Recreation	Community Core Priority #1	New policy

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
popular community destinations.	transportation modes. Design networks to prioritize the safety of the most vulnerable populations such as children, the elderly and users of mobility devices.				
Policy 5.D: Align public realm design and improvements with multimodal connectivity projects.	Establish public realm standards that prioritize walkability, accessibility, pedestrian comfort, and multimodal connectivity. Include amenities such as seating, shade, lighting, and bike parking.	Community Core Priorities (2024-25 outreach)	Transportation	Community Core Priorities #5, #6	New policy
Policy 5.E: Monitor GHG reduction benefits of multimodal connectivity projects.	Evaluate land use and transportation projects for GHG reductions when employing multimodal connectivity compared to car-centric development. Communicate the GHG reduction benefits achieved by increasing the modal share of walk/bike/roll trips as an alternative to driving.	Commerce Checklist Item (New in 2024)	Climate Change Transportation	None	New policy



GOAL 6: Encourage neighborhood scale mixed-use centers.

Encourage the development of mixed-use centers at the neighborhood scale to provide convenient access to employment, amenities and services.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 6.A: Identify locations for neighborhood-scale mixed-use centers.	Designate areas across Lacey for small mixed-use centers or local “main streets” with Neighborhood Commercial zoning to allow flexible development standards and building types such as live/work.	2016 CP Res Goal 2 Policy B 2016 CP Comm & Ind Goal 1 Policy C 2016 CP Comm & Ind Goal 2 Policy A	Housing Transportation Utilities Economic Development	Community Core Priorities #1, #6	Existing (modified)
Policy 6.B: Allow flexibility in land use and development regulations to promote neighborhood centers.	Allow flexibility in development regulations for neighborhood mixed-use centers such as parking standards and allow mixed-use building types such as live-work, flex spaces, maker spaces, home offices, etc.	2016 CP Res Goal 2 Policy B 2016 CP Comm & Ind Goal 1 Policy D	Economic Development	Community Core Priorities #1, #6	Existing (modified)



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 6.C: Allocate land use densities to support mixed-use.	Establish minimum residential densities to support centers of different sizes and land use mixes.	2016 CP Res Goal 2 Policy A 2016 CP Res Goal 2 Policy B	Housing Economic Development	None	Existing (modified)
Policy 6.D: Support neighborhood-scale mixed-use development.	Update development regulations to provide incentives to support the development of retail and amenities in mixed-use centers.	Community Core Priorities (2024-25 outreach)	Economic Development	Community Core Priority #6	New policy



GOAL 7: Prioritize environmental best practices.

Preserve natural resources and use resilient design strategies in planning open space networks, community amenities and public realm improvements.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 7.A: Protect and enhance important environmental assets.	Continue to protect and restore important environmental areas such as wetlands, urban forests, reservoirs, and the Woodland Creek basin watershed by adopting compact land use patterns.	Commerce Checklist Item (New in 2024) 2016 CP Framework LU Policy I	Climate Change Stormwater Parks, Culture, and Recreation Utilities	Community Core Priorities #2, #4	Existing (modified)
Policy 7.B: Increase in tree cover.	Preserve mature or heritage trees in development projects and develop strategies to increase tree cover citywide.	City staff	Climate Change Stormwater Parks, Culture, and Recreation Utilities	Community Core Priority #4	New policy
Policy 7.C: Focus redevelopment in areas with existing infrastructure.	Focus on redevelopment in areas where existing infrastructure is available.	Commerce Checklist Item (New in 2024) 2016 CP Res/Infill Goal 1 Policies A, B	Climate Change Stormwater Housing Transportation Capital Facilities Utilities Economic Development	Community Core Priorities #1, #2, #4	Existing (modified)



GOAL 8: Strengthen Lacey’s unique identity.

Design and develop public spaces to build a unique identity and a strong sense of community.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 8.A: Design public spaces to strengthen the sense of community.	Design public spaces to be multipurpose, accessible, easy to maintain, and inviting as community gathering locations.	Community Core Priorities (2024-25 outreach)	Parks, Culture, and Recreation	Community Core Priority #5	New policy
Policy 8.B: Invest in community character.	Make investments that emphasize Lacey as a welcoming place and enhance the character of the community.	Community Core Priorities (2024-25 outreach)	Parks, Culture, and Recreation	Community Core Priority #5	New policy
Policy 8.C: Develop attractive and welcoming communities	Update Development regulations to consider the public realm, particularly providing for opportunity for gathering spaces, placemaking, art, and walkability.	Community Core Priorities (2024-25 outreach)	Parks, Culture, and Recreation	Community Core Priority #5	New policy



GOAL 9: Advance environmental justice.

Advance environmental justice by mitigating environmental health disparities for vulnerable populations.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 9.A: Monitor vulnerabilities and health disparities.	Monitor community vulnerabilities and environmental health disparities.	Commerce Checklist Item (New in 2024)	Climate Change Housing Capital Facilities Economic Development	Community Core Priority #2	New policy
Policy 9.B: Prioritize areas with vulnerabilities and disparities.	Prioritize City amenities for known vulnerable communities and areas with environmental health disparities.	Commerce Checklist Item (New in 2024)	Climate Change Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	None	New policy
Policy 9.C: Assess potential impacts of new legislation.	Analyze and seek community input on whether new legislation will reduce, increase, or have no impact on environmental justice and vulnerable communities.	Commerce Checklist Item (New in 2024)	Housing Transportation Parks, Culture, and Recreation Capital Facilities Economic Development	None	New policy



GOAL 10: Ensure robust community engagement.

