



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, August 13, 2025

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgement

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

4. Approval of Agenda and Consent Agenda Items

- A. Approval of Agenda
- B. Approval of July 23, 2025 meeting minutes
 - 1. July 23, 2025 Meeting Minutes

5. Public Comment

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

6. Commission Members' Reports

7. Department Report

8. Public Hearing

9. New Business

10. Old Business

- A. **Comprehensive Plan Update—Phase Three Outreach Results: Hans Shepherd, Senior Planner.** Staff will brief the Planning Commission on the results of the public outreach conducted during the month of July for the review of

the draft Comprehensive Plan Update. The Planning Commission will review the feedback received and make any necessary adjustments to the draft.

1. Phase Three Outreach Results Attachments

11. Communications and Announcements

A. Planning Commission Schedule

12. Next Meeting

13. Adjournment

Attendance and Public Comment

Attend Remote or In-Person

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

In-Person	Council Chambers at Lacey City Hall 420 College Street SE, Lacey, WA 98503
Zoom:	https://us02web.zoom.us/webinar/register/WN_b83P4poQQ5-boo_opaj75A
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=JDMMj_m87rY
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 835 8672 8116)

Verbal Public Comment

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).

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

In-Person:	Use the sign-up sheet located at the meeting location.
Zoom:	Preregister using the following Zoom link no later than two hours prior to the meeting: https://us02web.zoom.us/webinar/register/WN_b83P4poQQ5-boo_opaj75A

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

Written Public Comment

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

MINUTES

Lacey Planning Commission Meeting
Wednesday, July 23, 2025 – 6:00 p.m.
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

Meeting was called to order at 6:00 p.m. by Chair Jeff Gadman.

Planning Commission members present: Jeff Gadman, Tonya Moore, Gail Madden, Kyrian MacMichael, Judith Doyle, Spencer Zeman, & Robert Lane. Staff present: Ryan Andrews, Hans Shepherd and Erin Skelley. Elliot Kirk joined the meeting at 6:30 PM.

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

Robert Lane made a motion, seconded by Kyrian MacMichael to approve the agenda for tonight's meeting. Spencer Zeman made a motion, seconded by Judith Doyle to approve June 25, 2025 minutes. All were in favor, both motions carried.

- 1) **Public Comments:** None
- 2) **Commission Members Reports:** Robert Lane mentioned that August 5, 2025 is when ballots are due for Lacey. He also complimented the Night Market. Judy mentioned how great it was to see the 4th of July celebratory banner on the Hogum Bay Residential building.
- 3) **Department Report:** Ryan Andrews stated that there would be a Comprehensive Plan booth set up at the Night Market. Ryan also let the Commission know that the crane on Martin Way had been taken down.
- 4) **New Business:** None
- 5) **Old Business: Comprehensive Plan Update Public Review-Hans Shepherd, Senior Planner.** The Planning Commission was briefed on the Policy Review Tool and The Future Land Use/Zoning Storymap developed to obtain public input on the draft update to the Comprehensive Plan. Staff also shared the preliminary feedback received to date with the Planning Commission. No formal action was needed as the public input received will shape the final draft Comprehensive Plan.
- 6) **Communications and Announcements:** Ryan Andrews went over the Planning Commission schedule.
- 7) **Next Meeting:** August 13, 2025
- 8) **Adjournment:** 6:32 PM

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube: <https://www.youtube.com/watch?v=-F5K2dNY4No>



Planning Commission Staff Report Community Outreach August 13th, 2025

SUBJECT: Comprehensive Plan Series: 2025 Draft Goals and Policies
community feedback.

RECOMMENDATION: Staff will present community feedback collected through our Summer 2025 outreach and community engagement efforts as part of the Comprehensive Plan Update process. Planning Commissioners will have the opportunity to review feedback and provide direction on draft goals and policies.

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

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS:

1. Summer 2025 Community Feedback (attached)
2. Previous Staff Reports in Series ([Linked](#))

PRIOR REVIEW: The Planning Commission was last briefed on the Comprehensive Plan as part of the June 23rd, 2025 Planning Commission meeting.

BACKGROUND:

In early 2024, City staff partnered with a consultant to create a Communications and Community Engagement Plan in preparation for the 2025 Comprehensive Plan. The aim of this plan was to ensure an inclusive, informative update to the Comprehensive Plan, fostering active community participation and a sense of ownership in the final product.

Plan Phases



Starting in late Spring of 2025, we transitioned from Phase 2 of the Comprehensive Plan Update process, to Phase 3 where draft materials were released back to the community for additional review and feedback.

Summer 2025 Outreach Efforts:

In July of 2025, the project team launched a Goal and Policy Review Platform ([Linked Here](#)) that offers an avenue for community members to review the draft goals and policies of the 2025 Comprehensive Plan and provide inline comments directly to the project team. This platform was developed to encourage community members to review draft content, share ideas, and respond to the comments and ideas provided by others – allowing for a two-way dialog on how to further shape the plan into something reflective of the community as a whole.

In tandem with the launch of the Goal and Policy Review Platform, a Future Land Use and Zoning Code Storymap ([Linked Here](#)) was developed to collect additional community feedback on the proposed updates for 2025. The storymap works to guide the community through the draft Future Land Use Map while offering additional information on how it aligns with the Lacey Zoning Map, 2025 community rezone requests, and proposed zoning code text amendments as previously reviewed by the Planning Commission earlier this year.

To help raise community awareness and ensure broad community participation, staff published information to the city website, developed informational videos, posted links through city social media platforms, distributed emails to various community groups, and attended a range of community events including the Depot District Night Market, South Sound BBQ Festival, and Lacey in Tune events at Huntamer Park.

Community Feedback:

Through these outreach efforts, we had approximately 16,782 community interactions centered around Comprehensive Plan awareness and participation. These interactions generated 2,726 project site and storymap visits and a total of 234 unique community comments.

These community comments have been generally identified as falling into one of the following categories:

- Concern (19.5%)
- Question (4.4%)
- Suggestion (50.7%)
- Support (25.4%)



Since the conclusion of this latest community outreach period, staff has conducted an initial review of submitted comments organizing them by both Comprehensive Plan Element and recommended next steps. These review steps include the following categories:

1. Still Under Review.
2. Reviewed. No further action needed.
3. Existing Goal/Policy may need revisions.
4. New Goal/Policy may be needed.
5. Addressed within another section/element.
6. Other, See notes.

In some instances, depending on the review status of each submitted comment, staff have included additional notes or recommendations on how best to incorporate the provided community feedback within the Comprehensive Plan. Attachment 1 of this report includes Phase 3 submitted community feedback and initial staff guidance based on each submittal.

NEXT STEPS:

At the August 13th Planning Commission Meeting, Commissioners will have the opportunity to review submitted community feedback, initial staff notes, and provide guidance on how best to incorporate Phase 3 community feedback within the 2025 Comprehensive Plan Update.

City staff will then present this community feedback and Planning Commission Guidance to the Lacey City Council for further review.

ID	Date	Comment	Page	Element	Agree	Disagree	Link	Review Status	Notes
4034	07/08/2025 - 2:26pm	General Comment From Olympia Master Builders: The Capital Facilities Element is a vital part of enabling sustainable growth and a strong housing market. We encourage the City to: Prioritize infrastructure investment in designated growth and infill areas; Align capital improvement schedules with housing targets; Maintain transparent timing of utility projects that affect development feasibility; Ensure annexation areas are infrastructure-ready through pre-planning; Balance capital cost burdens so they don't stall urgently needed housing projects. These strategies will help ensure that Lacey can grow in a fiscally responsible, equitable, and housing-supportive way.	1	Capital Facilities	0	0	https://openhouse.konveio.com/policy-review?cid=4034#page=1	Reviewed. No further action needed.	
3991	07/07/2025 - 10:07pm	Why aren't retention ponds locked? If it were a swimming pool, there would be all kinds of protections in place.	1	Capital Facilities	0	0	https://openhouse.konveio.com/policy-review?cid=3991#page=1	Reviewed. No further action needed.	Outside of scope of comprehensive plan update
4014	07/08/2025 - 1:38pm	From Olympia Master Builders: Homebuilder Perspective Overview The Economic Development chapter reflects a progressive vision that values entrepreneurship, infrastructure investment, and community-oriented growth. From a homebuilding standpoint, this section is largely positive but would benefit from: Stronger alignment between land use, zoning, and housing availability Clarity that economic growth includes market-rate and workforce housing Guardrails to avoid regulatory creep in the name of placemaking or sustainability	1	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4014#page=1	Addressed within another section/element.	Addressed in goal ED-6, and policy ED-6C. The land use element and the housing element address much of this comment. Ensure website can filter policies related to economic vitality through key work search.
3990	07/07/2025 - 10:03pm	Put in businesses worth going to. We need a Whole Foods and Trader Joe's on Marvin Road. Not another nail salon and definitely not another warehouse to add to the congestion.	1	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=3990#page=1	Addressed within another section/element.	Addressed under Goal ED 4, Policy ED 4H.
3989	07/07/2025 - 10:01pm	Marvin Road is a disaster. It's a bottleneck at the roundabouts where semi's need two lanes to make a turn. This congestion is moving traffic to side streets in order to avoid this dangerous situation. You mixed huge industrial warehouses with residential communities. This mix is turning dangerous.	1	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=3989#page=1	Addressed within another section/element.	See transportation element.
4016	07/08/2025 - 1:41pm	From Olympia Master Builders: GOAL ED-2: Partnerships & Workforce Development Homebuilder Response: These policies are supportive of the industry, especially if workforce training includes trades and construction. Policy ED-2D – Collaboration with workforce programs Recommendation: Add explicit support for construction, skilled trades, and green building careers within workforce training.	2	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4016#page=2	Reviewed. No further action needed.	Noted, likely outside of the scope of the comp plan to address the specific types of careers workforce related policies should address.

4015	07/08/2025 - 1:39pm	From Olympia Master Builders: GOAL ED-1: Business Climate Homebuilder Response: These policies support predictability and customer service in development processes. Policy ED-1A-C – Customer service, permitting efficiency, and business engagement Support: These are foundational. Add language explicitly committing to timely permit timelines for housing and mixed-use developers, especially in areas targeted for infill or commercial revitalization.	2	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4015#page=2	Reviewed. No further action needed.	Not necessary to specify which types of permitting should be expedited at this time. Request noted, no further revisions needed.
4117	07/15/2025 - 7:39pm	Isn't this already happening? There is little happening at the EDC to assist businesses, other than a Women's Business Center which will probably lose federal funding. The EDC is really not much more than a host or fiscal sponsor for the WBC and APEX and does not really have a robust small business assistance program. They have not grown their assistance to small businesses in over 10 years.	2	Economic Development	1	0	https://openhouse.konveio.com/policy-review?cid=4117#page=2	Reviewed. No further action needed.	Partnership with EDC (in addition to the other noted entities) should probably continue to be listed in Policy ED-2A.
4116	07/15/2025 - 7:35pm	This was tried in Olympia with little results. Businesses need more than just outreach. They need affordable retail spaces to be able to compete with large national companies, assistance during economic downturns, access to capital, assistance with employee retention and wages.	2	Economic Development	2	0	https://openhouse.konveio.com/policy-review?cid=4116#page=2	Addressed within another section/element.	Assistance recommendations listed in comment are adequately addressed within Policies ED-2E, ED-4D, ED-4E, ED-3D.
4190	07/24/2025 - 6:25pm	Maybe something like A Taste of Lacey or a regional Taste of Thurston County and every third or fourth year it could be based in Lacey? MET	2	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4190#page=2	Reviewed. No further action needed.	Outside of comprehensive plan scope. Fun idea for future economic development strategies. No change to goals/policies needed.
4017	07/08/2025 - 1:43pm	From Olympia Master Builders: GOAL ED-3: Entrepreneurship and Local Business Homebuilder Response: Encouraging local and small business growth in tandem with new development is aligned with mixed-use goals. Policy ED-3D-E – Support for innovation spaces, food truck depot, night market Suggestion: Consider overlay zones or use-flexible commercial designations that allow for live-work, accessory commercial units, and residential above retail in these districts. Policy ED-3F – Safe, accessible commercial areas Recommendation: Ensure safety improvements are implemented without creating burdensome design mandates for private developers (e.g., don't overregulate lighting or public realm design).	3	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4017#page=3	Existing Goal/Policy may need revisions.	Policy ED-3D-E: Adequately addressed within policies ED 4D-F. Multiple comments left about mixed use development within commercial areas. Option to revisit our existing policies to ensure it is addressed appropriately. Policy ED-3F: This policy discusses "maintaining" well lit, accessible, safe commercial areas. It does not appear that we would need to update verbiage at this time, unless we want to emphasize that maintenance is appropriate for the level of development/area.
3978	07/05/2025 - 3:23pm	Increasing density in commercial areas by allowing more stories, reducing landscaping requirements, and allowing more building area per lot, in addition to making a more attractive business climate, will also increase walkability and bikability. People have made it clear over and over again that they want cities that look like downtown Olympia, not Federal Way.	3	Economic Development	1	0	https://openhouse.konveio.com/policy-review?cid=3978#page=3	Addressed within another section/element.	Addressed by Policy ED-4E.
4145	07/18/2025 - 12:05pm	"Quality jobs"?? - Using language such as Career Developing jobs holds us accountable to ensuring new businesses not only provide entry level positions, but long term employment.	3	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4145#page=3	Existing Goal/Policy may need revisions.	Consider revising language in Policy ED-3C: Develop and strengthen business ecosystems that create quality-career track jobs, drive revenue growth, and build economic resilience across diverse sectors.

3964	07/04/2025 - 6:29pm	Some of those values that should be encouraged is small unique shops that are not big-box stores. People shop in Olympia because there are entrepreneurs that offer unique items (including clothing, vinegar/oils, perfumes, wine tasting, etc).	3	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=3964#page=3	Addressed within another section/element.	Small scale business values addressed in Policies ED-3B, ED-3D, ED-4D, and ED-4E.
4123	07/15/2025 - 7:57pm	Assist Food trucks further by helping them with commercial kitchens (provided by the City) and locations they can rent out.	3	Economic Development	1	0	https://openhouse.konveio.com/policy-review?cid=4123#page=3	Reviewed. No further action needed.	Comment is a specific action recommendation that is out of scope of comprehensive plan, but would be supported by Policy ED-2E.
4121	07/15/2025 - 7:50pm	Another vague sentence that doesn't say much or address the real issues small businesses face. How do "quality jobs" strengthen businesses? How do you define "resilience". What are the resilience issues small businesses choosing to locate in Lacey have and how are they different from businesses in Olympia, Tumwater, Tacoma, etc?	3	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4121#page=3	Other, See notes.	Ensure that the economic development narrative addresses what economic resilience is characterized by.
4122	07/15/2025 - 7:55pm	MakersSpace is more of a skills training center, not a place that businesses can "innovate". To do this, they need capital, affordable spaces and affordable labor to do R&D and production. If the City wants to attract and help innovative businesses, how about assisting with equity funding, grants, etc to businesses. ScaleUp is a small program that helps a few established businesses fine tune and improve their systems, but has nothing to do with innovation.	3	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4122#page=3	Addressed within another section/element.	Comment addressed by Policy ED-2E.
4191	07/24/2025 - 6:26pm	MET	3	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4191#page=3	Reviewed. No further action needed.	No notes.
4192	07/24/2025 - 6:38pm	I love the Night Markets. I would also like to see the city take on some unconventional pursuits that support small business owners. MET	3	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4192#page=3	Reviewed. No further action needed.	No notes.
4118	07/15/2025 - 7:41pm	This is very vague. Very few decision makers at the local, state or federal level understand what small businesses need to be sustainable. Attracting new businesses is a whole different issue.	3	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4118#page=3	Reviewed. No further action needed.	Noted
4120	07/15/2025 - 7:47pm	This is so vague and a long used and repeated talking point, but sounds good and "inclusive" but doesn't say much. Does the City know how to "foster" businesses or understand what small business owners need to establish, compete, and survive long term? Why limit this to "essential goods and services"? What does that even mean? Why do you mention inclusive of BIPOC? Aren't they already, or has Lacey excluded them in the past? Do you even know how many BIPOC businesses are in the City or even how to attract them and help them?	3	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4120#page=3	Existing Goal/Policy may need revisions.	Noted. Policy ED -3B - The policy could be revised to eliminate the word 'essential' goods and services.
4245	07/30/2025 - 7:39pm	We recommend evaluating each commercial district individually to better align land use strategies with local context. Where surrounding uses support it, infill housing should be prioritized—even in traditionally commercial zones. Additionally, we support greater flexibility in mixed-use development, including allowing live-work units or residential uses on ground floors where market demand for retail is limited.	4	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4245#page=4	Addressed within another section/element.	Goals and policies in the landuse element address this comment. Specially - Goal LU-1 - Promote compact mixed use development; policy LU-1A; policy LU-1B policy LU-2B. Goal LU 4 - promote economic vitality
4159	07/21/2025 - 7:19pm	The shuttle in Idaho is located at The Route of the Hiawatha - Scenic mountain bike or hike trail	4	Economic Development	1	0	https://openhouse.konveio.com/policy-review?cid=4159#page=4	Reviewed. No further action needed.	Noted.