Carry out robust community engagement for planning projects, with a focus on equity and inclusion.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 10.A: Advance effective and equitable community engagement.	Employ outreach best practices to ensure robust community input informs local planning. Monitor engagement to evaluate success and continue to improve existing outreach processes.	Commerce Checklist Item (New in 2024)	Housing Transportation Parks, Culture, and Recreation Capital Facilities Economic Development	None	New policy
Policy 10.B: Direct placemaking with community input.	Use community visioning and input to carry out placemaking initiatives and enhance the sense of community and identity in planning projects.	Community Core Priorities (2024-25 outreach)	Parks, Culture, and Recreation	Community Core Priority #5	New policy



GOAL 11: Develop and implement subarea plans.

To implement the Comprehensive Plan vision, develop and implement subarea plans in coordination with regional partners.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 11.A: Use subarea plans to advance land use goals.	Use community-driven subarea plans to guide development at the local level and advance land use goals, including compact mixed-use development, walkable neighborhoods, housing diversity, economic vitality, connectivity, environmental stewardship, and sense of community.	Commerce Checklist Item (New in 2024) 2016 CP Subarea Goal 1 Policy A + Policy C 2016 CP Comm & Ind Goal 2 Policy B 2016 CP Comm & Ind Goal 3 Policy C 2016 CP Comm & Ind Goal 3 Policy E	Climate Change Stormwater Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	None	Existing (modified) policy



Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 11.B: Employ planning best practices and tools in subarea plans.	Implement innovative zoning and development tools, such as form-based codes, objective design standards, etc. Utilize subarea plans to enhance community character and identity through placemaking initiatives. Include community engagement with a variety of local stakeholders with different viewpoints to inform subarea plans.	2016 CP Subarea Goal 1 Policy B	Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	Community Core Priority #5	Existing (modified) policy
Policy 11.C: Align subarea planning efforts with city and county initiatives for efficiency and prioritize public investment.	Use the scope and timeline of sub-area planning efforts to identify and prioritize future public investments.	Commerce Checklist Item (New in 2024) 2016 CP Subarea Goal 1 Policy D	Climate Change Stormwater Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	None	Existing (modified) policy



GOAL 12: Proactively implement.

Develop strategic alliances with regional partners, explore innovative partnership models, and development incentives to attract investment and catalyze revitalization.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 12.A: Explore public-private partnerships.	Proactively solicit development partners and employ public-private partnerships to implement priority projects.	Best practices	Economic Development	None	New policy



GOAL 13: Annexation.

Continue to complete annexations to balance growth while ensuring financial sustainability.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 13.A: Continue to complete annexations of the Urban Growth Area.	Prioritize completion of annexations that qualify as unincorporated islands, contain significant development capacity, contain commercial development, and qualify for the state sales tax credit.	Annexation Strategy	Economic Development	None	New policy
Policy 13.B: Prior to annexation, consider the financial impacts to annexation.	Carefully assess the fiscal impacts of annexation to avoid straining municipal services and reducing levels of service.	Annexation Strategy	Capital Facilities	None	New Policy
Policy 13.C: Establish a process to provide a regular review of the impacts of annexations	Produce a report one year after an annexation has occurred to identify actual impacts to the city and to ensure that the annexation is delivering the expected outcomes.	Annexation Strategy	None	None	New Policy



2nd Admin Draft Land Use Policy Framework

Address/Location:	Current Zoning:	Proposed Designation:	Information for the project team:	Owner	Total:	Staff Time (projected)
5000 MULLEN RD SE	Open Space Institutional	Moderate Density Residential	LOTT Housing	LOTT/City	40	High
420 College Street	CBD 7	Open Space Institutional	existing and future use for civic, cultural, educational	City of Lacey	40	Low
300 DESMOND DR SE	CBD 7	Open Space Institutional	adjust OSI/CBD7 to better reflect ground conditions/uses	St Martins Abbey	40	Low
5500 MARTIN WAY E	CBD 6	Open Space Institutional	Adjust OSI to align with parcel boundaries	LOTT/ St Martins	40	Low
8407 SE STEILACOOM RD	Low Density Residential	Open Space Institutional	Fire District Land and Rac Parking Lot	FD#3/Lacey	40	Low
8345 Steilacoom Rd SE	High Density Residential	Open Space Institutional	RAC future area	City of Lacey	40	Low
2802 BOAT LAUNCH ST SE	Low Density Residential	Open Space Institutional	Clean up	City of Lacey	40	Low
Long Lake Natural Area	Mixed res/osi/natural	Open Space Institutional	Clean up	City of Lacey/TC	40	Low
180 HOH ST SE	General Commercial	Mixed Use High Density	Clean up	Private	39	Low
5303 50TH AVE SE	Village	Moderate Density Residential	Consolidate with residential	Private	35	Mod
6800 14TH AVE NE	Mineral Extraction	CBD 6	split zoning (ME - Mineral Extraction)	Private	35	Low
6339 PACIFIC AVE SE	Low Density Residential	CBD 5	Goose pond	City of Lacey	32	Mod
6415 PACIFIC AVE SE	Low Density Residential	CBD 5	Parks	City of Lacey	32	Mod
837 CARPENTER RD SE	Historic Neighborhood	CBD 4	Parcels: 58100004700, 58100004800	Private	32	Low
5100 PARKSIDE DR SE	Open Space Institutional	Moderate Density Residential	Consolidation with Res/Village (religious surplus lot)	Private	30	Mod
6335 PACIFIC AVE SE	Low Density Residential	CBD 5	higher density to match uses to west (pull in parcels to north)	Private	30	Mod
6500 PACIFIC AVE SE	Low Density Residential	CBD 5	City Kids Day Care Center (with rezones – surrounded by OSI land)	Private	28	Mod
1302 ALDER ST SE	Open Space Institutional	CBD 4	david@toyerstrategic.com	Private	28	Low

Future Land Use Definitions

1. Residential

Definition: Areas designated for a diverse range of building types to support the full spectrum of household sizes, types and living arrangements. These areas are intended to support a high quality of life through the integration of green spaces, community gathering destinations, and recreational opportunities. Development should promote walkability, multimodal connectivity, and access to neighborhood-oriented stores, schools, and other essential services.

2. Open Space – Institutional

Definition: Land designated for accessible parks, open spaces, recreation, and facilities used for public purposes such as libraries, community centers, and municipal buildings. These areas are meant to serve as hubs for social interaction, recreation, cultural activities, and the preservation of natural amenities. Development in these areas should preserve trees and natural features, prioritize smart carbon-neutral/carbon-negative construction practices, and promote environmental resilience.

3. Light Industrial

Definition: Areas intended for innovative and low-impact industrial uses compatible with surrounding residential and commercial zones. This includes manufacturing, warehousing, distribution, medical and technology hubs, research, and light assembly operations that do not create significant noise, pollution, traffic, or other adverse environmental impacts. These areas may include green infrastructure and smart technologies to mitigate impacts and allow for complimentary uses such as small-scale office space and service-related businesses.

4. Commercial

Definition: Areas designated for retail, office, and service-based businesses that serve the local and regional community. Commercial areas should emphasize support for local businesses through development incentives, flexible design standards, and human-scaled architecture. These districts should be pedestrian- and transit-oriented, with parking located to the rear of buildings and away from primary streets. Storefronts should be integrated with transportation corridors and public spaces to encourage vibrant, activated spaces throughout the day.

5. Commercial Mixed-Use

Definition: Areas intended to function as vibrant commercial-residential zones with an emphasis on activated, ground-floor, and corner commercial uses. Residential uses should generally have reduced ground floor footprints, occupying areas away from high-visibility, high-

activity areas. These areas should be strategically reserved for uses that ensure long-term economic vitality. Design should foster extended hours of activity through engaging streetscapes, high-density developments, public transportation access, and pedestrian-oriented design.

6. Transitional Mixed-Use

Definition: These areas are designed to mitigate the impact of adjacent higher-intensity land uses on nearby residential neighborhoods while still promoting mixed-use development to foster a diverse range of economic and residential opportunities. Development should maintain a pedestrian-friendly scale and character, support local-serving retail and services, and include design elements that reduce conflicts between adjacent uses.

Future Land Use – Zoning District Rubric (general)

In some instances, different areas of the same zoning may align with different land uses to better reflect current and future conditions.

Residential:

- Low Density Residential District
- Moderate Density Residential District
- Shoreline Residential
- McAllister Geologically Sensitive Area
- Lacey Historic Neighborhood

Transitional Mixed Use:

- High Density Residential District
- Village Center
- Mixed Use Moderate Density Corridor
- Neighborhood Commercial
- Central Business District 4

Commercial Mixed Use:

- Mixed-Use High-Density Corridor
- Woodland District
- Central Business District 5
- Central Business District 6
- Central Business District 7
- Hawks Prairie Business District (Business/Comm.)
- Hawks Prairie Business District (Commercial)
- Community Commercial District
- Quiemuth Village (Overlay*)

Commercial:

- Community Office District (Business Park*)
- General Commercial

Light Industrial:

- Mineral Extraction
- Light Industrial Commercial District
- Light Industrial District
- Planned Industrial Park Developments (Overlay)

Open Space Institutional:

- Saint Martin's University
- Open Space Institutional
- Open Space Park
- Open Space School
- Urban Conservancy
- Natural
- Lake
- Aquatic
- Cemetery
- Urban Agriculture