3963	07/04/2025 - 6:24pm	This policy should then lead to 1) supporting the Museum which is “place making “ and will bring tourists into the shops near by and encourage more smaller shops for tourists that come to the museum. It also needs to follow up with St. Martin’s to add a connection on College Street that was discussed 5-6 years ago that provides an inlet road from the Midtown District (Woodland) into St. Martin’s—causing College Street road speed to slow down so that people will be more inclined to drive into this area to shop rather than speed out of town.	4	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=3963#page=4	Reviewed. No further action needed.	Specific placemaking actions most likely outside of scope of Comp Plan, but supported by Policy ED-4B.
3979	07/05/2025 - 3:24pm	Should be a priority. It's about time Lacey had an actual downtown.	4	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=3979#page=4	Existing Goal/Policy may need revisions.	May need to shift this policy higher within the goal for order of importance.
4018	07/08/2025 - 1:44pm	From Olympia Master Builders: GOAL ED-4: Preserving and Revitalizing Commercial Areas Homebuilder Response: This section has strong placemaking goals, but care is needed to avoid policies that overly restrict residential development or complicate zoning. Policy ED-4D & ED-4E – Development standards to support mixed-use Caution: Ensure these policies do not result in inflexible commercial zoning retention where market demand is low. Encourage form-based codes or hybrid zones allowing adaptive reuse or residential infill without rezoning. Policy ED-4G – Trail-oriented businesses Support: Positive—consider aligning this with compact housing types and low-parking commercial uses near trails.	4	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4018#page=4	Reviewed. No further action needed.	Policies ED-4E and ED-4D support mixed use development in commercial areas and encourage development regulations that create diverse, walkable commercial environments. This should alleviate concern over restrictive policies, re-wording for specific development regulations like form based code may be too specific for comp plan scope.
4124	07/15/2025 - 7:59pm	What ever happened to the plan to bring in an anchor business (Ricardos) to then attract more retail? There isn't even much retail space around there? What is the City doing to promote building of retail space with affordable housing on top?	4	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4124#page=4	Addressed within another section/element.	Comment about mixed use development supported by Policy ED-4D.
3980	07/05/2025 - 3:26pm	Link to Lacey's Bike and Pedestrian Plan.	4	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=3980#page=4	Reviewed. No further action needed.	Noted, will be linked.
4158	07/21/2025 - 7:16pm	Promotion of regular planned community hike/bike trail events that incorporate using the food trucks at the train station? At other intersections along the trails? We would like to rent bikes for use on the trails. How implement shuttle to/from Lacey trails such as the rail to trail https://www.ridethehiawatha.com/the-trail in Idaho?	4	Economic Development	1	0	https://openhouse.konveio.com/policy-review?cid=4158#page=4	Reviewed. No further action needed.	Comment is too specific for scope of comp plan, but suggested actions would be in line with Policy ED-4G.
4222	07/28/2025 - 11:22am	Add Bikeable every time walkable is stated. Biking is so important to a healthy future Lacey.	4	Economic Development	0	0	https://openhouse.konveio.com/policy-review?cid=4222#page=4	Existing Goal/Policy may need revisions.	"Walkable" only appears in Policy ED-4E, reword to: "Maintain neighborhood commercial districts, zoning, and development standards that provide diverse walkable and bikeable commercial spaces throughout the city that are accessible to entrepreneurs and small businesses. Promote mixed-use development to support small-scale retail and amenities."

4129	07/15/2025 - 8:11pm	Does this mean if a business wants to start an indoor recreational facility that the City will help the business access capital, loans, a downpayment, easier permitting and licensing, better and more affordable lease options, advertising and promotion, etc to be able to compete with the already established bigger business options that consumers already have? Why do you think Lacey residents need an indoor facility.	4	Economic Development	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4129#page=4	Reviewed. No further action needed.	Noted. Opportunities for outdoor rec have been identified as a community priority.
4021	07/08/2025 - 1:53pm	General Comment From Olympia Master Builders: We commend Lacey for highlighting housing, infrastructure, and permitting efficiency in its Economic Development Element. To ensure these policies support homebuilding and mixed-use growth: Continue improving permitting timelines, especially for infill and mixed-use housing. Promote flexibility in commercial zoning to allow residential conversions where appropriate. Emphasize incentives (not mandates) for sustainability and public realm design. Expand workforce development efforts to include construction and green building careers. These recommendations will help ensure Lacey's economy grows alongside a vibrant, attainable housing market.	5	Economic Development	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4021#page=5	Reviewed. No further action needed.	These recommendations synthesize comments left throughout the rest of the element. See other notes, nothing to add here.
4019	07/08/2025 - 1:46pm	From Olympia Master Builders: GOAL ED-5: Environmentally Sustainable Businesses Homebuilder Response: Sustainability language is important but must remain balanced to avoid scope creep into private project regulation. Policy ED-5A-B – Recruiting green businesses and building retrofits Recommendation: Emphasize incentive-based approaches. Any eco-design or material expectations should remain voluntary or grant-funded, not regulatory.	5	Economic Development	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4019#page=5	Other, See notes.	Discuss with council about whether verbage should be softer or more actionable. If needed, we could change "encourage" to incentivize, or support.
4020	07/08/2025 - 1:50pm	From Olympia Master Builders; GOAL ED-6: Housing, Infrastructure, and Economic Activity Homebuilder Response: This is the most directly relevant section for residential development, and it's encouraging to see clear support for housing. Policy ED-6B – Climate-resilient facilities and public investment Support with Clarification: Ensure that infrastructure investments prioritize areas planned for future housing growth, including infill and middle housing areas. Policy ED-6C – Support housing so residents can live and work in Lacey Strong Support: Add implementation detail—this could include pre-approved housing types, ADU expansion, or density bonuses in commercial corridors.	5	Economic Development	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4020#page=5	Reviewed. No further action needed.	Policy ED-6B: LU, Transportation, Housing, and Utilities address this. Policy ED-6C: Supporting through implementation. No further revisions necessary

4193	07/24/2025 - 6:50pm	Yes-- we need to go deeper with social housing models, for example, because they are more permanent than affordable housing models. MET	5	Economic Development	0	0	https://openhouse.konv.eio.com/policy-review?cid=4193#page=5	Reviewed. No further action needed.	No notes.
4160	07/21/2025 - 7:27pm	Wouldn't it be great if Lacey and even Thurston County could save money on electricity, and increase tourism by becoming an International Dark Sky Location? Dark skies would also benefit JBLM: Such as the dark sky law protecting night training of military operations for Camp Bullis, Randolph Air Force Base and Lackland Air Force Bases. Dark Skies and responsible lighting also benefits drivers, homeowners, tourism and migrating birds. Install only point down shielded outdoor lighting with amber colored bulbs. In Washington State there is the https://darkskyopwa.org ; According to their "OUR WORK" page of this website, there are existing Dark Sky Lighting codes in Clallam and Kitsap and Jefferson Counties and Port Angeles, Port Townsend and Sequim. More details at the webpage: https://darkskyopwa.org/lighting-codes/	5	Economic Development	1	0	https://openhouse.konv.eio.com/policy-review?cid=4160#page=5	Reviewed. No further action needed.	Outside of scope of comp plan, but an interesting idea for future development reg updates.
4170	07/23/2025 - 2:44pm	What are the other sources (remaining 20%) of GHGs? Tree canopy loss? Others?	1	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4170#page=1	Reviewed. No further action needed.	TCMP has full GHG emissions inventory. They can find this information on the thurston collaborative website. Other 20% is agriculture, water and waste.
3998	07/08/2025 - 12:55pm	From Olympia Master Builders: Policy G-2A – “Consider prioritizing the use of lower-carbon building materials...” Recommendation: Clarify that material prioritization is incentive-based and does not override State building code. Suggest pilot programs or recognition for builders using such materials voluntarily.	2	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=3998#page=2	Existing Goal/Policy may need revisions.	Change the word "prioritize" to incentivize. "Consider incentivizing the use of lower carbon building materials.."
3999	07/08/2025 - 12:57pm	From Olympia Master Builders: Policy G-2B & G-2C – Subsidies and preservation/weatherization for overburdened communities Support: These are positive and help equity without penalizing new construction. Consider broadening to include preservation of unsubsidized affordable housing.	2	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=3999#page=2	Reviewed. No further action needed.	Supporting comment, we are looking to broaden rebate programs.
4000	07/08/2025 - 12:58pm	From Olympia Master Builders; Policy G-3A – Support for weatherization/resilience in existing buildings Recommendation: Encourage permitting streamlining or tax incentives for these upgrades. Include zoning flexibility for adaptive reuse (e.g., minimum unit size exceptions or mixed-use allowances).	2	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4000#page=2	Reviewed. No further action needed.	This is a good comment, however, permit streamlining isn't an issue for weatherization projects. The city does not have the ability to provide tax incentives. This would best be achieved at the state level.
4171	07/23/2025 - 2:53pm	"Consider" is not very actionable language. The language in the TCMP uses action verbs like, "Require", or "Develop". Actionable language is important because it helps assure the community that this will actually get done.	2	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4171#page=2	Under Review.	Seeking guidance from council on using actionable language to mirror the TCMP.
4194	07/24/2025 - 7:38pm	This mitigation sub-element covers approximately 30 of the 72 actions in the TCMP. Are the other TCMP actions included in other elements of Lacey's Comp Plan Update?	2	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4194#page=2	Addressed within another section/element.	Referenced in the first Goal "Implementation of the TCMP"; this covers all 72 actions and strategies.

4249	07/31/2025 - 5:10pm	We offer the following goal language for the City's consideration: 1. "Partner with PSE to promote energy efficiency programs and initiatives." 2. "Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals."	2	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4249#page=2	New Goal/Policy may be needed.	Consider adding a similar goal "explore partnerships with public and private utilities to reduce energy use, invest in energy efficient programs, invest in microgrids/solar and ensure energy needs are met for Lacey "residents."
4147	07/18/2025 - 12:29pm	It's difficult to maintain forests in any situation where there is ongoing development. Building requires cleared land. What will happen in the name of progress and growth is decimation of forests no matter how you spin it. And with that decimation of wildlife.	3	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4147#page=3	Reviewed. No further action needed.	A Comment on city growth and its effects to urban vs. rural forestry management.
4001	07/08/2025 - 12:59pm	From Olympia Master Builders: Policy G-4A & G-4B – Tree management and critical area regs Recommendation: Ensure flexibility for infill builders; avoid rigid canopy mandates that conflict with housing goals. Use performance-based standards (e.g., pervious area % or trees per unit).	3	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4001#page=3	Reviewed. No further action needed.	We still need to ensure we are keeping canopy covers, even with infill or new development. Canopy cover is vital for keeping out city cool and building in carbon storage. This is too specific for a policy, would be a good comment in a code update.
4002	07/08/2025 - 1:00pm	From Olympia Master Builders; Policy G-4C – Solar panel incentives Support: Strongly support, especially if paired with streamlined approvals.	3	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4002#page=3	Reviewed. No further action needed.	
3976	07/05/2025 - 3:08pm	Encourage residents to stop mowing the grassy road margins with grassy swales for stormwater treatment. This will sequester a lot of carbon, and provide habitat, and reduce emissions from mowing. Stop scalping the earth!	3	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=3976#page=3	Reviewed. No further action needed.	Stormwater Management Development Codes-this would be the avenue for this item.
4172	07/23/2025 - 3:02pm	"Consider" is not the language used in the TCMP for solar actions. Also the TCMP proscribes other actions aside from incentives alone including: group solar purchasing programs, amending the development code to require solar-ready construction and, installation of solar on public buildings.	3	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4172#page=3	Addressed within another section/element.	We have that first goal "Implement the TCMP" having all of the goals in the comp plan would be redundant.
4146	07/18/2025 - 12:24pm	What kinds of regulations? How many? According to what/who's science? When will these regulations be written and then be disclosed?	3	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4146#page=3	Reviewed. No further action needed.	Unclear which policy this refers to but when it comes regulations/science its best available science.
4004	07/08/2025 - 1:04pm	From Olympia master Builders: Policy G-5F – VMT studies with reduction goals Recommendation: Add language to ensure goals are not translated into de facto growth limits, especially in areas planned for new housing.	4	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4004#page=4	Reviewed. No further action needed.	Too specific, will consider when conducting a future VMT study.
4003	07/08/2025 - 1:03pm	From Olympia Master Builders: Policy G-5B – Reduce parking near multimodal options Recommendation: Support reductions but ask for clear thresholds, such as within ¼ or ½ mile of high-frequency transit. Avoid blanket reductions that affect areas with no transit access.	4	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4003#page=4	Reviewed. No further action needed.	Would be good to specify but again, comp plans are not that specific. Additional limits could come through the VMT reduction study.
4174	07/24/2025 - 11:34am	Partner with local high schools to get bikes for students as an alternative form of transportation	4	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4174#page=4	Reviewed. No further action needed.	This is a programmatic comment, too specific for comp plan.
4175	07/24/2025 - 11:35am	Consider adding protected bike lanes & paths. I would bike more, however distracted drivers make it dangerous to bike on many of the busy roads such as Martin Way, Pacific Ave, Carpenter, etc.	4	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4175#page=4	Under Review.	Bike and ped plan--protected bike lanes. Cross check with transportation plan.
3974	07/05/2025 - 3:02pm	adding bike racks around will encourage the use of electric and regular bikes.	4	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=3974#page=4	Reviewed. No further action needed.	

3953	07/03/2025 - 12:05pm	This seems as though it may conflict with the new state law eliminating many parking minimums across the state	4	GHG Emissions	1	0	https://openhouse.konv.eio.com/policy-review?cid=3953#page=4	Under Review.	Cross check with new state laws.
4142	07/18/2025 - 11:47am	Prioritize parking lots having green spaces/pedestrian walkways incorporated into design planning.	4	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4142#page=4	Under Review.	Will check with current planning.
4179	07/24/2025 - 2:18pm	I encourage the city to use more people friendly language and stop using the label of "low-income". There is so much nuance and lived experience policy makers miss when they lump people into one homogeneous group. I recommend referring to "people with limited resources", for example, which at least recognizes we are talking about a group of individual people. MET	4	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4179#page=4	Reviewed. No further action needed.	
3973	07/05/2025 - 3:01pm	Biking and walking also offer substantial health benefits, which will also reduce the burden on health infrastructure.	4	GHG Emissions	1	0	https://openhouse.konv.eio.com/policy-review?cid=3973#page=4	Reviewed. No further action needed.	Supportive comment.
4173	07/23/2025 - 3:10pm	This is pretty broad and vague. Does this include things like: increasing transit, transit connections, promotion of benefits/education and maintaining a fareless system?	4	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4173#page=4	Addressed within another section/element.	This is addressed in the TCMP; which is our first goal.
4178	07/24/2025 - 2:08pm	I really like the idea of having more efficient transportation routes--it will help reduce bottlenecks. Also, I recommend aligning bus stops with cooling centers, adding more shaded bus stops and equip them with misting which will be especially helpful for older people and others who depend on public transportation. MET	4	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4178#page=4	Reviewed. No further action needed.	Continue working with Intercity Transit.
3946	07/02/2025 - 3:52pm	Do not support subsidizing transportation systems. They should be paid for by those who use them: streets = cars, bike & walking paths = pedestrians and bicyclists; bus by bus ridership. Stop income re-distribution. Socialism is a failed system.	4	GHG Emissions	0	1	https://openhouse.konv.eio.com/policy-review?cid=3946#page=4	Reviewed. No further action needed.	
4005	07/08/2025 - 1:05pm	From Olympia master Builders: Policy G-6A-D – Infill and parking flexibility Support: Recommend stronger language encouraging streamlined permit review and pre-approved plans for middle housing to reduce costs and delays.	5	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4005#page=5	Under Review.	Pre-approved plans like the ADU might be a great goal.
4176	07/24/2025 - 11:36am	It's important that the middle housing be homeownership options. Owning a home provides financial security and helps people build wealth. We don't need more apartments.	5	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4176#page=5	Reviewed. No further action needed.	
4161	07/21/2025 - 7:33pm	If would be great if the printed brochure we received in our services bill, and all print materials were made of post-consumer recycled paper content, using vegetable-based inks.	5	GHG Emissions	1	0	https://openhouse.konv.eio.com/policy-review?cid=4161#page=5	Reviewed. No further action needed.	Need to coordinate internally with our public affairs department about this.
4243	07/30/2025 - 7:38pm	We support Policy G-6 and encourage the city to allow more housing density where surrounding uses and infrastructure can support it. Increased flexibility will help meet growth and affordability goals while respecting neighborhood context.	5	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4243#page=5	Reviewed. No further action needed.	Comment not suggestion
3975	07/05/2025 - 3:04pm	Essential; may require zoning changes; support ADUs.	5	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=3975#page=5	Reviewed. No further action needed.	Comment not suggestion
4180	07/24/2025 - 2:23pm	We need more grassroots organizing that is not tied to home ownership. I like the idea of encouraging volunteer efforts to build community leaders and one of the best ways to do that is through more neighborhood associations, which are different than HOAs, for example. MET	5	GHG Emissions	0	0	https://openhouse.konv.eio.com/policy-review?cid=4180#page=5	Reviewed. No further action needed.	Comment not suggestion

4006	07/08/2025 - 1:08pm	General Comment from Olympia Master Builders: As members of the homebuilding industry, We support Lacey's efforts to reduce greenhouse gas emissions in a balanced, equitable, and practical way. We encourage the City to: Prioritize incentives over mandates for lower-carbon materials and energy retrofits. Ensure tree canopy and critical area regulations remain compatible with infill housing needs. Clarify parking reductions to apply where robust transit exists. Expand support for middle housing with pre-approved plans and permit streamlining. These adjustments will help Lacey meet its climate goals without compromising housing affordability or supply.	6	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4006#page=6	Reviewed. No further action needed.	
4115	07/15/2025 - 7:30pm	Support and install more EV charging stations in Lacey. Lack of charging stations is one reason people chose not to buy an EV.	6	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4115#page=6	Existing Goal/Policy may need revisions.	We could add policies to increase charging.
4143	07/18/2025 - 11:48am	Yes	6	GHG Emissions	1	0	https://openhouse.konveio.com/policy-review?cid=4143#page=6	Reviewed. No further action needed.	
4181	07/24/2025 - 2:29pm	There is evidence that remote workers are productive and happier. Some prefer to work in an office so find a way to balance the two. MET	6	GHG Emissions	0	0	https://openhouse.konveio.com/policy-review?cid=4181#page=6	Reviewed. No further action needed.	
4149	07/19/2025 - 8:19am	Educate homeowners on the risks posed by natural gas in their homes. Offer low interest loans or passthrough grants for homeowners that would like to removed gass line entry into the homes and move to electric only.	6	GHG Emissions	0	1	https://openhouse.konveio.com/policy-review?cid=4149#page=6	Reviewed. No further action needed.	We do this through commerce currently, will continue to look for grants.
3947	07/02/2025 - 3:55pm	Delete Goal G-8. It's based on biased. junk science.	6	GHG Emissions	0	2	https://openhouse.konveio.com/policy-review?cid=3947#page=6	Reviewed. No further action needed.	
4043	07/08/2025 - 2:42pm	Overview From Olympia Master Builders: Homebuilder Perspective Overview The Housing Element is the most directly relevant chapter for the industry—and Lacey's draft largely reflects a strong pro-housing orientation. It recognizes state mandates (HB 1110 & HB 1220), embraces middle housing, and acknowledges the need for flexibility, affordability, and sustainability. However, to be fully effective, some policies should: Include clear implementation mechanisms, not just supportive intent Emphasize predictability and streamlining in regulatory reform Guard against overly complex or resource-intensive requirements on small and infill developers	1	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4043#page=1	New Goal/Policy may be needed.	Comment expresses need for clearer implementation tools, predictable - streamlined permitting, and avoidance of overly complex requirements for small/infill developers. While no new goals are needed, several existing policies could be refined to reflect more actionable direction. Goal 1 - Ensure Housing availability and Choice: consider minor revisions to include references to implementation tools such as permit streamlining, fast-tracking, or design standards. Goal 9 - Policy 9.B: May benefit from added clarity to support small-scale and infill development. Policies 3.D and 4.A: Consider reinforcing implementation mechanisms that support affordable housing and sustainability in practice. (example 3.D. - "...through zoning support, permit streamling, or incentives")
4252	07/31/2025 - 8:38pm	Do not rezone the property on Mullen Rd adjacent to Komachin Middle School. Additionally, do not build Cottage Housing on the small 5 acre lot. Government should not be in the business of providing housing to low income and drug addicts. This has the potential to increase crime and lower property values in the area.	2	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4252#page=2	Reviewed. No further action needed.	

4247	07/30/2025 - 7:41pm	We support the intent of Policy H-1C but recommend greater flexibility in its application. Not all areas are suited for traditional mixed-use development, and requiring ground-floor commercial space can lead to long-term vacancies. Where appropriate, we encourage the city to allow live-work units or residential uses on the ground floor to better match the surrounding context and market demand while still supporting the city's housing goals.	2	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4247#page=2	Existing Goal/Policy may need revisions.	Comment supports the intent of Policy 1.C (alternative housing models, including mixed-use) but raises concern that requiring ground-floor commercial in all mixed-use developments may not reflect market realities and could lead to long-term vacancies. Suggest allowing live-work on ground floor residential where commercial is infeasible. Consider revising Policy 1.C to clarify that flexibility - such as live-work units or residential ground-floor uses - may be appropriate in areas where traditional mixed-use is not viable.
4188	07/24/2025 - 5:16pm	Please stop pushing the DEI agenda. Economics hurts everyone equally. Also, the Federal Government is withdrawing the Affirmative Fair Housing Act.	2	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4188#page=2	Reviewed. No further action needed.	
4201	07/27/2025 - 12:00am	Please stop using the language of "low-income" . You are reducing lived experience as though everyone who has a low income has arrived at the same place by taking the same route. I agree with an earlier comment about not using this language. And we have to continue using the DEIB language to ensure we are hearing from people who historically have not had a voice. Let's continue to protect our values here in Lacey.	2	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4201#page=2	Reviewed. No further action needed.	
4044	07/08/2025 - 2:44pm	From Olympia Master Builders: GOAL H-1: Housing Availability and Choice Homebuilder Response: Strong language on diversity and innovation. Policy H-1A–C – Housing type variety, mixed-income tools, and alternative housing models Support: Recommend formalizing zoning and permitting support for middle housing prototypes (e.g., 4-plexes, stacked flats) and offering pre-approved plans to reduce cost and delay.	2	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4044#page=2	Under Review.	Comment supports Goal 1 and related policies promoting housing diversity but recommends stronger implementation tools - specifically zoning and permitting support for middle housing and offering pre-approved plans to reduce cost and delay. Lacey is actively working on zoning support for middle housing. Consider revising Policy 1.A or 1.C to reference permitting or explore the feasibility of pre-approved plans. Further discussion is needed to assess whether pre-approved designs are an appropriate and effective tool for the city.
4045	07/08/2025 - 2:45pm	From Olympia Master Builders: GOAL H-2: Equitable and Inclusive Distribution Homebuilder Response: Equity lens is essential—but should be paired with flexible regulatory pathways. Policy H-2B – Homeownership diversity (townhomes, ADUs, cottage housing) Support with Implementation: Fast-track approval for these types and consider waived/reduced impact fees or parking minimums. Policy H-2D – DEIB-driven engagement Support: Engagement is important—suggest including builders, realtors, and small developers in outreach processes to better reflect practical barriers.	2	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4045#page=2	Existing Goal/Policy may need revisions.	Comment supports Goal 2 and associated policies but recommends strengthening implementation strategies. Policy 2.B (homeownership diversity): Could be revised to reference zoning support, streamlined permitting, or regulatory incentives to increase feasibility of housing types like townhomes, ADUs, and cottage housing. Alternatively, this could be addressed through updates to the LMC or Housing Action Plan. Policy 2.D (DEIB engagement): Comment supports the policy's focus on engaging underrepresented communities, but recommends also involving housing practitioners - such as builders, realtors, and small developers - during engagement efforts to better understand practical barriers to housing production. Alternatively - this could be addressed elsewhere in a related implementation tool.

4154	07/19/2025 - 8:48am	Reduce the minimum square footage requirement for new construction. Allow more parcel splits so small lots are available for sale. Identify suitable vacant land for construction of smaller homes, purchase the land, do environment impact studies on all of the new parcels and permit them for pre-designed homes. This would eliminate much of the expense of building a small home and the city would make back the money spent with no profit. The city could act as a general contractor with the goal of breaking even instead of making a large profit like current developers.	2	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4154#page=2	Other, See notes.	Comment does not warrant any changes to goals or policies but offers a creative approach to supporting small-scale and middle housing. It suggest the City identify and pre-permit surplus or vacant land, reduce barriers for small lot development, and potentially act as a general contractor to deliver affordable housing at cost. The ideas align with: Policy 6.B (prioritize use of surplus public land for affordable housing); and Policies 1.A and 1.C (support a variety of housing types and alternative housing models) Recommend tracking this for future implementation planning, rather than revising policy language at this time.
4187	07/24/2025 - 5:12pm	Please be aware that Lenders have restrictions on square footages that they will lend to.	2	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4154#page=2	Reviewed. No further action needed.	
3988	07/06/2025 - 7:05pm	If you keep pushing the Diversity, Inclusion, and Equity in housing you are doing nothing to move forward with a solution. If you keep building lower income housing, you are introducing into communities people that won't work, that have criminal records, and usually have issues with drugs. You don't need to build more low income housing. Its not a homeless problem, its a drug problem. Fix the later and the first will fix itself.	2	Housing	0	1	https://openhouse.konv.eio.com/policy-review?cid=3988#page=2	Reviewed. No further action needed.	
4189	07/24/2025 - 5:19pm	Consider reducing permit and impact fees on affordable housing. The cost of construction is extremely high and that would help attract developers.	2	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4189#page=2	Reviewed. No further action needed.	
4202	07/27/2025 - 12:02am	homeowners with low incomes... not low income homeowners	3	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4202#page=3	Reviewed. No further action needed.	
4046	07/08/2025 - 2:46pm	From Olympia Master Builders: GOAL H-3: Affordable & Attainable Housing Homebuilder Response: One of the strongest sections—solid on partnerships and flexibility. Policy H-3A—E – Partnerships, rehab, veteran housing Support: Recommend the City also establish a housing navigator function or one-stop permitting help desk to assist smaller nonprofit and mission-aligned developers.	3	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4046#page=3	Reviewed. No further action needed.	Comments strongly supports Goal 3 and associated policies, particularly around partnerships and flexible approaches to affordable and attainable housing. Suggestion to establish a housing navigator or one-stop permitting help desk could be a future consideration for updates to the Housing Action Plan.
4203	07/27/2025 - 12:03am	yes	3	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4203#page=3	Reviewed. No further action needed.	
4047	07/08/2025 - 2:47pm	From Olympia Master Builders: GOAL H-4: Sustainable, Compatible Housing Homebuilder Response: A critical intersection of housing and environmental goals. Policy H-4A—B – Sustainability and preservation Caution: Avoid adding rigid green building mandates unless offset by funding or incentives. Consider performance-based or tiered sustainability tools, such as density bonuses for energy-efficient design.	3	Housing	2	0	https://openhouse.konv.eio.com/policy-review?cid=4047#page=3	Existing Goal/Policy may need revisions.	Comment acknowledges the importance of Goal 4 in aligning housing and environmental goals, while cautioning against rigid green building mandates that may create cost burdens for developers. Suggestion to consider performance-based or incentive-based approaches is noted. Policy 4.A - Could consider clarifying to emphasize that sustainability strategies should be flexible or incentive-driven where possible. Could use language such as "encourage" or "incentivize" to communicate environmental goals without being prescriptive or expressing mandates.
4236	07/29/2025 - 5:07pm	The federal government is defunding HUD, including the enforcement of the Fair Housing Act, and Washington State puts \$0 behind the enforcement of the Fair Housing Act. We have two nonprofits in the state that do the majority of this work, but they are losing their federal grant funding and will close, and so far nobody seems to care. Once there is nobody left to enforce a law, then the law is pointless.	3	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4236#page=3	Reviewed. No further action needed.	

4049	07/08/2025 - 2:49pm	From Olympia Master Builders: GOAL H-6: Maximize Resource Efficiency Homebuilder Response: Good alignment of infrastructure, land, and funding strategies. Policy H-6B – Use of surplus public lands Strongly Support: Suggest bundling this with pre-entitlements and partnerships to deliver shovel-ready affordable housing. Policy H-6D – Align housing and economic development Support: Encourage zoning for workforce housing near employment centers and establish incentives for developers who build mixed-income communities.	4	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4049#page=4	Reviewed. No further action needed.	Comment shows strong support for Goal 6, particularly the alignment of land, infrastructure, and funding strategies. Suggestions such as bundling surplus land with pre-entitlements and partnerships - are valuable and more applicable to implementation strategies rather than policy language. No changes to the goal or policies are recommended at this time, but these ideas could inform future program development. Policy 6.D - Comment supports the alignment of housing and economic development and may help guide future updates to incentive programs, such as zoning and workforce housing near employment centers or encouraging mixed-income development.
4232	07/28/2025 - 12:16pm	Surplus public lands? What is this referring to? Are these zoned?	4	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4232#page=4	Other, See notes.	Comment seeks clarification on the term "surplus lands". While a commonly used panning term, it may not be widely understood by all readers. Consider adding a clarifying note or definition to improve transparency. No direct changes to the goal or policy are recommended.
4048	07/08/2025 - 2:48pm	From Olympia Master Builders: GOAL H-5: Unhoused Populations Homebuilder Response: Important goal with potential for broad community support. Policy H-5B – Siting emergency housing Recommendation: Ensure this process is objective and not vulnerable to NIMBY challenges, especially near transit or commercial corridors.	4	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4048#page=4	Existing Goal/Policy may need revisions.	Comment shows support for Goal 5, but expresses concern about practical implementation specifically Policy 5.B (emergency housing) - and mentions NIMBY resistance. Policy 5.B - Currently reflects goals of equity and compatibility but may benefit from added clarity to reinforce the use of objective, predictable criteria in siting decisions. Could consider adding a phrase such as "based on objective, predictable criteria"...or something similar - to reduce the potential for subjective or politically motivated challenges.
4230	07/28/2025 - 12:12pm	Not sure where to put this comment. On zoning map #7, 5000 Mullen Road. This change to OS-I property to Medium residential does not support the area land uses. There is a school across the street. There are numerous Medium residential properties nearby, if you are looking for variety. There is poor access to the road that already has attractive medians that would be a hinderance to access. Mullen Road already is high traffic and does not support pedestrians safely crossing the road. Finally OS-I is precious and this property is in a key location to remain greenbelt. Especially in its function for ground water drainage.	4	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4230#page=4	Reviewed. No further action needed.	
4231	07/28/2025 - 12:14pm	Thank you for moving the campers in the Lacey City Hall parking lot. Let's not have a place like the "Jungle" in the City of Olympia. An area without supervision and services that puts citizens in and out of the area at risk.	4	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4231#page=4	Reviewed. No further action needed.	
4050	07/08/2025 - 2:50pm	From Olympia Master Builders: GOAL H-7: Mitigate Displacement Homebuilder Response: This section is critical, but execution matters. Policy H-7A–C – Displacement mitigation, MHP overlays, NOAH preservation Support with Clarification: Ensure policies don't result in redevelopment vetoes. Instead, emphasize toolkits like voluntary preservation agreements, tenant relocation assistance, and unit set-asides.	5	Housing	0	0	https://openhouse.konveio.com/policy-review?cid=4050#page=5	Existing Goal/Policy may need revisions.	Comment supports Goal 7, and its emphasis on displacement prevention - but raises concern about potential unintended consequences, such as redevelopment vetoes or overly rigid preservation mandates. Policies 7.A through 7.C - Focus on assessing displacement risk, preserving MHPs and supporting NOAH preservation but do not clarify how these goals should be balanced with redevelopment objectives. The comments suggest flexible tools like voluntary preservation agreements, tenant relocation assistance and unit set-asides for displaced residents. May consider refining Policy 7.A to clarify balancing housing preservation with the need for infill and redevelopment. May consider ways to incentivize preservation while not overly prohibiting change.

4205	07/27/2025 - 12:12am	Create cross sector collaborations	5	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4205#page=5	Reviewed. No further action needed.	
4204	07/27/2025 - 12:08am	Incentivize employers who prioritize hiring Lacey residents whenever possible	5	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4204#page=5	Addressed within another section/element.	Not certain if this is in the Economic Development Element - but seems it would be most appropriately addressed there.
4051	07/08/2025 - 2:50pm	From Olympia Master Builders: GOAL H-8: Regional Collaboration Homebuilder Response: Necessary for system-level solutions and leveraging funding. Suggestion: Clarify that regional coordination should include consistent permitting standards and alignment on zoning definitions to reduce complexity across jurisdictions.	5	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4051#page=5	Other, See notes.	Comment supports Goal 8 and the importance of regional collaboration in addressing housing needs. The suggestion to prioritize consistent permitting standards and aligned zoning definitions across jurisdictions is noted and highlights a valid implementation challenge for developers working regionally. However, this level of specificity may be more appropriate for future regional planning efforts or coordination strategies rather than within the Comp Plan.
4052	07/08/2025 - 2:51pm	From Olympia Master Builders: GOAL H-9: Sustainable, Livable Growth Homebuilder Response: Strategically vital for connecting land use and housing policy. Policy H-9A-B – Assess demand/zoning; streamline permitting Strongly Support: These are priority actions. Add specific implementation steps such as: Form-based codes ADU permit checklists Objective design standards Rolling housing capacity analysis Policy H-9E – Reduce VMT via mixed-use housing Support: Pair this with parking reductions, form flexibility, and incentives for TOD-style development.	6	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4052#page=6	Reviewed. No further action needed.	This comment could be considered for future updates to the HAP or other housing guidance. Otherwise, it does express support for Goal 9 speaking to sustainable land use and housing integration.
4206	07/27/2025 - 12:16am	Yes	6	Housing	0	0	https://openhouse.konv.eio.com/policy-review?cid=4206#page=6	Reviewed. No further action needed.	