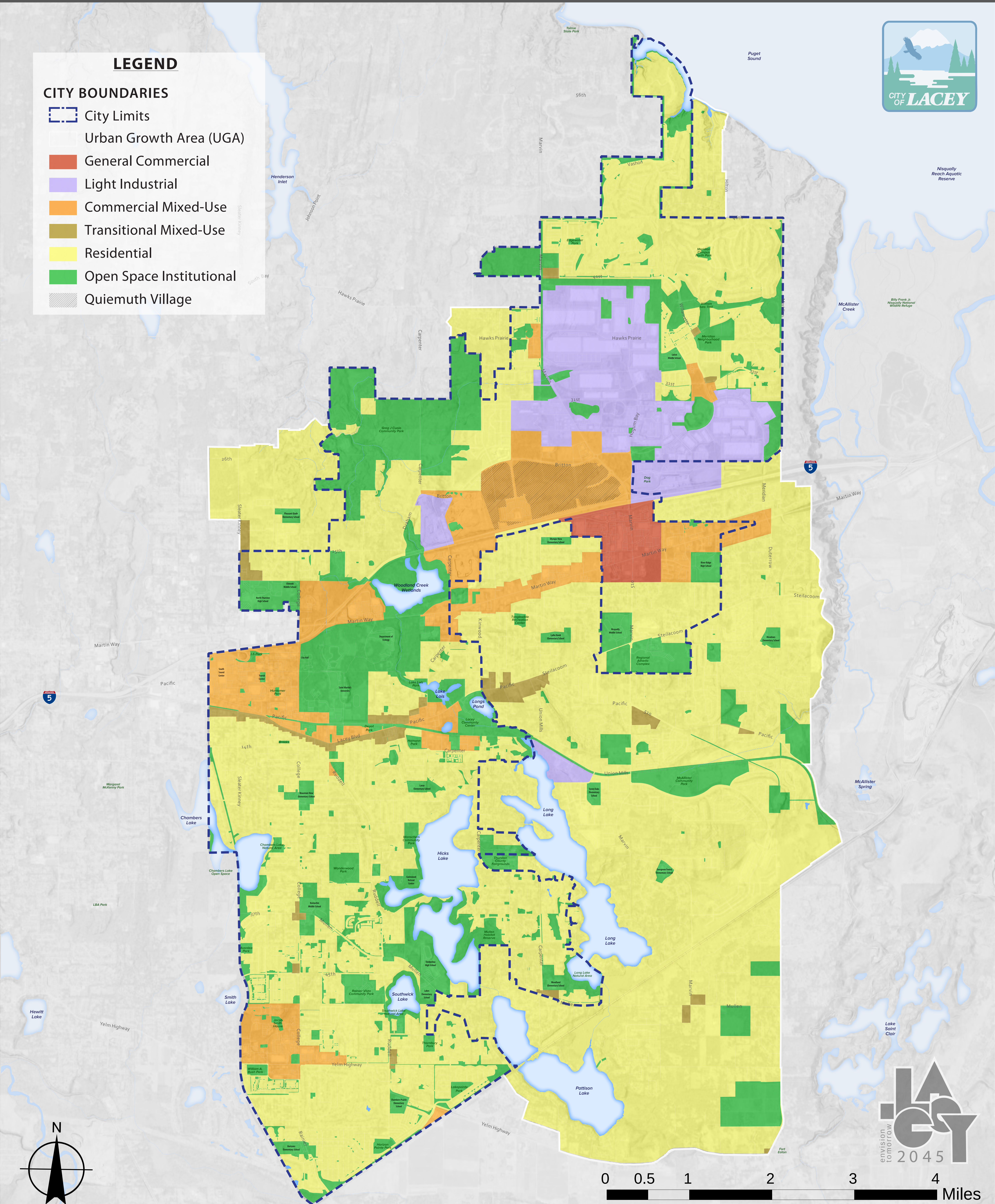
City of Lacey | Future Land Use Map



LEGEND

CITY BOUNDARIES

- City Limits
- Urban Growth Area (UGA)
- General Commercial
- Light Industrial
- Commercial Mixed-Use
- Transitional Mixed-Use
- Residential
- Open Space Institutional
- Quiemuth Village





LACEY CITY COUNCIL WORKSESSION

May 6th, 2025

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

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

STAFF CONTACT: Rick Walk, City Manager *RW*
Vanessa Dolbee, Director of Community and Economic Development *VD*
Ryan Andrews, Community Planning Manager *RA*
Jennifer Adams, Housing Coordinator *JA*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS: 1. Housing Element Draft Goals and Policies
2. Previous Staff Reports in Comprehensive Plan 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: The City Council was last briefed on the Housing Element of the Comprehensive Plan during the joint work session with the Planning Commission on February 26th, 2025.

BACKGROUND:

The Growth Management Act (GMA) requires every city to review and update its Comprehensive Plan and associated development regulations at least once every ten years.

This review is intended to address relevant changes in the GMA and respond to changes in land use and population growth.

As part of the City's 2025 Comprehensive Plan update, the Housing Element is being revised to reflect new requirements under state law.

In 2021, the Washington State Legislature adopted HB 1220, which introduced significant changes to how local jurisdictions are required to plan for housing under the GMA. The legislation strengthened the mandate for cities, towns, and counties to not only encourage but to actively plan for and accommodate housing needs across all income levels – from moderate to extremely low income-including emergency and supportive housing. It also requires jurisdictions to document projected housing needs in their comprehensive plans.

To support implementation of HB 1220, the Washington State Department of Commerce developed jurisdiction-specific housing needs projections to guide local planning efforts. These projections are intended to ensure that housing policies and land use decision are equitable, data-informed, and aligned with future need. Commerce also identified countywide housing needs by income range and recommended that local governments work together to allocate the overall need among individual jurisdictions.

In response, Thurston County and the cities of Lacey, Olympia, Tumwater, Tenino, and Yelm partnered with the Thurston Regional Planning Council (TRPC) to facilitate a collaborative allocation process. The 2025 final report, *Planning for and Accommodating Housing Needs in Thurston County*, developed with data analysis and technical support from TRPC, found no land capacity deficits for any income band in Lacey – including those requiring permanent supportive housing. The report confirmed that Lacey has sufficient zoned land to accommodate its full share of housing needs through 2045, as outlined in the housing allocations provided by Commerce.

Several key bills passed by the legislature in recent years are driving changes to local housing goals and policies. House Bill 1110 requires jurisdictions to allow middle housing types such as duplexes, triplexes and fourplexes in areas of predominately residential use, thereby promoting greater density and housing choice. House Bill 1337 expands allowances for accessory dwelling units (ADUs), increasing the number of allowable units on lots within the urban growth area (UGA). House Bill 1998 supports co-living housing models – such as shared housing or congregate living – as a way to expand housing options that serve a broader range of household types and income levels. In addition, Engrossed Substitute Senate Bill 5258 requires jurisdictions to permit unit-lot subdivisions through the short-plat process, supporting homeownership opportunities for smaller scale housing. Together, these bills form a foundation for advancing state and local efforts to promote equitable and sustainable housing development. While implementation of these bills will follow a separate process, they do provide a backdrop for consideration when drafting the Housing Elements Goals and Policies.

How were draft goals and policies established?

In addition to the requirements of the Growth Management Act, and general collaboration across departments, several guiding documents informed the development of draft goals and policies to address both current and future housing needs. These documents were cross-referenced to ensure consistency and alignment with broader city and regional housing objectives. Key references included the City's 2016 Comprehensive Plan, 2019 Affordable Housing Strategy, 2021 Housing Action Plan, 2024 Diversity, Equity, Inclusion, and Belonging plan, and the most current version of the (Thurston) Countywide Planning Policies, TRPC Housing Allocations, Draft Displacement and Risk Analysis, and Washington State Department of Commerce Guidance.

In parallel, collaboration with the City's Human Services staff helped refine goals and policies related to unhoused populations, ensuring that housing strategies are appropriately addressed within the Housing Element, while other supportive services remain aligned with Human Services priorities.

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 (housing element). Community members emphasized the need for more affordable and diverse housing options, including a mix of housing types located near services and transit. There was also support for the inclusion of mixed-use options and redevelopment of existing and underutilized commercial sites. Several comments also supported increased density in appropriate areas to address population growth and housing access. Concerns were also expressed regarding environmental impacts of new housing development, sustainable family-friendly neighborhoods with accessible recreation, and protection of existing industrial zones to support jobs and economic growth, to support a broader opportunity for individuals and families to live and work in Lacey.