4053	07/08/2025 - 2:53pm	General Comment From Olympia Master Builders: The Housing Element presents a strong foundation for inclusive and scalable housing growth in Lacey. To maximize its impact, we recommend: Expanding fast-track review and pre-approved plans for middle housing types; Avoiding one-size-fits-all sustainability mandates unless funded; Streamlining permitting and impact fees to align with affordability and infill goals; Ensuring housing-supportive infrastructure investments and surplus land strategies are implementation-ready; Focusing regional collaboration on permit consistency and pipeline acceleration. These refinements will help Lacey meet its housing goals without slowing delivery or adding cost burdens to new homes.	7	Housing	1	0	https://openhouse.kovv.eio.com/policy-review?cid=4053#page=7	Reviewed. No further action needed.	Overall, these comments seem to support the Housing Element as a solid policy foundation - but want to assure implementation strategies that will actually help deliver more housing successfully. Should be considered for future updates to HAP and LMC.
4022	07/08/2025 - 1:59pm	From Olympia Master Builders: Homebuilder Perspective Overview The Land Use chapter is the most foundational component of the Comprehensive Plan. It sets the stage for growth management, development patterns, infrastructure investment, and housing supply. The draft presents a strong pro-housing narrative overall, but there are several areas where greater clarity, flexibility, and implementation realism would benefit builders and housing advocates.	1	Land Use	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4022#page=1	Reviewed. No further action needed.	Statement of support but suggestion not specific. Assuming suggestions are provided in other comments by same author.
4023	07/08/2025 - 2:00pm	From Olympia Master Builders: GOAL LU-1: Promote Compact Development Homebuilder Response: Strong alignment with urban infill and efficient land use. Policy LU-1A-B – Mixed-use and infill in corridors and areas with infrastructure Support: Encourage inclusion of by-right development options and fast-track review for these areas. Policy LU-1E – Incompatible use mitigation Caution: Ensure this is not used to block urban-scale housing next to low-density areas. Recommend emphasizing performance-based buffering rather than separation through zoning.	2	Land Use	0	1	https://openhouse.kovv.eio.com/policy-review?cid=4023#page=2	Existing Goal/Policy may need revisions.	LU 1A-B: Current policy: <i>"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."</i> R+A suggested addition to existing policy: <i>"Explore by-right development and expedited review processes to incentivize development in areas with existing infrastructure"</i>. Raimi to include this into policy LU-1A or if getting too lengthy, craft a new policy after Commission/Council comments.
4225	07/28/2025 - 11:45am	Keep green space designations stable, OS-I. With greater density these OS-I zoned spaces are precious and not replaceable at a later date.	2	Land Use	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4225#page=2	Existing Goal/Policy may need revisions.	Policy LU-1A: "..., mixed use development while avoiding sprawl and the development of natural areas."
3981	07/05/2025 - 3:31pm	and bikeable	3	Land Use	0	0	https://openhouse.kovv.eio.com/policy-review?cid=3981#page=3	Existing Goal/Policy may need revisions.	Can make global change to "walking and rolling" to be more inclusive.
3982	07/05/2025 - 3:32pm	If population growth continues, all these huasing goals are doomed to fail.	3	Land Use	0	0	https://openhouse.kovv.eio.com/policy-review?cid=3982#page=3	Reviewed. No further action needed.	

4025	07/08/2025 - 2:06pm	From Olympia Master Builders: GOAL LU-3: Housing Diversity Homebuilder Response: This is essential—and well-written in many respects. Policy LU-3B – Increase minimum residential densities Support with Clarification: Add a clear range of density expectations per zone, and consider allowing small-lot detached and middle housing in traditionally single-family areas. Policy LU-3C – Housing choice and affordability Support: Ask for the City to consider adopting a housing opportunity index that measures zoning capacity against projected need.	3	Land Use	0	0	https://openhouse.konveio.com/policy-review?cid=4025#page=3	Reviewed. No further action needed.	better addressed through housing chapter and zoning standards
4223	07/28/2025 - 11:24am	"and bikeable" Add this every time walkable is used. Walking and biking go hand in hand.	3	Land Use	0	0	https://openhouse.konveio.com/policy-review?cid=4223#page=3	Existing Goal/Policy may need revisions.	Can make global change to "walking and rolling" to be more inclusive.
4246	07/30/2025 - 7:40pm	We recommend adding greater flexibility to allow live-work units and ground floor residential uses within mixed-use and commercial zones. This approach supports evolving market conditions, encourages small-scale entrepreneurship, and helps activate street-level spaces even when demand for traditional retail is limited.	3	Land Use	0	0	https://openhouse.konveio.com/policy-review?cid=4246#page=3	Reviewed. No further action needed.	
4024	07/08/2025 - 2:05pm	From Olympia Master Builders: GOAL LU-2: Walkable Neighborhoods Homebuilder Response: Important for livability and connectivity but needs flexibility. Policy LU-2B – Flexibility in land use to support local amenities Support: Recommend codifying live-work units, corner stores, and home-based businesses as permitted uses in residential zones.	3	Land Use	0	0	https://openhouse.konveio.com/policy-review?cid=4024#page=3	Reviewed. No further action needed.	live work and home-based businesses currently permitted in most residential areas. Corner store legislation is currently being reviewed at the state level
3965	07/04/2025 - 6:35pm	Again, my comment about walkability needs to include older neighborhoods that include sidewalks. Sidewalks for walking to schools and parks provide safe access to these amenities. In older communities walkers of all ages are required to walk in the road to get around so it often forces driving short distances (a waste of money, energy, and a cause for increased congestion).	3	Land Use	3	0	https://openhouse.konveio.com/policy-review?cid=3965#page=3	Addressed within another section/element.	better addressed through transportation chapter/goals policies. Recomend standards are universally applied and not just for new developments.
4150	07/19/2025 - 8:25am	Allow apartments over businesses. Increase housing options and bring customers closer to businesses.	3	Land Use	0	0	https://openhouse.konveio.com/policy-review?cid=4150#page=3	Reviewed. No further action needed.	Consistent with proposed goals and policies
4224	07/28/2025 - 11:28am	Not sure where this goes: Transporation projects not interfering with the walkable, bikeable quality of the neighborhood. (Prime example: Mullen Road Extension. This road inhibits walking and biking due to the poor layout of the road effecting visibility for pedestrian and drivers. There are two parks whose access are cut off by this poorly engineered road.	3	Land Use	0	0	https://openhouse.konveio.com/policy-review?cid=4224#page=3	Addressed within another section/element.	Transportation policies support walkable and bikeable qualities as-is. This suggestion is too specific for a Comp Plan.
4213	07/27/2025 - 1:18am	yes	3	Land Use	0	0	https://openhouse.konveio.com/policy-review?cid=4213#page=3	Reviewed. No further action needed.	

4026	07/08/2025 - 2:07pm	From Olympia Master Builders: GOAL LU-4: Economic Vitality Homebuilder Response: Policies here balance economic development and housing-supportive mixed-use. Policy LU-4E – Flex space and artisan industry Support: Consider pre-approved typologies that combine housing and workspace (e.g., live/work townhomes, micro-retail).	4	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4026#page=4	Reviewed. No further action needed.	may expand pre-approved program in the future to include non-ADU designs
3966	07/04/2025 - 6:36pm	Please see my previous comments about unique stores, reducing big-box stores, and building the Museum for increase tourists into this area.	4	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=3966#page=4	Reviewed. No further action needed.	
4151	07/19/2025 - 8:27am	This is great.	4	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4151#page=4	Reviewed. No further action needed.	
4152	07/19/2025 - 8:34am	Vehicles are a huge impediment. There are many places where it's just not safe to walk. Besides more sidewalks, maybe where there are short segments, reduce the traffic speed to 10mph. Discourage large vehicles with narrower roads. More speed bumps. Progressive licensing so a 9K lb vehicle is at least 9 times more expensive than a 1K lb vehicle.	5	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4152#page=5	Addressed within another section/element.	better addressed through transportation chapter/goals policies
4027	07/08/2025 - 2:08pm	From Olympia Master Builders: GOAL LU-5: Multimodal Connectivity Homebuilder Response: Supportive of compact communities but can impose costs. Policy LU-5D – Public realm amenities Recommendation: Require these standards only in priority corridors, not all infill projects. Offer density bonuses or height flexibility in exchange for enhanced amenities.	5	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4027#page=5	Reviewed. No further action needed.	Policy LU-5D refers to public realm amenities more broadly, applicable to all multimodal/active transportation improvement projects.
4239	07/30/2025 - 12:07pm	The College Street corridor from Mullen Road to Martin Way has no bicycle accommodations whatsoever. The alternative north-south neighborhood connection cycle route is meandering, indirect and incomplete.	5	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4239#page=5	Addressed within another section/element.	better addressed through transportation chapter/goals policies
4214	07/27/2025 - 1:19am	yes	5	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4214#page=5	Reviewed. No further action needed.	
3969	07/04/2025 - 6:40pm	I totally support this policy.	5	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=3969#page=5	Reviewed. No further action needed.	
3967	07/04/2025 - 6:38pm	I totally support this policy. Walking and biking should be evaluated with each new project being proposed.	5	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=3967#page=5	Reviewed. No further action needed.	
3968	07/04/2025 - 6:40pm	Again, increase sidewalks in older neighborhoods. If there is a Network for complete streets, it needs to include older neighborhoods, not just new developments.	5	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=3968#page=5	Addressed within another section/element.	better addressed through transportation chapter/goals policies

4028	07/08/2025 - 2:09pm	From Olympia Master Builders: GOAL LU-6: Neighborhood Mixed-Use Centers Homebuilder Response: Positive direction—centers support 15-minute neighborhoods. Caution: Maintain market flexibility for ground-floor commercial uses—don't mandate storefronts in areas without demand. Support: Use Neighborhood Commercial zoning with flexible design standards and incentives for housing co-located with retail.	6	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4028#page=6	Reviewed. No further action needed.	Policy language already includes "flexible development standards and building types". Addressed within specific zoning standards
4237	07/30/2025 - 11:33am	Policies LU-7A and LU-7B support City of Lacey (City) 30+ year-old status as "Tree City USA" and goals to prioritize and preserve urban forests and mature tree cover ("Urban Forestry" @ https://cityoflacey.org/sustainability/). Recent City purchase of ex-LOTT property (parcel 11828320203) is an excellent example of an opportunity to implement these urban forest and environmental protection goals. The City should prioritize LU-7A & B preservation of this undeveloped and undesignated forest remainder.	6	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4237#page=6	Reviewed. No further action needed.	duplicate
4238	07/30/2025 - 11:33am	Policies LU-7A and LU-7B support City of Lacey (City) 30+ year-old status as "Tree City USA" and goals to prioritize and preserve urban forests and mature tree cover ("Urban Forestry" @ https://cityoflacey.org/sustainability/). Recent City purchase of ex-LOTT property (parcel 11828320203) is an excellent example of an opportunity to implement these urban forest and environmental protection goals. The City should prioritize LU-7A & B preservation of this undeveloped and undesignated forest remainder.	6	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4238#page=6	Addressed within another section/element.	better addressed through resiliency chapter/goals policies
4029	07/08/2025 - 2:10pm	From Olympia Master Builders: GOAL LU-7: Environmental Best Practices Homebuilder Response: Conceptually strong, but risks overregulating infill. Policy LU-7B – Tree cover preservation Recommendation: Avoid rigid minimums. Use a tree canopy credit system that allows preservation, planting, or payment in lieu.	6	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4029#page=6	Existing Goal/Policy may need revisions.	Include tree canopy as an example strategy in policy LU-7B.
3970	07/04/2025 - 6:45pm	Yes. Woodland Creek was a priority when the Greg Cuio Park was purchased. I hope you don't ruin this concept with hardscape. It needs to be kept as much passive use as possible to protect Woodland Creek.	6	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=3970#page=6	Reviewed. No further action needed.	
4031	07/08/2025 - 2:12pm	From Olympia Master Builders: GOAL LU-9: Environmental Justice Homebuilder Response: Equity is essential. Ensure this goal promotes—not delays—housing production. Recommendation: Clarify that environmental justice measures should be aligned with housing goals (e.g., heat-resilient housing, infill near transit).	7	Land Use	0	0	https://openhouse.konv.eio.com/policy-review?cid=4031#page=7	Existing Goal/Policy may need revisions.	Will edit Policy LU-9A incorporating suggested EJ measures language.

4030	07/08/2025 - 2:11pm	From Olympia Master Builders: GOAL LU-8: Lacey's Identity Homebuilder Response: Supportive if used for incentives, not mandates. Recommendation: Any design or placemaking standards should be objective, predictable, and not overly aesthetic in scope.	7	Land Use	0	0	https://openhouse.kovyeio.com/policy-review?cid=4030#page=7	Reviewed. No further action needed.	addressed within specific zoning standards
4215	07/27/2025 - 1:21am	yes	7	Land Use	0	0	https://openhouse.kovyeio.com/policy-review?cid=4215#page=7	Reviewed. No further action needed.	
3971	07/04/2025 - 6:47pm	The art should include spaces for cultural activities as well.	7	Land Use	0	0	https://openhouse.kovyeio.com/policy-review?cid=3971#page=7	Existing Goal/Policy may need revisions.	include reference to cultural activities
4216	07/27/2025 - 1:30am	Use cross sector coalitions to help encourage placemaking, host listening posts across the city (both staffed and posts that are not staffed). Be willing to explore unconventional methods for bringing people together.	8	Land Use	0	0	https://openhouse.kovyeio.com/policy-review?cid=4216#page=8	Reviewed. No further action needed.	
3983	07/05/2025 - 3:49pm	A city is like a machine, with each subarea fulfilling a different function. Lacey's subarea plans tend to not show how each subarea is expected to function (e.g. transportation corridor, residential area, commercial core, etc.). The goal is to build a well-functioning machine, which involves making the parts function well together.	8	Land Use	0	0	https://openhouse.kovyeio.com/policy-review?cid=3983#page=8	Reviewed. No further action needed.	edit to policy language in LU-11B adding importance of coordination with Comp Plan vision.
4032	07/08/2025 - 2:14pm	From Olympia Master Builders: GOALS LU-10 to LU-13: Engagement, Subareas, Implementation & Annexation Homebuilder Response: Generally supportive. Policy LU-11B – Innovative zoning tools Support: Strong endorsement for form-based codes, objective design standards, and zoning overlays. Policy LU-13A–C – Annexation Recommendation: Prioritize annexations that unlock land for housing production. Consider tools like pre-annexation development agreements to accelerate housing-ready sites.	8	Land Use	0	0	https://openhouse.kovyeio.com/policy-review?cid=4032#page=8	Existing Goal/Policy may need revisions.	Refer to City's Annexation Strategy
4250	07/31/2025 - 5:11pm	These goals and the associated policies should explicitly support the need for additional electrical infrastructure. Electrification of the building and transportation sectors will increase electric loads in Lacey. It is important to recognize that as Lacey is reviewing impacts to the environment, the increase in electric demand due to electrification policies will result in the need for additional electrical infrastructure. We offer the following goal language for the City's consideration: 1. "Partner with PSE to effectively meet rapidly increasing electrical demand as the city and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies." 2. "Expedite the local permitting and approval process in order to maintain grid capacity and reliability."	8	Land Use	0	0	https://openhouse.kovyeio.com/policy-review?cid=4250#page=8	Addressed within another section/element.	better addressed through resiliency chapter/goals policies

4033	07/08/2025 - 2:15pm	General Comment From Olympia Master Builders: The Land Use Element provides a strong foundation for smart growth, compact neighborhoods, and diverse housing. To ensure successful implementation: Streamline approval for infill, mixed-use, and middle housing types in areas with infrastructure. Apply flexibility in commercial design and public realm standards to reduce barriers for small-scale developers. Use performance-based tools (e.g., tree credits, form-based codes) to balance environmental and development goals. Prioritize annexation and subarea planning that opens new land supply for homes across the income spectrum. These refinements will help ensure Lacey's land use policy supports equitable growth and housing opportunity.	9	Land Use	0	0	https://openhouse.konveio.com/policy-review?cid=4033#page=9	Existing Goal/Policy may need revisions.	Suggest adding these to LU-12 (Proactively Implement) as additional policies.
4119	07/15/2025 - 7:42pm	Thus far, the document makes no reference to preservation of already scarce agricultural/ farm land within the city or related to future annexations. Supporting local agricultural practices is essential to a future Lacey.	9	Land Use	0	0	https://openhouse.konveio.com/policy-review?cid=4119#page=9	Existing Goal/Policy may need revisions.	Can add "protect agricultural lands" more explicitly to LU-13A
PSE		These goals and the associated policies should explicitly support the need for additional electrical infrastructure. Electrification of the building and transportation sectors will increase electric loads in Lacey. It is important to recognize that as Lacey is reviewing impacts to the environment, the increase in electric demand due to electrification policies will result in the need for additional electrical infrastructure. We offer the following goal language for the City's consideration: 1. "Partner with PSE to effectively meet rapidly increasing electrical demand as the city and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies." 2. "Expedite the local permitting and approval process in order to maintain grid capacity and reliability."						Addressed within another section/element.	better addressed through Utilities or Capital Facilities chapter/goals policies
WDFW		WDFW suggests that climate-led analyses are used when evaluating where development will be located. Reviews that consider the changing flood zones may prevent future negative impacts to developments. Additionally, it is important to specify that required stormwater retention facilities associated with increased impervious surfaces should be designed to reduce water temperatures prior to discharge in natural systems. Shading the south-facing edge of retention ponds with native vegetation is an effective strategy to minimize thermal impacts on natural rivers or streams. Please see the Climate Mapping for a Resilient Washington, FEMA's Resilience Analysis and Planning Tool (RAPT), and USGS Coastal Storm Modeling System (CoSMoS).						Addressed within another section/element.	better addressed through resiliency chapter/goals policies