Community perspectives informed the City's updated housing goals and policies, which focus on expanding housing options across income levels, supporting complete neighborhoods, and aligning housing growth with climate and equity priorities.

What must be addressed in the Housing Element?

As a result of HB 1220, local housing elements must now address and plan for the following:

1. Ensure there is sufficient land capacity to meet projected housing needs across the income spectrum, including affordable housing and associated barriers, and supportive housing types and any identified limitations.
2. Support a range of moderate-density housing options – such as middle housing options in city limits – mandated through HB 1110, and new provisions for accessory dwelling units (ADUs) in all urban growth areas – mandated by HB 1337.

3. Outline specific actions, programs, and implementation strategies to meet current and future housing needs at all economic levels.
4. Identify and begin to address racially disparate impacts and displacement risks in existing housing policies and zoning regulations (should they exist), and include anti-displacement strategies that help retain naturally occurring affordable housing options and broad housing access for vulnerable populations.

The Housing Element of the Comprehensive Plan will be addressed through a combination of goals, policies, and supporting narrative informed by local data and existing housing development patterns. While current patterns provide important context, they will need to evolve to meet the City's long-term housing objectives and new requirements under state law.

NEXT STEPS:

At the May 6th meeting, staff will present draft goals and policies of the Housing 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.

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
GOAL 1:	Ensure Housing Availability and Housing Choice.	Diverse Housing	Requirement	E	Community Vision, Economic Development, Land Use
Policy 1.A:	Promote a variety of housing types by increasing residential capacity and housing choice for residents of diverse household sizes, incomes, and abilities.	Diverse Housing		E	
Policy 1.B:	Incentivize mixed-income housing using tools such as tax incentives, density bonuses, and public private partnerships to expand housing choices at various price points.	Diverse Housing		E	
Policy 1.C:	Support the development of alternative housing models, including co- living, cottage housing, modular construction, and mixed-use developments – to diversify housing choices and adapt to changing community needs.	Diverse Housing		N	

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

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Goal 2:	Promote Equitable and Inclusive Housing Distribution.	Diverse Housing	Requirement	E	Community Vision, Economic Development, Land Use, Environmental, Utilities
Policy 2.A:	Ensure equitable housing distribution by promoting the development of diverse housing types including affordable, workforce, and market-rate housing – in a variety of neighborhoods.	Diverse Housing		E	
Policy 2.B:	Encourage a range of homeownership opportunities, such as townhomes, accessory dwelling units and cottage housing, to increase housing choices and support long-term socioeconomic diversity and stability.	Diverse Housing		N	
Policy 2.C:	Support policies and programs that promote housing stability for renters, including initiatives that expand access to rental assistance, stability, and long-term affordability options.	Diverse Housing		E	

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 2.D:	Implement the City's Diversity, Equity, Inclusion, and Belonging (DEIB) Plan by ensuring underrepresented communities, including renters, low-income residents, and historically marginalized groups- have a voice in housing policy decisions through proactive engagement and equitable participation.	Diverse Housing		N	
Goal 3:	Support Affordable and Attainable Housing Solutions.	Diverse Housing	Requirement	E	Community Vision, Economic Development, Land Use, Utilities
Policy 3.A:	Strengthen partnerships with regional agencies, nonprofit organizations, and private developers to create and preserve affordable housing.	Diverse Housing		E	
Policy 3.B:	Ensure compliance with accessibility standards such as the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) while promoting innovative and flexible development standards.	Connected Neighborhoods Diverse Housing		E	

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 3.C:	Support programs that provide financial assistance for low-income homeowners to maintain and improve their homes through rehabilitation and repairs.	Connected Neighborhoods Diverse Housing		E	
Policy 3.D:	Expand and support programs that increase the availability of both affordable rental and homeownership opportunities.	Diverse Housing		E	
Policy 3.E:	Support housing programs that meet the unique needs of military personnel, veterans, and their families by promoting well-located, affordable, and accessible housing options.	Diverse Housing		E	
Goal 4:	Encourage Sustainable, Sufficient and Compatible Housing Development.	Connected Neighborhoods Diverse Housing Environmental Preservation		E	Community Vision, Land Use, Environmental, Utilities

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 4.A:	Encourage housing development that prioritizes environmental sustainability, energy efficiency, and climate resilience.	Diverse Housing Environmental Preservation		E	
Policy 4.B:	Support the preservation, rehabilitation, and maintenance of existing housing – including multifamily, middle housing types, manufactured homes in parks and historically significant homes – to retain affordability and extend their lifespan. Coordinate with citywide energy efficiency and weatherization programs, as outlined in the Climate element, to enhance sustainability efforts.	Connected Neighborhoods Diverse Housing Environmental Preservation		E	
Goal 5:	Expand Housing Solutions to Address Unhoused Populations.	Diverse Housing	Requirement	E	Community Vision, Economic Development, Land Use, Utilities

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 5.A:	Strengthen partnerships and coordination with regional agencies, service providers, faith-based organizations, and the private sector to expand and improve access to, emergency, transitional, and permanent supportive housing options. This includes leveraging City, state, federal, and other funding sources to maximize support for unhoused populations.	Diverse Housing		N	
Policy 5.B:	Facilitate the equitable distribution and appropriate siting of emergency housing, ensuring compatibility with surrounding land uses while promoting access to transportation.	Connected Neighborhoods Diverse Housing		N	
Policy 5.C:	Continue to monitor and evaluate housing solutions for unhoused populations to assess their effectiveness in providing long-term stability, particularly for at-risk and vulnerable groups.	Public Health and Safety Diverse Housing		N	