WDFW		WDFW requests that the City include adding fish and wildlife conservation areas and habitat corridors into this policy. Including these areas will help protect ecologically critical habitats and improve public visibility of where they are located. This can enhance habitat connectivity, reduce fragmentation, and lower the risk of wildlife conflicts by providing species with movement corridors that allow them to avoid developed areas. For resources for developing wildlife and open space corridors, please see: Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas, Land Use Planning for salmon, steelhead and trout: A land use planner's guide to salmonid habitat protection and recovery, Washington Wildlife Habitat Connectivity Working Group and WDFW's Habitat connectivity website. Policy LU7A: Protect and enhance important environmental assets: Continue to protect and restore important environmental areas such as wetlands, fish and wildlife conservation areas, habitat corridors, urban forests, reservoirs, and the Woodland Creek basin watershed by adopting compact land use patterns.						Existing Goal/Policy may need revisions.	add suggested text to Policy LU-7A.
WDFW		WDFW supports this policy and how it aligns with other tree cover policies outlined in the City's comprehensive plan.						Reviewed. No further action needed.	
FLU Storymap		With the amount of growth Lacey has experienced over the past few years, specifically in terms of residential growth, I am wondering if there has been any thought to adding a YMCA (or community center with a 25 yard, multilane pool) to the light industrial area around Britton Pkwy and Marvin Road? It seems silly that we are all driving either to Briggs or the Valley.						Reviewed. No further action needed.	Existing and proposed zoning and Future Land Use designations would allow for this type of use within this area of the community.
FLU Storymap		Thank you for making this available in a pretty easy to access format.						Reviewed. No further action needed.	
FLU Storymap		Is this feedback on the map or what it portrays? The map: Put a color-coded legend on the map itself to see what the colors mean, reading to find the colors seems to be trying to obfuscate what the map is showing. Maps typically have legends when they have colors. What the map shows: -Some of us do NOT want light commercial development on the NE corner of 41st and Marvin, the city was told this repeatedly. The roads cannot handle the traffic or parking. There are no bike lanes. And right now there are no homeless hanging around this area. And you would cut down 500 trees to sell cigarettes and energy drinks? What else could fit in this small area? -Some of us think that traffic North of I5 on Marvin is Too Congested. Allowing semis, residential cars and shoppers cars all on cul de sacs is NOT WISE. It just took me 20 minutes to go One Mile to get over I5 this morning. There are Too Many businesses in this area and urban planning here seems to be based in the past. -Please Quit mass residential/commercial building north of I5 off of Marvin. Most do NOT want Marvin as a 4 lane highway north of I5. This is one of the last remaining areas of Lacey with a lot of trees. Please don't change that. Population studies show that in 20 years populations will Fall. Do we want to cut down 80 year old trees and clear the land for only 20 year's usage? -Finally, this map has No Idea what the First Nation peoples will do with their land by Cabela's. If we assume they will develop, then That should influence the Lacey plan to have Less development. Most residents of Jubilee (I am one) do not want to look to the south and see a skyline of casinos and restaurants and flashing lights. Why do you think we moved Here instead of a more congested area? I do not care for a 'store that I can walk to' as part of neighborhood development, else I would have moved closer to a store. The city is trying to assume that all residents						Reviewed. No further action needed.	Map Elements: A color coded legend was available within the map and identified in the directions on how to use the map as part of the introduction to this section. /// 41st and Marvin: This area is designated Transitional Mixed Use within the Future Land Use Map and Neighborhood Commercial within the Zoning Map. Neighborhood commercial has the potential to lessen traffic in this area as less trips will be routed down Marvin and across I-5. /// Population projections show an increase of approximately 35,000 new lacey residents over the next 25 years. /// The future buildout of Quiemuth Village has been considered as part of the 2025 Comprehensive Plan Update. /// The impact of projects on our existing street network is considered at the time of permitting. The Transportation Element of this update goes into greater detail on future plans within this area and how decisions are made.

FLU Storymap		Increased light industrial projects in the Hawks Prairie and Median Campus areas present an increased challenge regarding noise and crime as well as reduce aesthetic appeal with direct concern for maintaining or increasing home values and housing market movement.						Reviewed. No further action needed.	The proposed draft future land use map reduces the amount of light industrial uses within the Hawks Prairie area and across the city.
4055	07/08/2025 - 4:29pm	Summary of Comments From Olympia Master Builders: Lacey's Parks & Recreation vision supports a livable and connected city. To ensure alignment with housing production and affordability, we recommend: Clarifying how park impact fees will be structured, including offsets for infill and affordable projects; Providing flexible compliance options for private open space requirements; Integrating park planning with housing density and subarea zoning; Ensuring parks are used to enable—not restrict—new housing capacity. These refinements will help ensure that parks serve as a unifying asset across all neighborhoods and housing types.	1	Parks	0	0	https://openhouse.kovv.io.com/policy-review?cid=4055#page=1	Reviewed. No further action needed.	Parks policies not changing as part of this update
4054	07/08/2025 - 4:27pm	Overview From Olympia Master Builders: Homebuilder Perspective Overview The Parks Element articulates a clear vision of a well-connected, inclusive, and high-quality recreational system. From a development standpoint, parks and trails are valuable neighborhood assets—but policies must: Remain cost-conscious, especially regarding developer obligations Support higher-density and infill projects with flexible options Avoid using parks or open space requirements to limit residential density or growth	1	Parks	0	1	https://openhouse.kovv.io.com/policy-review?cid=4054#page=1	Reviewed. No further action needed.	Parks policies not changing as part of this update
4130	07/16/2025 - 9:39am	I fully support the improvements (i.e. additional pickleball courts and potential splash pad) to Rainier Vista Community Park, these will be great amenities for the community. However, I am concerned about the potential for increased traffic and parking overflow into nearby residential streets. In particular, cars often speed along Parkside Drive, and as more vehicles park along the roads, visibility becomes limited. There have already been several near-misses involving pedestrians, and this risk may increase with higher park usage. As the park expands, I strongly recommend incorporating traffic-calming measures such as clearly marked crosswalks, speed bumps, or additional speed limit signage to improve safety for all visitors and nearby residents.	1	Parks	5	0	https://openhouse.kovv.io.com/policy-review?cid=4130#page=1	Addressed within another section/element.	See transportation element

4131	07/16/2025 - 10:05am	Agreed, Elizabeth. The current traffic situation I have witnessed around the park is sometimes dangerous. There are not dedicated crosswalks and I have seen cars speeding through the neighborhoods while kids on bikes are crossing the street to/from the park. There needs to be a safety measure involved in this plan to reduce the risks for accidents.	1	Parks	1	0	https://openhouse.konveio.com/policy-review?cid=4130#page=1	Addressed within another section/element.	See transportation element
4133	07/17/2025 - 3:24pm	I concur with Elizabeth, There has been several requests for speed monitoring, along with bring concerns of someone within city hall (traffic control) to what is needed of placement of speed bumps on Parkside Drive which is a connection or bypass to Yelm highway. In the place there has been several accidents, where one vehicle exceeded the speed and collided with another. Our concern is not only with the residents of Parkside but of those visiting Rainier Park for sports activities, especially the kids soccer games. Lastly, speed surveys were conducted with findings of no excessive speeding. Speed limits signs are posted but not recognized for the importance of maintaining that speed in a residential area.	1	Parks	1	0	https://openhouse.konveio.com/policy-review?cid=4130#page=1	Addressed within another section/element.	See transportation element
4233	07/28/2025 - 12:29pm	Could not get this section to load. Happy to see the goals for the Parks that were published in the Lacey newsletter.	1	Parks	0	0	https://openhouse.konveio.com/policy-review?cid=4233#page=1	Reviewed. No further action needed.	
3993	07/07/2025 - 10:12pm	New parks need to be coordinated with housing. Developers need to set aside land for this. Parks should be walking distances to housing.	1	Parks	1	0	https://openhouse.konveio.com/policy-review?cid=3993#page=1	Reviewed. No further action needed.	
4212	07/27/2025 - 1:15am	Would love to see some outdoor story telling trails for all ages, and some memory walks as well.	1	Parks	0	0	https://openhouse.konveio.com/policy-review?cid=4212#page=1	Reviewed. No further action needed.	
4177	07/24/2025 - 11:38am	Lacey needs both an indoor and outdoor swimming pool. Many of the parks can accommodate an outdoor swimming pool. There are many health benefits of swimming. It is hard to get swim lessons in Thurston County, knowing how to swim saves lives, having pools would make it easier for kids to get lessons.	1	Parks	0	0	https://openhouse.konveio.com/policy-review?cid=4177#page=1	Reviewed. No further action needed.	
3972	07/04/2025 - 8:35pm	While I can't read the policies from this document since they don't come up (Although I can read the PCR Plan document) I want to make sure it's clear that culture has a much broader definition than is being applied here. Culture is not only history, the customary beliefs, social forms and material traits of a racial, religious, or social group, or a shared group of people, but it includes arts, both structurally as well as performance arts: poetry performance, music, lectures on crafts, etc. What this plan doesn't do is increase the definition of culture to its holistic definition. Now, if there is museum is built (which seems a little doubtful given its delayed emphasis), then cultural activities could be promoted in the additional rooms the museum would have. In the meantime, this plan should have a few policies that encourage the promotion of the arts as performance, but not just music. There should be ways to hold these activities at the various parks and promoted by the City.	1	Parks	1	0	https://openhouse.konveio.com/policy-review?cid=3972#page=1	Reviewed. No further action needed.	
4157	07/21/2025 - 3:35pm	Is one of the policies of the Resilience sub-element not to protect public health? This set of policies indicates that buildings matter, but public health and mortality from climate impacts are not part of Lacey's policies.	1	Resilience	0	0	https://openhouse.konveio.com/policy-review?cid=4157#page=1	Existing Goal/Policy may need revisions.	1. Add public health in the third bullet point in intro 2. Add public health impacts of climate hazards into Goal R-1 text: <i>Ensure public awareness of current and future climate hazard risks, public health impacts, hazard-specific adaptation steps to take...</i>

4165	07/22/2025 - 3:42pm	How about mitigate the impacts of climate change on public health? shouldn't resilience focus more on saaving lives than property? Both are important, but I see public health as hardly mentioned and not addressed adequately.	1	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4165#page=1	Existing Goal/Policy may need revisions.	Change above in row 2
4218	07/27/2025 - 2:46pm	The private sector should play a role, but the initiative for educational programs to reduce morbidity and mortality from climate hazards, such as extreme heat events, needs to come from the public sector. This is very low hanging fruit. 98% of the 619 residents of greater Vancouver BC who died immediately of heat stroke died in their own homes, and 28 percent of these victims never even called 911. Our population does not understand the risk of heat or how to stay safe. It is the responsibility of government to be sure this simple low cost education of our residents takes place, whether by private or public entities.	2	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4218#page=2	New Goal/Policy may be needed.	"Private sector" may be a misleading word and phrasing doesn't directly address what their role is. Comp Plan guides what the City does so it is assumed here by virtue of being in the plan that the public sector has the leading role. Change to: <i>Policy R-1C: Spread education through community networks. Partner with nonprofits, faith communities, businesses, tenant organizations, and civic organizations to connect community members with climate education.</i>
4164	07/22/2025 - 3:36pm	Resilience outreach and education should be tailored not to property owners, but to those residents most at risk for morbidity and mortality from climate hazards. By far the greatest risk for mass casualties from climate hazards is extreme heat events. Many more will be irreversibly injured, our EMS will be overwhelmed, and we will have to endure crisis management of care. Does Lacey want to be responsible for hundreds of deaths and severe morbidity simply because it the resilience plan does not address the goals of the Thurston County Extreme Heat Emergency Response and Illness Prevention Plan? We will soon experience worse events than the June, 2021 heat event was centered over greater Vancouver BC. There they had 619 immediate heat stroke deaths confirmed by the coroner, 98% of these died in their own homes and 28% of these never even called 911. EMS was so delayed that 83% of heat stroke vicitms could not be resusitated by paramedics and more than 2,000 peopled died in total.	2	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4164#page=2	New Goal/Policy may be needed.	See changes in Row 2 to specifically reference public health. See proposed new policy Row 1A
4217	07/27/2025 - 2:36pm	Focus outreach and education not only to the most vulnerable, but also to the greatest hazards for these vulnerable residents. There is only one climate hazard which presents a high likelihood of mass casualties: extreme heat events, and we are particularly at risk here in the South Puget Sound.	2	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4217#page=2	New Goal/Policy may be needed.	New Policy 1A (in addition to the policies currently in the goal): Develop digital and print educational resources related to extreme heat events, wildfire, extreme storms and wind, and other climate hazards in collaboration with Thurston County Public Health and Social Services, TRPC, and other relevant agencies and non-governmental organizations.
4234	07/28/2025 - 12:36pm	This is an overall comment. Couldn't find another place for it. 1. Is there a height limit for high density residential? Seems useful.	2	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4234#page=2	Reviewed. No further action needed.	addressed within zoning code
4007	07/08/2025 - 1:22pm	From Olympia Master Builders: GOALS R-1 & R-2: Outreach and Community Engagement Homebuilder Response: Broadly supportive. Outreach, especially to vulnerable residents and private sector stakeholders, is critical and non-regulatory. Suggestion: Ensure outreach materials include clear examples of voluntary resilience actions for homeowners and builders, including information on rebates, credits, or fast-tracked permitting.	2	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4007#page=2	Reviewed. No further action needed.	
4235	07/28/2025 - 12:37pm	Commercial spaces could incorporate more public seating and landscaping but only if required to or incentives are offered.	2	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4235#page=2	Reviewed. No further action needed.	addressed within zoning code

3977	07/05/2025 - 3:13pm	Educate everyone that unless population growth is reduced, all these climate goals are guaranteed to fail. The same with housing, health care, and many transportation goals.	2	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=3977#page=2	Reviewed. No further action needed.	
4183	07/24/2025 - 2:42pm	Recruiting volunteers is a good idea. Cast a wide net when recruiting, and once they are on board, please take very good care of them which includes taking their input seriously and including them in any feedback loops.	2	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4183#page=2	Reviewed. No further action needed.	
4182	07/24/2025 - 2:40pm	In terms of outreach, make sure you use consumer friendly/plain language. You could sponsor art projects with schools about climate change resilience and be sure to partner with neighborhood ambassadors to get the information out. MET	2	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4182#page=2	Reviewed. No further action needed.	The essence of disseminating info thru community members will be captured in re-written policy 1C
4196	07/24/2025 - 7:57pm	While volunteers are needed, more resources need to be dedicated to emergency response during high heat events. Volunteer crews will not be enough and emergency services will be overwhelmed without devoting more resources to keeping people safe during high heat events.	2	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4196#page=2	Reviewed. No further action needed.	Emergency response during heat waves is best addressed thru HMP and EOP
4195	07/24/2025 - 7:51pm	Why not tenants as well?	2	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4195#page=2	Existing Goal/Policy may need revisions.	Make it more inclusive: <i>"Tailor outreach to residents in high hazard areas...."</i>
4221	07/27/2025 - 2:59pm	By far our greatest risk for mass mortality, as reflected in the HMP and the Emergency Management Council, is from extreme heat events,, though both heat and wildfire smoke have a high probability of increasing morbidity in our population.	3	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4221#page=3	Reviewed. No further action needed.	Same as other comment for 4B
4008	07/08/2025 - 1:24pm	From Olympia Master Builders: GOALS R-3 & R-4: Funding, Data & Planning Homebuilder Response: Neutral-positive. Funding and data improvements are foundational and not regulatory in nature. Recommendation: Encourage the City to pursue grants to offset potential new costs to builders or low-income homeowners (e.g., fire-resistant materials, HVAC upgrades).	3	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4008#page=3	Reviewed. No further action needed.	
4219	07/27/2025 - 2:50pm	The priority for climate resilience funding should be to the greatest public health climate risk: Extreme Heat Events. Low cost preventive measures could reduce mortality and the need for crisis management of care, benefiting all residents.	3	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4219#page=3	Reviewed. No further action needed.	Too much detail for Comp Plan. City is directed to budget for climate change, but within that City should have flexibility
4220	07/27/2025 - 2:53pm	There will be a bill in the next legislative session calling for funding of portable heat pumps/efficient air conditioners for vulnerable low income residents. However, to get the funding needed, there needs to be a demand from the cities and counties to obtain this lifesaving refuge cooling for those who need it most.	3	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4220#page=3	Reviewed. No further action needed.	
4167	07/22/2025 - 3:52pm	The most important planning that is needed is for prevention of heat illness in vulnerable residents through "low hanging fruit" such as education and refuge cooling primarily in residents own homes. This will help more residents survive our deadliest climate health risk.	3	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4167#page=3	Existing Goal/Policy may need revisions.	Change "urban heat resilience" to "extreme heat events" and put it before wildfire smoke: <i>Update climate impacts risk assessments and policies in the hazard mitigation plan, with increasing focus on extreme heat events and wildfire smoke</i>
4166	07/22/2025 - 3:48pm	For grants, city funding and state support, prioritize funding for education and refuge cooling for the most vulnerable residents. The pilot project called "Cooling Thurston" is using grant funding to provide education and portable heat pumps to vulnerable low income renters, the prevention goals of the Thurston County Extreme heat Emergency Response and Illness Prevention Plan. This is the model for preventing the most deaths from the greatest climate weather hazard we face.	3	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4166#page=3	Reviewed. No further action needed.	