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 5.D:	Identify and pursue opportunities to increase the availability and accessibility of housing options for unhoused individuals, including increased access to permanent supportive housing.	Diverse Housing		N	
Goal 6:	Maximize the Efficient Use of Public and Private Resources to Support Housing Stability and Development.	Diverse Housing		E	Community Vision, Economic Development, Land Use, Utilities
Policy 6.A:	Pursue and leverage state, federal, and local funding to support housing rehabilitation, preserve affordability, and prevent displacement.	Diverse Housing		E	
Policy 6.B:	Prioritize the use of surplus public lands to support affordable housing production.	Diverse Housing		N	

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 6.C:	Prioritize equitable investments in housing-supportive infrastructure, such as active transportation networks, transit access, and public spaces, ensuring that historically underserved and high-need neighborhoods benefit from improvements that enhance livability and affordability.	Connected Neighborhoods Public Health and Safety Diverse Housing Community Identity		N	
Policy 6.D:	Align housing and economic development efforts through policies that incentivize and attract living-wage jobs and industries that enable residents to both live and work in the community and strengthen economic stability through a thriving local workforce.	Diverse Housing Economic Vitality		N	
Goal 7:	Mitigate Housing Displacement and the Loss of Naturally Occurring Affordable Housing Units.	Public Health and Safety Diverse Housing	Requirement	N	Community Vision, Economic Development, Land Use, *Environmental

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 7.A:	Support redevelopment projects in assessing displacement risks and encourage assistance or unit set-asides to help mitigate impacts on existing residents.	Diverse Housing		N	
Policy 7.B:	Develop tools to support the preservation of manufactured home communities by considering strategies such as Manufactured Home Park (MHP) overlay zoning districts and incentives for resident-owned cooperatives.	Diverse Housing		N	
Policy 7.C:	Explore incentives for landlords and property owners to maintain affordability, such as financial assistance, tax benefits, or voluntary agreements that foster long-term affordability, and prioritize the preservation of naturally occurring affordable housing units.	Diverse Housing		N	
Goal 8:	Strengthen Regional and Stakeholder Collaboration to Address Housing Needs.	Diverse Housing		E	Community Vision, Economic Development

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 8.A:	Work with Regional Housing Council, neighboring cities, state agencies, and other organizations to coordinate housing strategies, share best practices, and leverage funding opportunities to promote housing for extremely-low, low, and moderate income households.	Diverse Housing		N	
Policy 8.B:	Foster collaboration with regional partners, housing advocates, and community stakeholders to ensure housing policies and programs are responsive to evolving needs.	Diverse Housing		E	
Policy 8.C:	Leverage the expertise of partners such as the Housing Authority or other public or non-profit organizations. Such partners should take a lead role in tasks such as income qualification, program administration, monitoring affordability requirements and facilitating the development and stewardship of affordable housing units.	Diverse Housing		E	

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 8.D:	Collaborate with nonprofit organizations for land acquisition and permanent affordable housing development.	Diverse Housing		N	
Goal 9:	Ensure Housing and Land Use Policies Support a Well-Connected, Sustainable, and Livable Community.	Connected Neighborhoods Public Health and Safety Diverse Housing Environmental Preservation Community Identity	Requirement	N	Community Vision, Economic Development, Land Use, Environmental
Policy 9.A:	Regularly assess housing demand, land availability, zoning capacity, programs such as the Multifamily Tax Exemption (MFTE), incentives and market trends to ensure adequate land supply for diverse housing needs while maximizing housing affordability and production.	Diverse Housing		N	

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 9.B:	Evaluate and refine permitting processes and regulatory frameworks to facilitate diverse housing types and infill development, including middle housing (duplexes, triplexes, cottage housing), ensuring alignment with infrastructure capacity and community design principles.	Public Health and Safety Diverse Housing Community Identity		N	
Policy 9.C:	Encourage higher-density residential development in areas with strong access to employment centers, transit, schools, and essential services to reduce cost burdens, enhance economic mobility, improve walkability, and support sustainable growth patterns.	Connected Neighborhoods Diverse Housing Economic Vitality		E	
Policy 9.D:	Balance residential development with tree retention, green space preservation and urban canopy expansion while ensuring new development integrates within existing neighborhoods.	Diverse Housing Environmental Preservation Community Identity		E	

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing ¹	Related Elements
Policy 9.E:	Encourage housing development patterns that reduce vehicle miles traveled by supporting walking, biking, and transit access through mixed-use development, pedestrian-friendly site design and by encouraging housing near other community amenities. Support reduced and flexible parking standards where feasible to maximize land use efficiency and walkability.	Connected Neighborhoods Diverse Housing Environmental Preservation Community Identity		N	

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

The following RCWs and WACs were Referenced to Support the Proposed Goals and Policies

RCW 35.21.685	Local authority to support home repairs/rehabilitation
RCW 36.22.179	Manufactured housing weatherization assistance
RCW 36.70A.020	Planning Goals GMA
RCW 36.70A.020(11)	GMA – citizen participation and coordination
RCW 36.70A.070(4))	GMA – encourage available housing to all segments of population
RCW 36.70A.070(2)	GMA – encourage collaborative strategies and coordinate planning efforts state, regional and local
RCW 36.70A.130	Zoning for Affordable Housing
RCW 36.70A.140	Public participation in planning
RCW 36.70A.220	Affordable Housing in Comprehensive Plans
RCW 36.70A.510	Affordable Housing Policies
RCW 36.70A.540	Affordable Housing Incentives
RCW 36.70A.580	Homeless Housing Programs
RCW 36.70A.590	Housing Trust Fund
RCW 36.70A.600	Housing Flexibility for Innovative Housing
RCW 35A.63.100	Multifamily Housing
RCW 59.18.040	Housing Standards
RCW 59.18.060	Landlord-Tenant Act
RCW 59.30.010	Affordable Housing Development
RCW 59.18.040	Landlord-Tenant Act
RCW 43.63A.600	Housing Trust Fund
RCW 43.180.260	Veterans and Military Homeownership Assistance
RCW 43.185	Home Rehabilitation and Repairs
RCW 43.185C.220	Housing assistance for Veterans
RCW 43.185C.230	Preservation of Affordable Housing
RCW 43.330.482	Home Rehabilitation Financing