4244	07/30/2025 - 7:38pm	We support the city's efforts to promote dense infill development and encourage greater flexibility in zoning to allow housing types that match surrounding uses—even when they exceed traditional density limits. This approach helps maximize land efficiency, supports housing affordability, and ensures new housing integrates well with existing neighborhood character	4	Resilience	0	0	https://openhouse.kovv.io.com/policy-review?cid=4244#page=4	Reviewed. No further action needed.	
4009	07/08/2025 - 1:25pm	From Olympia Master Builders: GOAL R-5: Resilient Land Use Homebuilder Response: Several policies here present potential barriers to housing supply, particularly regarding hazard-prone areas. Policy R-5C-E – Infill prioritization and development avoidance in hazard areas Support: Infill priority is good. Caution: "Avoid" and "Limit" language could be misused to block well-designed infill or redevelopment projects. Recommend reframing to "minimize risk through design, siting, and mitigation techniques." Additional Suggestion: Ensure hazard mapping is updated and publicly accessible, and allow appeals or variances where risks can be mitigated (e.g., fire-wise materials, stormwater controls).	4	Resilience	1	0	https://openhouse.kovv.io.com/policy-review?cid=4009#page=4	Reviewed. No further action needed.	Goal's purpose is to reduce number of people who live in hazard prone areas. If they do live there, for it to be more resilient. Development in these areas is difficult. Keep word "Avoid" in 5D, but remove Policy 5E altogether.
4010	07/08/2025 - 1:27pm	From Olympia Master Builders: GOALS R-6 & R-7: Ecosystems and Urban Forestry Homebuilder Response: Nature-based solutions are beneficial but must be compatible with compact, urban housing. Policy R-7D – Update tree regulations Recommendation: Adopt a flexible point-based or credit system (e.g., tree preservation + green roofs + stormwater LID) rather than rigid per-lot requirements that constrain small-lot development. General Suggestion: Include exemptions or trade-offs for middle housing, small parcels, or projects near transit.	4	Resilience	1	0	https://openhouse.kovv.io.com/policy-review?cid=4010#page=4	Reviewed. No further action needed.	Too much detail for Comp Plan. Those details would be addressed when City implements 7D
4197	07/24/2025 - 8:02pm	How will this be done? Will there be a no new development on shoreline ordinance? Will there be a buffer where development is restricted? This is a good idea, but actual metrics are needed to prevent developers from finding loopholes to develop on shoreline.	4	Resilience	0	0	https://openhouse.kovv.io.com/policy-review?cid=4197#page=4	Reviewed. No further action needed.	Goal 5
3956	07/03/2025 - 8:44pm	What isn't being done more, but should be, is making sure we include "shade" trees as we develop business areas. This will reduce "heat zones" as well as provide areas supporting soil absorption, thus reducing runoff in parking lots and walk areas when there is heavy rainfall.	5	Resilience	1	0	https://openhouse.kovv.io.com/policy-review?cid=3956#page=5	Existing Goal/Policy may need revisions.	Change 7D: Update the City code to preserve trees during development, increase shade, and mitigate the impacts of tree roots on sidewalks. (see row 66: add anti-topping...)

4012	07/08/2025 - 1:30pm	From Olympia Master Builders: GOALS R-9–R-12: Infrastructure, Transportation, and Facilities Homebuilder Response: Primarily focused on public infrastructure. Neutral to positive if it does not push costs onto private projects. Policy R-9C – Undergrounding new power lines Recommendation: Confirm this requirement applies only where technically feasible and that costs are clearly communicated early in the permitting process.	6	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4012#page=6	Reviewed. No further action needed.	
4011	07/08/2025 - 1:29pm	From Olympia Master Builders: GOAL R-8: Development Standards Homebuilder Response: This is a critical area of concern. New standards could substantially increase build costs. Policy R-8A – Fire-wise techniques Support with Caution: Endorse principles like defensible space and fire-resistant materials, but urge flexibility for urban infill and clear guidance on what is required vs. encouraged. Policy R-8B–C – Stormwater and sustainable design Recommendation: Avoid duplicating State Building Code or Department of Ecology stormwater manual. Consider an optional “resilient development tier” that provides expedited review, fee reductions, or density bonuses.	6	Resilience	1	0	https://openhouse.kovv.eio.com/policy-review?cid=4011#page=6	Reviewed. No further action needed.	It is a matter of State and City priority that the costs of climate change in human lives, infrastructure damage, economic damage outweigh upfront costs to adapt
4168	07/22/2025 - 4:00pm	The most important financing will be for some form of cooling for vulnerable residents. These are generally not homeowners! Cooling will become a necessity to survive our coming extreme heat events. “Cooling Thurston” is providing free portable heat pumps to 50 vulnerable low income residents, along with education wor a much wider audience. The city of Portland has committed to providing 25,000 heat pumps to vulnerable renters. Subsidies for higher income residents and homeowners could also be helpful, but Energize Thurston, which focuses on energy efficiency for homeowners does not address the public health imperative. State bills are pending but require demand from the cities for such funding.	6	Resilience	1	0	https://openhouse.kovv.eio.com/policy-review?cid=4168#page=6	Existing Goal/Policy may need revisions.	Policy R-8D: Support resilience upgrades for low-income residents. Identify financing options (e.g. grants or low-cost financing options) and consider developing programs (e.g. rebates, subsidies, giveaways) to help low-income homeowners and renters make resilience upgrades to homes.
4198	07/24/2025 - 8:08pm	Will this also apply to existing as well as new developments?	6	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4198#page=6	Reviewed. No further action needed.	
4199	07/24/2025 - 8:09pm	This is a very important one!	6	Resilience	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4199#page=6	Reviewed. No further action needed.	
3957	07/03/2025 - 8:51pm	Multimodal transportation includes sidewalks for pedestrians. What I would like to see is more sidewalks in older areas. For instance, Judd Street, (off of College Street) which has a steep hill, should have been constructed with a sidewalk up the hill since cars go over the speed limit and can’t see walkers coming up the hill. It would have been easier to include a sidewalk when this was constructed. This area, as well as other “blind spot” areas should be assessed and if possible, sidewalks added.	7	Resilience	2	0	https://openhouse.kovv.eio.com/policy-review?cid=3957#page=7	Existing Goal/Policy may need revisions.	Maximize redundancy in multimodal and active transportation routes (especially evacuation routes) to account for hazard-related road closures

4184	07/24/2025 - 2:54pm	Yes!!!	7	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4184#page=7	Reviewed. No further action needed.	
4013	07/08/2025 - 1:35pm	General Comment From Olympia Master Builders: As a stakeholder in residential construction, we support the City's goals to increase climate resilience but urge attention to implementation details that affect housing supply and affordability. Support infill over greenfield development, but ensure hazard mitigation policies allow flexibility in urban settings. Tree and stormwater policies should include allowances or trade-offs for small-lot and middle housing. Development standards should prioritize incentives, clear guidance, and feasibility over rigid mandates. Any new regulatory burdens must be offset by funding, streamlined permitting, or technical assistance. These refinements will help ensure that Lacey remains both resilient and livable for all.	8	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4013#page=8	Reviewed. No further action needed.	Comp Plan policies do not currently mandate any building related changes. City will consider mandates vs incentives and create guidance when standards are developed. Goal 3 Resilience Resources and policies within Goal 8 address this
4185	07/24/2025 - 2:55pm	yes!	8	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4185#page=8	Reviewed. No further action needed.	
4200	07/24/2025 - 8:16pm	While resilience hubs are important, statistics show that most people shelter in their homes during high heat events. Therefore, it will be equally, if not more important, to ensure that residents have portable or permanent heat pumps so they can shelter in place and be protected in their homes during high heat events.	8	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4200#page=8	Reviewed. No further action needed.	included in standards
4186	07/24/2025 - 2:56pm	Yes! MET	8	Resilience	0	0	https://openhouse.konv.eio.com/policy-review?cid=4186#page=8	Reviewed. No further action needed.	
WDFW		WDFW is supportive of this policy since it accounts for anticipated climate change while providing protection for the built and natural environment.						Reviewed. No further action needed.	
WDFW		WDFW suggests that the City consider how extended setbacks and vegetated buffers play a critical role in reducing erosion and creating resilience in the face of these intensified storm events occurring annually in the Pacific Northwest. This suggestion aligns with the already clearly stated goals of the policy and allows room to clearly define the often-receding ordinary high tide line in areas experiencing high shoreline erosion rates						Existing Goal/Policy may need revisions.	Referencing extended setbacks and veg buffers is too specific for Comp Plan. However, can reference storms and erosion: Ensure that development complements and does not interfere with natural shoreline processes, anticipating changes in shoreline ecosystems due to intensified storm events, erosion, and sea level rise.
WDFW		WDFW supports this policy but encourages the City to include the suggested addition to ensure that these environmentally sensitive areas are not developed. We suggest that climate-led analyses are used when evaluating where development will be located. Reviews that consider the changing flood zones may prevent future negative impacts to developments. Please see the Climate Mapping for a Resilient Washington, FEMA's Resilience Analysis and Planning Tool (RAPT), and USGS Coastal Storm Modeling System (CoSMoS).						Existing Goal/Policy may need revisions.	See R-5C edit
WDFW		Policy R-5C: Prioritize infill: Prioritize denser infill development over greenfield development to avoid encroachment on potential hazard areas, critical areas, and other ecologically important lands						Existing Goal/Policy may need revisions.	Resilience of the ecosystem was not explicitly part of this goal but it should be included. Important for the ecosystem in and of itself, as well as to support nature-based solutions
WDFW		Please see our comments for Policy R-5C above and our suggested text addition for this policy.						Reviewed. No further action needed.	

WDFW		Policy R-5D: Avoid development in hazard-prone areas and ecologically important areas: Avoid new or intensified development in hazard-prone areas and ecologically important areas such as critical areas and open space corridors						Existing Goal/Policy may need revisions.	incorporate but in consistent language as 5C: hazard areas, critical areas, and other ecologically important lands
WDFW		WDFW suggests linking this policy with Lacey's Urban Forest Management Plan, like the City did in Policy R-7A.						Existing Goal/Policy may need revisions.	Change to <i>Implement the Urban Forest Management Plan and develop additional strategies that reduce wildfire risk</i>
WDFW		WDFW is supportive of this policy. Restoring and protecting riparian ecosystems contributes benefits, and ecosystem services can assist with protecting the built environment by providing benefits such as water control, flood prevention, and drought resistance. Natural water infiltration and attenuation processes help retain, cool, and filter water. Protecting and restoring natural assets can be more cost-effective than engineered solutions for utility infrastructure. See FEMA's guide Building Community Resilience with Nature-based Solutions, as well as software to track these resources from the Natural Capital Project. See WDFW's Landscape Planning for Washington's Wildlife, which outlines that all landscapes, from the human-dominated (e.g., urban) to the relatively undisturbed (e.g., managed forests), can contribute to maintaining ecological health that benefits people and wildlife.						Reviewed. No further action needed.	
WDFW		WDFW encourages the City to include that currently existing native shorelines will remain while the City pursues efforts promoting native materials being planted where it is currently lacking. Protecting and planting native vegetation supports the full ecological functions and values of the shoreline, including improving water quality and habitat.						Existing Goal/Policy may need revisions.	See R-6C
WDFW		Policy R-6C: Vegetate shorelines: <i>Protect existing native shorelines and support</i> vegetate shorelines with <i>native</i> materials supportive of natural shoreline functions and that will help maintain and improve water quality and habitat						Existing Goal/Policy may need revisions.	incorporate WDFW edit
WDFW		WDFW recommends planning to incorporate habitat connectivity into this policy. The public benefits of integrating corridor planning into ecosystem resiliency policies include increased opportunity for positive human-wildlife interactions, better management of stormwater, and more certainty for developers and landowners about where habitats will be protected over the long term. For resources for developing wildlife and open space corridors, please see: Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas, Land Use Planning for salmon, steelhead and trout: A land use planner's guide to salmonid habitat protection and recovery, Washington Wildlife Habitat Connectivity Working Group, WDFW's Habitat at Home, and WDFW's Habitat connectivity website.						Existing Goal/Policy may need revisions.	See R-6D
WDFW		Policy R-6D: Plan for ecosystem resilience: Create and support natural resource management plans that address existing stressors, consider climate change impacts, increase resilience, <i>incorporate habitat connectivity</i> , and guide adaptive management						Existing Goal/Policy may need revisions.	incorporate WDFW edit

WDFW		Protecting and planning to use suitable native vegetation can improve climate mitigation capacity and resilience benefits, which include carbon sequestration, cooling of air temperatures, providing shade that cools water temperatures, filters pollutants, etc. These benefits align with the City's other comprehensive plan goals. WDFW supports local governments employing strategies like this policy to embark on climate resiliency planning and encourages the City to conserve natural lands for this purpose, including zoning and acquisition. See the Trees for Resilience toolkit for resources related to mapping, policy and planning, funding, and more in pursuit of this goal. To quantify tree ecosystem service benefits, see the USDA Forest Service website.						Reviewed. No further action needed.	
WDFW		An additional suggestion would be to add language that prioritizes tree pruning over removal or topping only when necessary for forest management. Please see resources from the City of Tacoma, WSU resources, and DNR's anti-tree topping guidance						Existing Goal/Policy may need revisions.	Add second sentence to the policy. Bolster enforcement/edu on anti-tree topping. May be too specific but could be worth adding to 7D. Per the resources provided by WDFD, topping leads to more branches falling during storms/winds (which is a priority concern for the City)
WDFW		WDFW encourages the City to include suggested text additions to highlight the need to balance fire wise development and the protection of critical areas functions and values.						Reviewed. No further action needed.	
WDFW		Policy R-8A: Adopt fire wise development standards: Incorporate wildfire and wildfire smoke mitigation techniques (e.g., defensible space, landscape species selection, HVAC upgrades, air filter systems) into development standards while simultaneously protecting the functions and values of critical areas.						Reviewed. No further action needed.	Fire-wise development standards have to do with specific things in buildings like eaves, coatings, etc. Goal 6: Nature-Based Resilience covers the function of critical areas and has a policy for forest
WDFW		WDFW recommends that the City define the buffers near power lines and other areas where risk to the public may occur. By expanding or preserving buffers facing windward, the City can maintain the integrity of the forested area and reduce edge effects such as blow down or ground disturbance from tree removal. See the wind buffer section of the Department of Natural Resources' Habitat Conservation Plan.						Existing Goal/Policy may need revisions.	Change to: Maintain trees and consider solutions to reduce wind speeds around power lines to reduce fire risk and power outages during storms and high wind events.
WDFW		WDFW recommends that the City avoid placing power lines, either directional drilling or trenching, under waterbodies or critical areas for new developments. WDFW recommends that power lines be attached to existing bridges or placed within the road prism above culverts in these areas when possible. If buying a power line is unavoidable, ensure appropriate depths to protect from erosional scour in riverine systems as required by WAC 220-660-270.						Reviewed. No further action needed.	
4035	07/08/2025 - 2:28pm	From Olympia Master Builders: Homebuilder Perspective Overview This Transportation Element is ambitious and aligns well with climate and equity goals. It thoughtfully integrates multimodal planning, safety, and regional coordination. However, from a homebuilder and housing supply perspective, several areas need stronger attention to: Cost impacts and permitting predictability Infrastructure readiness in planned growth areas Realistic implementation of multimodal mandates for smaller-scale residential development	1	Transportation	0	0	https://openhouse.kovv.io.com/policy-review?cid=4035#page=1	Other, See notes.	These comments from Olympia Master Builders are requesting additional language that promote development. There's a summary of all of their comments in comment #4042. Does the City want to detail cost impacts and permitting predictability? Does the City want to address transportation infrastructure readiness in planned growth areas? More likely depending on developer infrastructure improvements. See comment #4036 for multimodal mandates detail.

4240	07/30/2025 - 4:36pm	Increase the number of pedestrian activated lights for crossing arterials. Develop level of service objectives for safe crossings of arterials.	2	Transportation	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4240#page=2	Existing Goal/Policy may need revisions.	This is one that we talked about at the initial phase of the active transportation level of service analysis and it didn't sound like a priority to analyze individual crossings for this update. There are some risks associated with that analysis. We could adjust the language to include high visibility crossing treatments and traffic calming measures under T-1A, T-2A, and/or T-2G. Since there are several comments flagging safe crossings, recommend we add high visibility crossing language to T-2B and/or T-2G
4036	07/08/2025 - 2:30pm	From Olympia Master Builders: GOAL T-1: Multimodal Network Homebuilder Response: Supportive of long-term vision, but some policies (especially LTS 2 targets) may be cost-prohibitive for small and mid-scale projects. Policy T-1B – Low Stress (LTS 2 or better) Active Transportation Network Recommendation: Apply LTS 2 primarily to major corridors and public projects, not as a minimum requirement on every frontage. Allow scaled compliance based on project size. Policy T-1D – Developer contributions to network gaps Caution: Recommend clear thresholds for when and where developer mitigation is required, and consider fee-in-lieu options rather than off-site construction obligations.	2	Transportation	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4036#page=2	Other, See notes.	T-1B: Specific language requested. The current policy sets LTS 2 or better as a guideline for developments so there is flexibility if the City wants to accommodate. No change recommended based on conversations with staff. City consideration? T-1D: City consideration? Based on our conversation it sounded like staff preferred to keep it more high-level and flexible in terms of policy language.
3992	07/07/2025 - 10:09pm	We need a rail system to get to the airport or Seattle.	2	Transportation	3	0	https://openhouse.kovv.eio.com/policy-review?cid=3992#page=2	Existing Goal/Policy may need revisions.	T-1G mentions "ensuring the long-term viability of passenger and freight rail services". It seems like it is covered. Any edits? I know there's been some TRPC review of long-term commuter rail plans but not sure what Lacey's role would be.
4227	07/28/2025 - 11:50am	Yes	2	Transportation	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4227#page=2	Reviewed. No further action needed.	-
4144	07/18/2025 - 11:50am	Yes- Develop communication plans to support and promote public transportation. Highlighting frequency and accessibility.	2	Transportation	1	0	https://openhouse.kovv.eio.com/policy-review?cid=4144#page=2	Existing Goal/Policy may need revisions.	T-1E: Does the City want to update the language to add a communication plan? (See bold below) "Encourage the use of public transportation, communicate the benefits of transit, and improve transit amenities within the City and support Intercity Transit's long-range plan.
4037	07/08/2025 - 2:31pm	From Olympia Master Builders: GOAL T-2: Safety and Quality of Life Homebuilder Response: Good focus on vulnerable users and school connectivity. Policy T-2G – Traffic calming as part of new development Support with Clarification: Ensure that traffic calming features are implemented through predictable standards, not discretionary interpretation during permit review.	3	Transportation	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4037#page=3	Existing Goal/Policy may need revisions.	T-2G: Up to the City, but probably worth keeping the language high-level. It is kind of case-by-case basis.
4242	07/30/2025 - 5:09pm	Investigate retrofitting noise mitigation measures to reduce noise impacts from traffic on arterials.	3	Transportation	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4242#page=3	New Goal/Policy may be needed.	City to decide if this applies/should be added under Goal 2 - Safety and quality of life, or Goal 5 - Lacey's identity, if we add it.
4229	07/28/2025 - 11:54am	Need better and more protected intersection pedestrian crossings. For example, at Mullen Road and Stikes Dr SE. Very dangerous intersection for pedestrians	3	Transportation	1	0	https://openhouse.kovv.eio.com/policy-review?cid=4229#page=3	Existing Goal/Policy may need revisions.	See comment #4240. City to review location? Update T-2G language to include high visibility crossing treatments?
4207	07/27/2025 - 12:36am	Include in the definition of safe that harassment of any type will not be tolerated on public transportation.	3	Transportation	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4207#page=3	Existing Goal/Policy may need revisions.	Not sure where this would go? Potentially T-2E?
4226	07/28/2025 - 11:49am	Yes, thank you!	3	Transportation	0	0	https://openhouse.kovv.eio.com/policy-review?cid=4226#page=3	Reviewed. No further action needed.	-

3984	07/05/2025 - 4:19pm	Many street intersections in Lacey are not 4-way (E.G. Golf Club and 7th, Crowe and Lacey Blvd.) Most motorists don't recognize these as crossing where pedestrians have the right-of-way. This makes crossing, (esp. for seniors or handicapped) very dangerous. Painted crosswalks at these areas would make things much safer.	3	Transportation	2	0	https://openhouse.kovyeio.com/policy-review?cid=3984#page=3	Existing Goal/Policy may need revisions.	Maybe add additional language in maintenance policy about striping? Could update T-2G to note high-visibility striping and crossing treatments.
4228	07/28/2025 - 11:51am	Thank you for the addition of roundabouts.	3	Transportation	0	0	https://openhouse.kovyeio.com/policy-review?cid=4228#page=3	Reviewed. No further action needed.	-
4241	07/30/2025 - 4:54pm	Utilize educational outreach and visual tools to promote safe driving speeds.	3	Transportation	0	0	https://openhouse.kovyeio.com/policy-review?cid=4241#page=3	Existing Goal/Policy may need revisions.	Include in Goal 2 policy language? T-2A: "Embrace a safe system approach to transportation, which comprehensively considers the transportation system for all users with safe vehicles, safe speeds, safe roadway designs, safety educational outreach, and post-crash care."
4038	07/08/2025 - 2:32pm	From Olympia Master Builders: GOAL T-3: Transportation & Housing Homebuilder Response: One of the strongest goals from a housing perspective—more emphasis needed here. Policy T-3A—B – Support for affordable housing and urban development Strong Support: Recommend tying this goal to specific capital planning tools, such as priority sidewalk or transit investments in missing middle housing zones or infill areas. Policy T-3C – Healthy, interactive active transportation Support: Encourage inclusion in design guidelines that are flexible and affordable for a range of housing types.	4	Transportation	0	0	https://openhouse.kovyeio.com/policy-review?cid=4038#page=4	Existing Goal/Policy may need revisions.	T-3A-B: Need additional information from the City about capital planning tools. Adjust language? T-3C: Add language that design guidelines are flexible for affordable housing? Not sure we need to call out design guidelines here.
4211	07/27/2025 - 12:52am	Where is the plan to repair sidewalks? How will it be financed and prioritized?	4	Transportation	0	0	https://openhouse.kovyeio.com/policy-review?cid=4211#page=4	Reviewed. No further action needed.	Policy T-6D talks to preventative maintenance, preservation, operation, and repair of the existing transportation system to... maintain a state of good repair.
4039	07/08/2025 - 2:33pm	From Olympia Master Builders: GOAL T-4: Sustainability and GHG Reduction Homebuilder Response: Important values—but implementation must avoid adding hidden costs to housing. Policy T-4A & T-4B – EV infrastructure, VMT reduction Support with Guardrails: Require that EV charging mandates be aligned with state building codes and provide grants or rebates to offset costs in affordable housing. Policy T-4D – Transportation Demand Management (TDM) Caution: TDM plans should not be required for small infill or middle housing projects—apply only to large-scale developments or commercial/mixed-use nodes.	4	Transportation	0	0	https://openhouse.kovyeio.com/policy-review?cid=4039#page=4	Existing Goal/Policy may need revisions.	T-4A & T-4B - Does the City see value in adding this to the policy? Might just fall within supporting transportation infrastructure that allows for mixed-use developments. T-4D - The existing language does not exclude those exceptions. Add more detail to clarify or is it already in a good spot?
4153	07/19/2025 - 8:40am	Neighborhood electric vehicles typically have a top speed of 28mph. I could do all of my daily driving in such a vehicle but there are some roads where this would be dangerous, such as Martin Way, College and Yelm HWY. Signage that clearly states that low speed vehicles are welcome in the right lane.	4	Transportation	2	0	https://openhouse.kovyeio.com/policy-review?cid=4153#page=4	Other, See notes.	City consideration?

4040	07/08/2025 - 2:34pm	From Olympia Master Builders: GOAL T-5: Community Identity & Amenities Homebuilder Response: Well-intended, but must be balanced to avoid form mandates that reduce housing yield. Policy T-5C-D – Complete Streets, Strategy Corridors, road diets Support with Conditions: Ensure these approaches don't result in parking over-minimization or excessive aesthetic design mandates. Provide objective design options for compliance.	5	Transportation	0	0	https://openhouse.konveio.com/policy-review?cid=4040#page=5	Other, See notes.	Goal T-5 - City consideration? Policy T-5C-D - City Consideration?
4209	07/27/2025 - 12:46am	Use plain language when working with the community.	5	Transportation	0	0	https://openhouse.konveio.com/policy-review?cid=4209#page=5	Existing Goal/Policy may need revisions.	Seems to align with T-5B. Add 'plain language' verbiage? Promote increased community understanding of the relationship between land use choices and transportation impacts using accessible language and equitable outreach. Encourage participation and involvement of from regional users of the transportation system.
4208	07/27/2025 - 12:45am	yes	5	Transportation	0	0	https://openhouse.konveio.com/policy-review?cid=4208#page=5	Reviewed. No further action needed.	-
4041	07/08/2025 - 2:38pm	From Olympia Master Builders: GOAL T-6: Economic Infrastructure Homebuilder Response: This goal appropriately emphasizes the need for infrastructure that supports local economic growth, but care must be taken to avoid over-reliance on impact fees as the default funding strategy—particularly in areas targeted for housing production or affordability. Policy T-6F – Development pays fair share Caution: While it is reasonable for development to contribute to transportation impacts, Lacey should avoid relying solely on impact fees, which can disproportionately affect smaller-scale infill, middle housing, and affordable projects. Instead, consider a broader toolkit, such as: Transportation Benefit Districts or Local Improvement Districts (LIDs) State or federal infrastructure grants Fee-in-lieu programs for small projects Tiered or deferred impact fee structures for affordability or infill development The City should also regularly evaluate fee schedules for fairness and cumulative impacts across multiple infrastructure categories (transportation, parks, utilities). Policy T-6F – Strategic flexibility in transportation investment	6	Transportation	0	0	https://openhouse.konveio.com/policy-review?cid=4041#page=6	Other, See notes.	City consideration? Policy for fee updates?
4210	07/27/2025 - 12:47am	Include shaded seating which benefits people of all ages and abilities	6	Transportation	0	0	https://openhouse.konveio.com/policy-review?cid=4210#page=6	Existing Goal/Policy may need revisions.	Policy T-5C - Shade already noted as an amenity. Specify shaded seating?
4163	07/22/2025 - 12:41am	It would be great to have bike racks at the Lacey Depot! My family rode bikes to the night market and had to lock up our bikes against the playground fence since we didn't see any designated place for bikes.	6	Transportation	2	0	https://openhouse.konveio.com/policy-review?cid=4163#page=6	Existing Goal/Policy may need revisions.	Policy T-5C - We could add language about bike parking under amenities.

4042	07/08/2025 - 2:40pm	General Comment From Olympia Master Builders: The Transportation Element presents a solid long-range vision for multimodal access and sustainable mobility. From a development perspective, We recommend: Scaling multimodal and traffic calming requirements to project size and type, to avoid burdening infill housing; Prioritizing infrastructure investments that enable infill and affordable housing growth; Using predictable/minimal impact fees and flexible design guidelines in lieu of discretionary multimodal mandates; Aligning EV and TDM expectations with state code and capacity-based thresholds. These refinements will allow the City to meet transportation and housing goals simultaneously.	7	Transportation	0	0	https://openhouse.konyeio.com/policy-review?cid=4042#page=7	Other, See notes.	Summary of all of the Olympia Master Builders comments: City consideration for any of the following? Generally feels like the current policies cover their recommendations at a high level and leave room for City discretion based on the location/size of developments.
4162	07/21/2025 - 7:38pm	Please move this comment to the appropriate location in your document. We moved to Lacey from a city where there were no roundabouts. Stop signs and traffic signals were used instead. Even on 4 or 6 lane streets, we would see semitruck drivers haphazardly drive over curbs or medians. We appreciate truck drivers, trucks and the cargo they carry. We appreciate the work that goes into building the pretty roads, sidewalks, and landscaping. Ideas: Maybe require smaller trucks in town? Maybe slow the speed of trucks? Maybe ask truck drivers to take more care with the lovely roads on which they drive? Maybe time the traffic lights so going 25mph on throughfares such as Pacific, Marvin, Martin and Lacey would allow for smoother traffic flow? Maybe reduce speed further for roundabouts.	7	Transportation	1	0	https://openhouse.konyeio.com/policy-review?cid=4162#page=7	Existing Goal/Policy may need revisions.	Traffic calming covers some of this. We could add language to T-6C about minimizing freight conflicts with other modes or 'speed management'.
4056	07/08/2025 - 4:31pm	From Olympia Master Builders: Homebuilder Perspective Overview Utility availability, coordination, and cost are foundational to any housing project. This Utilities Element appropriately emphasizes sustainability, growth alignment, and system efficiency. However, to avoid infrastructure becoming a constraint or delay factor in new residential development, this element should: Emphasize service readiness in infill and annexation areas Keep developer obligations clear, fair, and proportionate Support regional utility coordination that reduces permit complexity and review times	1	Utilities	0	0	https://openhouse.konyeio.com/policy-review?cid=4056#page=1	Existing Goal/Policy may need revisions.	Should policy be added to emphasize service readiness in infill and newly annexed areas especially given middle housing and ADU requirements?
4096	07/14/2025 - 2:08pm	Please bring sewer to the Alder Glen neighborhood in SE Lacey. Please, all these homes are on failing septic tanks and we have city sewer on both ends that is just too far for us to get it. This would help a large amount of homes in the city and significantly curb the downsides of the failing septic in this area. Most are 50 years old now.	2	Utilities	0	0	https://openhouse.konyeio.com/policy-review?cid=4096#page=2	Reviewed. No further action needed.	

4057	07/08/2025 - 4:32pm	From Olympia Master Builders: GOALS U-1 & U-2: Utility Availability and Water Protection Homebuilder Response: These policies emphasize planning and environmental safeguards, which are necessary—but they must also ensure infrastructure is delivered predictably and equitably. Policy U-1A – Analyze proposed development for utility impact Support with Clarification: Ensure this analysis process is timely, standardized, and not used to defer or deny infill development where infrastructure extensions are feasible. Policy U-2B–C – Sewer expansion and septic conversion Support: Recommend pairing sewer extension requirements with grant funding or fee relief for builders who connect infill or low/moderate-income housing.	2	Utilities	0	0	https://openhouse.konv.eio.com/policy-review?cid=4057#page=2	Reviewed. No further action needed.	
4248	07/31/2025 - 11:09am	From https://www.premiertechaqua.com/en-us/blog/septic-system-vs-public-sewer "One major advantage of septic systems is that they are environmentally friendly when properly maintained. Septic systems require far less infrastructure than city sewers. Plus, they use less energy than municipal treatment plants and rarely rely on chemicals to remove wastewater pollutants. Septic systems are also important tools to conserve your local water supply. They return treated effluent to your property, which replenishes groundwater and nourishes trees and other plants." I'm writing to begin a conversation. There's more to the story than I'll touch on here. I live in the Lacey Historic Neighborhood (LHN) and have on site sewer (OSS). I believe most of the homes in the neighborhood have OSS. I'm required to have my system inspected and recertified every 3 years as I believe everyone with OSS in the Henderson watershed is required to do. Minimum lot size in LHN is currently 17,424 square feet (2 1/2 houses per acre). I believe that as long as that housing density remains, there is no reason to compell owners of property in LHN to connect to sewer and ask that, with the new Comp Plan and subsequent developement standards created by city staff, the various current requirements to connect to sewer depending on the situation be waived/removed for properties within LHN.	2	Utilities	0	0	https://openhouse.konv.eio.com/policy-review?cid=4248#page=2	Reviewed. No further action needed.	Connecting to municipal sewer will continue to be a city priority to reduce pollutants in ground and surface water. The Lacey Historic Neighborhood will become more dense over time given state-required middle housing and ADU provisions.
4059	07/08/2025 - 4:34pm	From Olympia Master Builders: GOAL U-4: Cost & Resource Conservation Homebuilder Response: Encouraging efficiency is beneficial, but cost containment is critical to housing feasibility. Policy U-4A – Review utility contracts and reduce costs Support: Expand this to include periodic rate impact analysis for new residential development to prevent utility hookup fees from becoming an affordability barrier.	3	Utilities	0	0	https://openhouse.konv.eio.com/policy-review?cid=4059#page=3	Reviewed. No further action needed.	

4058	07/08/2025 - 4:33pm	From Olympia Master Builders: GOAL U-3: Land Use Coordination Homebuilder Response: This section is essential. Utility planning must closely track land use and zoning decisions to avoid delays in housing production. Policy U-3A-D – Early planning and multi-jurisdictional coordination Strongly Support: Recommend the City publish infrastructure readiness maps and align utility upgrades with growth areas identified in the Future Land Use Map (FLUM) and subarea plans.	3	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4058#page=3	Reviewed. No further action needed.	
4060	07/08/2025 - 4:35pm	From Olympia Master Builders: GOALS U-5 & U-6: Utility Corridors and Trenching Homebuilder Response: Coordination on trenching and right-of-way access is sensible, but requirements must be proportionate. Policy U-6A – Joint trenching coordination Caution: For small or phased residential projects, recommend providing flexible trenching compliance options, including off-site improvements or fee-in-lieu programs.	4	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4060#page=4	Addressed within another section/element.	Joint trenching is addressed in Public Works Development Guidelines
4061	07/08/2025 - 4:36pm	From Olympia Master Builders: GOAL U-7: Compatibility with Land Use Homebuilder Response: Buffering and aesthetics are reasonable, but implementation should not slow or complicate housing permits. Policy U-7A-B – Screening and wireless facility siting Recommendation: Use objective design standards and permit such uses through administrative processes rather than discretionary design review.	4	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4061#page=4	Reviewed. No further action needed.	
4155	07/19/2025 - 8:54am	Remove impediments to removing lawns. Some HOAs require lawns. Create a city ban on entities disallowing a lawn free home. Native plants and rocks do not consume the water a lawn does. Fertilizers increase nitrogen loading in our waterways. Reducing lawns not only saves water but is better for the environment.	4	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4155#page=4	Reviewed. No further action needed.	
4062	07/08/2025 - 4:37pm	From Olympia Master Builders: GOAL U-8: Public Participation Homebuilder Response: Public involvement is important, but siting of essential utility infrastructure (e.g., pump stations) should not be delayed or derailed due to neighborhood opposition. Recommendation: Emphasize transparency while ensuring infrastructure siting remains timely and aligned with adopted growth areas.	5	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4062#page=5	Reviewed. No further action needed.	
4156	07/19/2025 - 8:58am	In some cities there are lines for non-potable water (purple lines). The last 5% in treatment to make water drinkable is expensive and unnecessary for water that is used in toilets and gardens. Separate the waterlines in new construction, if feasible.	5	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4156#page=5	Reviewed. No further action needed.	Reclaimed water utility plan states that the primary purpose is for water rights mitigation. No expansion of system in the next 20 years for supplying reclaimed water to retail customers.

4251	07/31/2025 - 5:13pm	PSE places high priority on providing safe, reliable and resilient energy. Tree retention, canopy restoration and other vegetation management policies can affect PSE's ability to provide safe, reliable electricity and increase costs. Goals, objectives and policies should support PSE's need to remove vegetation in efforts to fulfill wildfire prevention strategies. Some of the goal language in this section may preclude PSE from performing necessary vegetation management. While we strive to work collaboratively with the City, we should recognize that PSE is a regulated utility by the Washington Utilities Transportation Commission, and as such, cannot be required to implement goals and policies which are in conflict with the Tariffs and Rules established with the WUTC or embodied with the state's Revised Code of Washington or Washington Administrative Code. PSE supports a strong focus on policies to address tree protections. PSE encourages the City to analyze their vegetation management policies through the lens of safety, reliability and resiliency as it pertains to electrical infrastructure. Tree protection policies need to support the operation and maintenance of electrical facilities in rights-of-way and utility corridors and not affect PSE's need to provide reliable, resilient, safe, and cost-effective electric service to the community. We offer the following goal language for the City's consideration: 1. "Encourage directional pruning of trees and phased replacement of improperly located vegetation in the right-of-way. Perform pruning	5	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4251#page=5	Existing Goal/Policy may need revisions.	This may need PC/CC review
4063	07/08/2025 - 4:38pm	From Olympia Master Builders: GOAL U-9: Vegetation Management Homebuilder Response: Tree preservation should not override safety or utility functionality. Recommendation: Clarify that vegetation management rules allow flexibility near utility corridors to avoid conflict between urban forestry goals and utility operations.	5	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4063#page=5	Existing Goal/Policy may need revisions.	This may need PC/CC review
4064	07/08/2025 - 4:39pm	From Olympia Master Builders: GOALS U-10 & U-11: Infrastructure Efficiency and Land Set-Asides Homebuilder Response: These goals align with long-term growth and resiliency. Policy U-11A – Land for substations in development Caution: Ensure this is not applied as a blanket condition—use case-by-case evaluation with clear nexus and proportionality to the project scale.	5	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4064#page=2	Reviewed. No further action needed.	