RCW 49.60	Washington Law against discrimination – fair housing reinforcement
RCW 35.21.684	Affordable Housing Sales and Use Tax
RCW 43.185.040	Low-income Housing Fund
RCW 64.06.020	Tree Protection
WAC 365-196-410	Housing Element Requirements – Collaboration, preserve existing housing supply
WAC 365-196-510	Green infrastructure, trees, open spaces, minimize impacts
WAC 365-196-600	Public Participation Requirements



LACEY CITY COUNCIL MEETING

May 20th, 2025

SUBJECT: Comprehensive Plan Series: Economic Development Element

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

STAFF CONTACT: Rick Walk, City Manager 
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 Reports 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: Staff presented this draft Goals and Policies to the Planning Commission on May 14th, 2025 for their review and direction.

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 Draft 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 20th meeting, the City Council will have the opportunity to review and provide feedback on the Economic Development Element draft goals and policies. Following this review, city staff will integrate the feedback into an updated draft prior to 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	Related Elements
GOAL 1:	Promote a positive business climate	6 – Economic Vitality	N/A	Existing	N/A
Policy 1.A:	Provide excellent customer service; 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 robust 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, Port of Olympia, 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 Visitor and Convention Bureau, 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; inclusive of BIPOC and Veteran business owners.	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 partnerships 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
Policy 3.F:	Maintain safe, accessible, and welcoming commercial areas through clean, well-lit, and secure public spaces, and collaboration with businesses and law enforcement on safety concerns.	2 Public Health and Safety 6 – Economic Vitality	N/A	New	Land Use Utilities Transportation
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.	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

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
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
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:	Leverage 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/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 4.H:	Promote business development aligned with community members' needs, focusing on indoor recreational facilities and targeted recruitment for suitable community locations.	6 - Economic Vitality	N/A	New	Land Use Utilities Transportation
GOAL 5	Promote socially and environmentally sustainable businesses and development.	4- Preserve our Natural Resources	N/A	New	Land Use Climate & Sustainability
Policy 5.A:	Encourage/Recruit businesses that provide products and services that support resource conservation, environmental stewardship, and the reduction of greenhouse gas emissions.	4- Preserve our Natural Resources	N/A	New	Land Use Climate & Sustainability
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 Climate & Sustainability
GOAL 6	Prioritize 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

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 6.A:	Continue to work with local partners, and the State to ensure 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 investment 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



LACEY CITY COUNCIL MEETING

May 20th, 2025

SUBJECT: Comprehensive Plan Series: Transportation Element

RECOMMENDATION: City Council will conduct a review and provide direction on draft goals and policies of the Transportation 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*
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](#))

FISCAL NOTE: None.

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

PRIOR REVIEW: The City Council was last briefed on the Transportation Element of the Comprehensive Plan as part of the February 11th, 2025 Joint City Council/Planning Commission meeting. The Planning Commission reviewed the current draft on May 14th, 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.

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 (Transportation Element Draft Goals and Policies) offers additional information on the development of these draft goals and policies.

NEXT STEPS:

At the May 20th meeting, the City Council will have the opportunity to review and provide feedback on the Transportation Element draft goals and policies. Following this review, city staff will integrate the feedback into an updated draft prior to 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, where possible. Strive to 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 CITY COUNCIL MEETING

May 20th, 2025

SUBJECT: Comprehensive Plan Series: Utilities Element

RECOMMENDATION: City Council will conduct a review and provide direction on draft goals and policies of the Utilities 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*

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS: 1. Draft Utilities Element Goals and Policies
2. Previous Staff Reports 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: This is the City Council's first briefing on the Utilities Element of the Comprehensive Plan. The Planning Commission reviewed the current draft on May 14th, 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. 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 20th 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 undergo additional public review as part of the release of the Draft Comprehensive Plan Update, scheduled for 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, and stormwater utility services are adequately served 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.	2		Existing	Land Use
Policy 2.A:	Protect the City's wellhead protection areas from contamination to prevent the need for additional treatment.				
Policy 2.B:	Protect City's water supplies, lakes, and Puget Sound by encouraging existing septic systems to connect to sewer, should the service be available.				
Policy 2.C:	Support strategies for extending 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 Class A reclaimed water to recharge aquifers and enhance stream flows.				
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:	Collaborate in planning multi-jurisdictional agreements and improvements.				
Policy 3.C:	Continue to encourage coordination and cooperation between the City and the various private utilities.				

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
Policy 3.D:	Coordinate with utilities to share information regarding development plans, population growth projections, and other relevant data related to growth and connected 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:	Support programs that conserve resources and reduce costs for residents and businesses.	2, 4		New	Climate
Policy 4.A:	Analyze contracts of private utility providers to ensure that services are coordinated, efficient, and cost effective.				
GOAL 5:	Designate utility corridors.	2		Existing	Land Use Transportation
Policy 5.A:	Coordinate with the utilities to designate utility corridors to be located in public rights-of-way where feasible.				

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

Goal/Policy Signpost	Goal/Policy Text	Community Priority	Legal Requirement or Mandate	New or Existing	Related Elements
GOAL 9:	Regulate vegetation management by utilities.	2, 4, 5		Existing	Climate
Policy 9.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 9.B:	Enforce regulations that require trimming and vegetation removal be performed according to professional arboricultural specifications and standards.				
Policy 9.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 10:	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 10.A:	Encourage efficiency improvements to municipal water and sewage treatment systems. Prioritize the replacement of components that consume the most energy and have high greenhouse gas emissions.				
Policy 10.B:	Encourage conservation of energy in City utility facilities.				
GOAL 11:	Encourage provisions for land resources for utilities.	2		Existing	Land Use
Policy 11.A:	Where possible accommodate land resources for utility substations and improvements within the developments that necessitate the utility improvements.				
Policy 11.B:	Coordinate regionally to develop regulations for battery energy storage locations that carefully consider appropriate areas for siting 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



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 Series ([Linked](#))

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 (MTCO₂e). The overall breakdown is similar to prior years, with Buildings and Energy accounting for 54% of emissions and the Transportation Sector accounting for 36%. The other sectors are Agriculture (3%), Fugitive Emissions (3%), Solid Waste (3%), and Wastewater (1%).

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

Community goals include goals 1-6 found in Attachment 1 “GHG Sub-element draft goals and policies”; with the intention of creating policies that reduce GHG emissions in our two largest sectors: buildings/energy and transportation. The seventh goal is an organizational goal and 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 area regulations to maintain or increase these natural areas' carbon concentrations and avoid conversion of carbon-rich ecosystems.				
Policy 4. C	Consider solar panel incentives on buildings with 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.				
Policy 4. G	Explore State and Federal grants to expand the urban tree canopy through tree planting programs.				
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 multimodal options are 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.				
GOAL 7	Education and Outreach	1-6.		New	

Goal 7. A	Provide emissions-reduction educational workshops, activities, and engagement opportunities, especially those that prioritize equity and underrepresented communities.				
Organizational Goals					
GOAL 8	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 8. A	Explore retrofitting City-owned buildings for energy efficiency and conduct energy audits on City facilities.				

Policy 8. B	Phase out natural gas use in existing City-owned facilities by 2040.				
Policy 8. C	Transition City fleets to zero-emission vehicles and develop supporting infrastructure and programs.				
Policy 8. D	Support commute trip reduction measures for City employees, including remote work policies and active transportation programs.				
Policy 8. E	Starting in 2027, conduct a Greenhouse Gas Emissions inventory for City operations, repeat every three years to measure progress toward net zero.				

Community Priorities – Key

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

2nd Administrative Draft Policy Framework

City of Lacey Resilience Sub-Element



March 21, 2025
Prepared by Raimi + Associates

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Introduction

Purpose of the Policy Framework

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

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

Resilience Sub-Element

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

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

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

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

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

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

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

Policy Foundations

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

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

Plan and Policy Audit

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

- Lacey Comprehensive Plan (2016)
 - o Economic Development Element
 - o Housing Element
 - o Environmental Element
 - o Utilities Element
 - o 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
 - o **Emissions** = Reduces emissions
 - o **Sequesters** = Sequesters carbon
 - o **Salmon** = Improves salmon recovery
 - o **Economic** = Promotes economic development
 - o **Equity** = Promotes equity and justice
 - o **Savings** = Provides cost savings
 - o **Ecosystem** = Provides ecosystem services
 - o **Tribal** = Protects tribal treaty rights
 - o **Health** = Improves public health and well-being
 - o **Air** = Improves air quality
 - o **Knowledge** = Builds community knowledge
 - o **Water** = Protects water quality

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

To learn more about individual objectives for the policies listed below please review the complete Lacey Parks, Culture, and Recreation Comprehensive Plan at laceyparks.org/comp-plan

Goal 1

Develop a high-quality, equitable, diversified parks, culture and recreation system where physical, financial, social and cultural barriers are eliminated, and which includes unique facilities, events, and recreation and cultural programs. This encourages social interaction, cultivates community spirit, and strengthens the livability of Lacey in addition to meeting community needs.

Policies:

- Provide robust and community-driven parks, culture, and recreation resources where physical, financial, social, and cultural barriers are eliminated.
- Ensure Lacey's Park system includes opportunities for its community members to experience nature and solitude.
- Encourage and provide opportunities for volunteer stewardship.
- Maintain parks, culture, and recreational facilities at a high standard.
- Create a planning structure and accountability for recreation programs to ensure programs, amenities, and facilities meet the community's needs.
- Continue free and low-cost events with community and regional draws.
- Provide rental spaces for special private events.
- Ensure a robust planning process considers parks near all community members and addresses site suitability, development, and preferred amenities.

Goal 2

Prioritize LPCR projects and facilities, identify corresponding current and future funding sources, leverage investments and partnerships, and maintain Lacey's eligibility for grant funding.

Policies:

- Transition from a property acquisition to a park development phase.
- Investigate and identify sustainable, stable, long-term, and revenue-producing options for funding projects and ongoing maintenance and operations.
- Initiate and strengthen partnerships to offer the community optimum services that would be impossible without the partnership.

Goal 3

Develop a trails system that interconnects parks, schools, neighborhoods, open spaces, other trail systems, and important public facilities.

Policies:

- Continue to provide a high-quality system of multipurpose trails and corridors.
- Continue to provide a trail system that promotes physical activity and a health-conscious community.

Goal 4

Educate and engage the public with the heritage of Lacey and the South Sound region through mission-driven programs and exhibits and by preserving sites and artifacts of historical and cultural importance and making them accessible to the community.

Policies:

- Preserve significant, high-quality historical and aesthetic resources that reflect our diverse community.

- Create and deliver high-quality, mission-driven educational experiences.
- Build the new Lacey Museum & Cultural Center (LMCC) and ensure its financial stability.
- Preserve, care for, and manage collections professionally.
- Build and foster community partnerships to increase capacity and sustainability.

Goal 5

Use sustainable systems and practices that ensure the environmental, economic, social and cultural needs and desires of future generations will not be compromised.

Policies:

- Increase community access and engagement.
- Protect and preserve natural habitats for people and wildlife.
- Connect natural areas and open space in the developed areas. Preserve these open areas to meet the future needs of Lacey's increasing population.