4065	07/08/2025 - 4:40pm	General Comment From Olympia Master Builders: The Utilities Element effectively integrates long-term planning and environmental stewardship. To better support housing production and affordability, we recommend: Aligning utility infrastructure upgrades with areas targeted for infill and annexation; Ensuring trenching, buffering, and vegetation standards are scalable to project size and cost; Maintaining transparency in siting while avoiding delays to critical infrastructure for housing; Publishing infrastructure readiness data to support predictable housing approvals. These actions will help utilities serve as a platform—not a barrier—for Lacey’s residential growth.	6	Utilities	0	0	https://openhouse.konveio.com/policy-review?cid=4065#page=6	Reviewed. No further action needed.	
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State of Washington
DEPARTMENT OF FISH AND WILDLIFE

Coastal Region • Region 6 • 48 Devonshire Road, Montesano, WA 98563-9618
Telephone: (360) 249-4628 • Fax: (360) 249-1229

July 30, 2025

City of Lacey
ATTN: Ryan Andrews, Community Planning Manager
420 College Street SE
Lacey, WA 98503

Subject: WDFW Comments on the City of Lacey 2025 Draft Comprehensive Plan, Planview 2022-C-362

Dear Mr. Andrews,

On behalf of the Washington Department of Fish and Wildlife (WDFW), we offer our comments on the 2025 draft Comprehensive Plan for the City of Lacey as part of the current periodic review under the Growth Management Act (GMA). WDFW is dedicated to preserving, protecting, and perpetuating the state's fish, wildlife, and ecosystems while providing sustainable fish and wildlife recreational and commercial opportunities.

In recognition of our responsibilities, we submit the following comments for the City of Lacey's 2025 draft comprehensive plan updates; acknowledging other comments may be offered in the future. We strive to maintain contact throughout this update process and look forward to engagement opportunities in the future.

Resilience Element

Draft Policy Number and Language (with WDFW suggestions in red)	WDFW comment
<u>Policy R-5B: Complement shoreline processes:</u> <i>Ensure that development complements and does not interfere with natural shoreline processes, anticipating changes in shoreline ecosystems due to climate change.</i>	WDFW is supportive of this policy since it accounts for anticipated climate change while providing protection for the built and natural environment. WDFW suggests that the City consider how extended setbacks and vegetated buffers play a critical role in reducing erosion and creating resilience in the face of these intensified storm events occurring annually in the Pacific Northwest. This suggestion aligns with the already clearly stated goals of the policy and allows room to clearly

	define the often-receding ordinary high tide line in areas experiencing high shoreline erosion rates
<u>Policy R-5C: Prioritize infill:</u> <i>Prioritize denser infill development over greenfield development to avoid encroachment on potential hazard areas, critical areas, and other ecologically important lands</i>	WDFW supports this policy but encourages the City to include the suggested addition to ensure that these environmentally sensitive areas are not developed. We suggest that climate-led analyses are used when evaluating where development will be located. Reviews that consider the changing flood zones may prevent future negative impacts to developments. Please see the Climate Mapping for a Resilient Washington , FEMA's Resilience Analysis and Planning Tool (RAPT) , and USGS Coastal Storm Modeling System (CoSMoS) .
<u>Policy R-5D: Avoid development in hazard-prone areas and ecologically important areas:</u> <i>Avoid new or intensified development in hazard-prone areas and ecologically important areas such as critical areas and open space corridors</i>	Please see our comments for Policy R-5C above and our suggested text addition for this policy.
<u>Policy R-6A: Manage forests for resilience:</u> <i>Develop and implement forest management strategies that reduce wildfire risk</i>	WDFW suggests linking this policy with Lacey's Urban Forest Management Plan, like the City did in Policy R-7A .
<u>Policy R-6B: Restore and protect riparian ecosystems:</u> <i>Restore and protect riparian ecosystems to reduce erosion and flooding during storm events.</i>	WDFW is supportive of this policy. Restoring and protecting riparian ecosystems contributes benefits, and ecosystem services can assist with protecting the built environment by providing benefits such as water control, flood prevention, and drought resistance. Natural water infiltration and attenuation processes help retain, cool, and filter water. Protecting and restoring natural assets can be more cost-effective than engineered solutions for utility infrastructure. See FEMA's guide Building Community Resilience with Nature-based Solutions, as well as software to track these resources from the Natural Capital Project. See WDFW's Landscape Planning for Washington's Wildlife, which outlines that all landscapes, from the human-dominated (e.g., urban) to the relatively undisturbed (e.g., managed forests), can contribute

	to maintaining ecological health that benefits people and wildlife.
<i>Policy R-6C: Vegetate shorelines: Protect existing native shorelines and support</i> vegetate shorelines with <i>native</i> materials supportive of natural shoreline functions and that will help maintain and improve water quality and habitat	WDFW encourages the City to include that currently existing native shorelines will remain while the City pursues efforts promoting native materials being planted where it is currently lacking. Protecting and planting native vegetation supports the full ecological functions and values of the shoreline, including improving water quality and habitat.
<i>Policy R-6D: Plan for ecosystem resilience: Create and support natural resource management plans that address existing stressors, consider climate change impacts, increase resilience, incorporate habitat connectivity, and guide adaptive management</i>	WDFW recommends planning to incorporate habitat connectivity into this policy. The public benefits of integrating corridor planning into ecosystem resiliency policies include increased opportunity for positive human-wildlife interactions, better management of stormwater, and more certainty for developers and landowners about where habitats will be protected over the long term. For resources for developing wildlife and open space corridors, please see: Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas, Land Use Planning for salmon, steelhead and trout: A land use planner's guide to salmonid habitat protection and recovery, Washington Wildlife Habitat Connectivity Working Group, WDFW's Habitat at Home, and WDFW's Habitat connectivity website.
<i>Policy R-7B: 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</i>	Protecting and planning to use suitable native vegetation can improve climate mitigation capacity and resilience benefits, which include carbon sequestration, cooling of air temperatures, providing shade that cools water temperatures, filters pollutants, etc. These benefits align with the City's other comprehensive plan goals. WDFW supports local governments employing strategies like this policy to embark on climate resiliency planning and encourages the City to conserve natural lands for this purpose, including zoning and acquisition. See the Trees for Resilience toolkit for resources related to mapping, policy and planning, funding,

	and more in pursuit of this goal. To quantify tree ecosystem service benefits, see the USDA Forest Service website. An additional suggestion would be to add language that prioritizes tree pruning over removal or topping only when necessary for forest management. Please see resources from the City of Tacoma, WSU resources, and DNR's anti-tree topping guidance.
<u>Policy R-8A: Adopt fire wise development standards:</u> <i>Incorporate wildfire and wildfire smoke mitigation techniques (e.g., defensible space, landscape species selection, HVAC upgrades, air filter systems) into development standards while simultaneously protecting the functions and values of critical areas.</i>	WDFW encourages the City to include suggested text additions to highlight the need to balance fire wise development and the protection of critical areas functions and values.
<u>Policy R-9B: Protect power lines:</u> <i>Eliminate tree hazards to power lines to reduce fire risk and power outages during storms and high wind events</i>	WDFW recommends that the City define the buffers near power lines and other areas where risk to the public may occur. By expanding or preserving buffers facing windward, the City can maintain the integrity of the forested area and reduce edge effects such as blow down or ground disturbance from tree removal. See the wind buffer section of the Department of Natural Resources' Habitat Conservation Plan.
<u>Policy R-9c: Bury new power lines:</u> <i>Continue collaborating with Puget Sound Energy to underground power lines in new developments</i>	WDFW recommends that the City avoid placing power lines, either directional drilling or trenching, under waterbodies or critical areas for new developments. WDFW recommends that power lines be attached to existing bridges or placed within the road prism above culverts in these areas when possible. If burying a power line is unavoidable, ensure appropriate depths to protect from erosional scour in riverine systems as required by WAC 220-660-270.

Land Use Element

Draft Policy Number and Language (with WDFW suggestions in red)	WDFW comment
<u>Policy LU-4D: Mitigate adverse impacts of industrial uses:</u> <i>Encourage industrial uses to adopt industry best practices to minimize environmental impacts.</i>	WDFW suggests that climate-led analyses are used when evaluating where development will be located. Reviews that consider the changing flood zones may prevent future negative impacts to developments. Additionally, it is important to specify that required stormwater retention facilities associated with increased impervious surfaces should be designed to reduce water temperatures prior to discharge in natural systems. Shading the south-facing edge of retention ponds with native vegetation is an effective strategy to minimize thermal impacts on natural rivers or streams. Please see the Climate Mapping for a Resilient Washington, FEMA’s Resilience Analysis and Planning Tool (RAPT), and USGS Coastal Storm Modeling System (CoSMoS).
<u>Policy LU7A: Protect and enhance important environmental assets:</u> <i>Continue to protect and restore important environmental areas such as wetlands, fish and wildlife conservation areas, habitat corridors, urban forests, reservoirs, and the Woodland Creek basin watershed by adopting compact land use patterns.</i>	WDFW requests that the City include adding fish and wildlife conservation areas and habitat corridors into this policy. Including these areas will help protect ecologically critical habitats and improve public visibility of where they are located. This can enhance habitat connectivity, reduce fragmentation, and lower the risk of wildlife conflicts by providing species with movement corridors that allow them to avoid developed areas. For resources for developing wildlife and open space corridors, please see: Landscape Planning for Washington’s Wildlife: Managing for Biodiversity in Developing Areas, Land Use Planning for salmon, steelhead and trout: A land use planner’s guide to salmonid habitat protection and recovery, Washington Wildlife Habitat Connectivity Working Group and WDFW’s Habitat connectivity website.
<u>Policy LU-7B: Increase tree cover:</u> <i>Preserve mature or heritage trees in development projects and develop strategies to increase tree cover citywide.</i>	WDFW supports this policy and how it aligns with other tree cover policies outlined in the City’s comprehensive plan.

Parks and Recreation Element

Draft Policy Number and Language (with WDFW suggestions in red)	WDFW comment
<i>Strategic Goal #5: 2. Policy:</i> <i>Protect and preserve natural habitat for people and wildlife.</i> <i>b. Identify, protect, and conserve wildlife habitat (nesting sites, foraging areas) and significant environmental features (wetlands, open spaces, woodlands, shorelines, etc.) and retain migration corridors. Coordinate open space corridors with surrounding jurisdictions to ensure open space corridors within and beyond the City.</i>	WDFW supports this policy. Maintaining connectivity between critical habitat areas, even when development impacts are unavoidable, is essential for sustaining biodiversity and the ecological health of the region. Proactive wildlife corridor planning now will help prevent wildlife conflicts in the future, supporting both environmental conservation and community well-being. This new suggested text would highlight how the City is meeting the requirements of open space outlined in WAC 365-196-335 and fostering climate resilience using open space corridors based on the Department of Commerce's Climate Policy Explorer. Improvements to habitat connectivity networks reduce habitat fragmentation and can reduce wildlife conflicts since wildlife have a movement corridor to avoid humans. WDFW recommends that jurisdictions work with intergovernmental and local partners to ensure that corridors within city limits connect to corridors outside the City to support habitat connectivity across jurisdictional boundaries. For resources for developing wildlife and open space corridors, please see: Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas, Land Use Planning for salmon, steelhead and trout: A land use planner's guide to salmonid habitat protection and recovery, Washington Wildlife Habitat Connectivity Working Group, and WDFW's Habitat connectivity website.

Additionally, we suggest utilizing the [Sound Choices Checklist](#) in further review of all Comprehensive Plan elements. This checklist utilizes broad priorities that are applicable to local jurisdictions.

Thank you for taking the time to consider our recommendations for your comprehensive plan to better reflect the best available science for fish and wildlife habitat and ecosystems. We value the relationship we have with your jurisdiction and the opportunity to work collaboratively with you throughout this

periodic update cycle. If you have any questions, need our technical assistance or resources at any time during this process, please don't hesitate to contact me at 360-819-6451 or at Megan.Tuttle@dfw.wa.gov, or Region 6's Regional Land Use Lead, Jessica Bryant, Jessica.Bryant@dfw.wa.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Megan Tuttle".

Megan Tuttle
Assistant Regional Habitat Program Manager
1111 Washington St. SE
Olympia, WA 98501

Cc: Gwen Lentes, Regional Habitat Program Manager (Gwendolen.Lentes@dfw.wa.gov)
Jessica Bryant, Regional Land Use Lead (Jessica.Bryant@dfw.wa.gov)
Kara Whittaker, LUCP Section Manager (Kara.Whittaker@dfw.wa.gov)
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Noll Steinweg, Area Habitat Biologist (Noll.Steinweg@dfw.wa.gov)
Jennifer Eberly, Habitat Biologist (Jennifer.Eberly@dfw.wa.gov)



Puget Sound Energy
P.O. Box 97034
Bellevue, WA 98009-9734
PSE.com

July 30, 2025

Ryan Andrews
City of Lacey Community Planning Manager
420 College Street SE
Lacey, WA 98503

Dear Mr. Andrews

On behalf of Puget Sound Energy (PSE), I am submitting the following comments regarding Lacey's 2025 Comprehensive Plan Update. As requested, we have inserted these same comments into the online version of the comprehensive plan.

PSE and the City of Lacey share a common goal to work towards the clean energy transition. PSE's goals are aligned with the City's. PSE is working to reduce greenhouse gas emissions from our energy supply, implement new and expanded income qualified discounted billing programs, and make improvements to the grid to increase resiliency in response to extreme weather caused by climate change. The scale of the clean energy transition is unprecedented in terms of the magnitude of the change and the accelerated time frame in which it must be achieved. By working together, we can successfully drive towards our shared clean energy goals.

We offer the following comments for the City's consideration. The policies are referenced by the element title and numbering in the online documents.

Green House Gas Emissions

Policy G-2

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

We offer the following goal language for the City's consideration:

1. “Partner with PSE to promote energy efficiency programs and initiatives.”
2. “Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.”

Land Use

Policy LU-11C

“Use the scope and timeline of sub-area planning efforts to identify and prioritize future public investments, with climate resiliency and environmental goals taken into consideration.”

These goals and the associated policies should explicitly support the need for additional electrical infrastructure. Electrification of the building and transportation sectors will increase electric loads in Lacey. It is important to recognize that as Lacey is reviewing impacts to the environment, the increase in electric demand due to electrification policies will result in the need for additional electrical infrastructure.

We offer the following goal language for the City’s consideration:

1. “Partner with PSE to effectively meet rapidly increasing electrical demand as the city and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.”
2. “Expedite the local permitting and approval process in order to maintain grid capacity and reliability.”

Utilities

Goals U-9

“Regulate vegetation management by utilities.”

PSE places high priority on providing safe, reliable and resilient energy. Tree retention, canopy restoration and other vegetation management policies can affect PSE’s ability to provide safe, reliable electricity and increase costs. Goals, objectives and policies should support PSE’s need to remove vegetation in efforts to fulfill wildfire prevention strategies.

Some of the goal language in this section may preclude PSE from performing necessary vegetation management. While we strive to work collaboratively with the City, we should recognize that PSE is a regulated utility by the Washington Utilities Transportation Commission, and as such, cannot be required to implement goals and policies which are in conflict with the

Tariffs and Rules established with the WUTC or embodied with the state's Revised Code of Washington or Washington Administrative Code.

PSE supports a strong focus on policies to address tree protections. PSE encourages the City to analyze their vegetation management policies through the lens of safety, reliability and resiliency as it pertains to electrical infrastructure. Tree protection policies need to support the operation and maintenance of electrical facilities in rights-of-way and utility corridors and not affect PSE's need to provide reliable, resilient, safe, and cost-effective electric service to the community.

We offer the following goal language for the City's consideration:

1. "Encourage directional pruning of trees and phased replacement of improperly located vegetation in the right-of-way. Perform pruning and trimming of trees in accordance with professional arboricultural specifications and standards in recognition of utility clearing standards."

Thank you again for the opportunity to participate in the periodic update to the Comprehensive Plan. Please do not hesitate to contact me on any PSE related issues; I can be reached at Kristine.Rompa@pse.com or (360) 742-2800.

Respectfully,

Kristine Rompa
Local Government Affairs
Puget Sound Energy

8/4/25

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

Planning Commission Meeting
August 13, 2025

1. Work Session: Comp Plan Outreach Results

Packets due: August 8, 2025

Planning Commission Meeting
August 27, 2025

1. Work Session: Development Procedures Code Update

Packets due: August 22, 2025

Planning Commission Meeting
September 10, 2025

1. Public Hearing: Comprehensive Plan

Packets due: September 5, 2025

Planning Commission Meeting
September 24, 2025

1. Public Hearing: Development Procedures Code Update

Packets due: September 19, 2025

October 8: Comprehensive Plan Final Briefing & Recommendation