Lacey City Council Worksession Agenda

Refer to the bottom of the agenda for meeting information.

Tuesday, September 9, 2025	6:00 PM	Council Chambers and Online

1. **Call to Order**
2. **Roll Call**
3. **Land Acknowledgement**

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

   Refer to the bottom of the agenda for instructions on how to provide public comment.
6. **Agenda Items**

   A. **Lacey Library Update**
   Kristina Hancock, Timberland Regional Library Regional Manager

   B. **Comprehensive Plan Council Briefing and Discussion**
   Vanessa Dolbee, Community and Economic Development Director
   Ryan Andrews, Community Planning Manager
   Hans Shepherd, Senior Planner

   C. **Revenue Sources Overview: Taxes and Fees**
   Shannon Kelley-Fong, Assistant City Manager
7. **Adjourn**

Meeting Information:

Attendance (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_fhUDSRPvSk2VOrVYox6dKg
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=KzI06kPSUxA
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 894 0738 5771)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items.

Prior to starting your comments, please provide your:

a. Name
b. City of residence or connection to the City
c. Topic or subject matter of your comments

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

In-Person:	Use the sign-up sheet located in the Council Chambers.
Zoom:	Preregister using the following Zoom link no later than two hours prior to the meeting: https://us02web.zoom.us/webinar/register/WN_fhUDSRPvSk2VOrVYox6dKg Instructions and access details will be provided once registration is complete.

Written Public Comment

Public comments may also be submitted by email to PublicComment@cityoflacey.org. The commenting period will close two hours before the meeting time. Written comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting; however, comments received will be added to the official record.

LACEY CITY COUNCIL WORKSESSION
September 9th, 2025

SUBJECT: **Comprehensive Plan Series: Community Input on Draft Comprehensive Plan**

BRIEFING: Community and Economic Development Staff will brief the Council on the results of the community engagement conducted this past summer and review the draft goals and polices developed based on the community feedback. No formal action is required.

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

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS:

1. Communications and Community Engagement Plan (Linked)
2. February 27, 2024 City Council Worksession (Linked)
3. April 2, 2024 City Council Meeting (Linked)
4. September 10, 2024 City Council Worksession (Linked)
5. February 4, 2025 City Council Meeting (Linked)
6. February 11, 2025 City Council Worksession (Linked)
7. April 1, 2025 City Council Meeting (Linked)
8. April 15, 2025 City Council Meeting (Linked)
9. May 6, 2025 City Council Meeting (Linked)
10. May 20, 2025 City Council Meeting (Linked)
11. August 12, 2025 City Council Worksession (Linked)
12. Community Feedback on Draft Goals and Policies
13. Updated draft language based on community feedback
14. Demographic Data

FISCAL NOTE: None.

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

PRIOR REVIEW: The City Council was last briefed on the development of the Comprehensive Plan at a meeting on August 12, 2025.

BACKGROUND:

In early 2024, City staff contracted with a consultant to develop a Communications and Community Engagement Plan in preparation for the 2025 Comprehensive Plan. The aim of this plan was to ensure an inclusive and informative update to the Comprehensive Plan, fostering active community participation and a sense of ownership in the final product (Attachment 1).

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. The purpose of the review was to ensure that the draft policies contained in the Comprehensive Plan align with the community vision.

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, staff included additional notes or recommendations on how best to incorporate the provided community feedback within the Comprehensive Plan. Attachment 3 of this report includes Phase 3 submitted community feedback and staff recommendations.

Revised Goals and Policies:

On August 13th, staff shared Phase 3 community feedback with the Planning Commission for review as part of the 2025 Comprehensive Plan Update. Discussion topics ranged from placing additional emphasis on non-motorized networks and associated amenities, tree protections along utility corridors, and the use of prescriptive language within the text of specific goals and policies.

Based on the guidance received through the August 12th City Council Worksession and August 13th Planning Commission review, staff updated draft language within the goals and policies section of the Comprehensive Plan to be more reflective of comments received through Phase 3 of the update process.

NEXT STEPS:

At the September 9th Worksession, staff will present to the City Council the results and findings from the community engagement conducted through Phase 3 of the Comprehensive Plan update. In addition, Council will have the opportunity to review and discuss the draft goals and policies and provide direction to staff on any modifications to proposed goals and policies prior to releasing the draft Comprehensive Plan for a public hearing with the Planning Commission.

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 a 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, accessable, safe commercial areas. It does not appear that we would need to update verbage 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 landscapin 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 reccomendation 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 reslience 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 eleminate 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 Plolicy 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.konveio.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.konveio.com/policy-review?cid=4021#page=5	Reviewed. No further action needed.	These recommedations 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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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 utilites 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 emmisions 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 redundent.
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 specifiy but again, comp plans are not that specifc. 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 encourgae 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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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. Owing a home provides financial security and helps people build wealth. We don't need more apartments.	5	GHG Emissions	0	0	https://openhouse.konveio.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.konveio.com/policy-review?cid=4161#page=5	Reviewed. No further action needed.	Need to coordinate internally with our public affairs deparment 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.konveio.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.konveio.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.konveio.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 lng-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 implmentation 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 asess 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 throguh 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 engagment 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.konveio.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 houinsg 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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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 slarifying 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.konveio.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-entitlemens 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 hlep guide future updates to incentive programs, such as zoning and workforce housing near empolyment 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 potentail 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.konveio.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.konveio.com/policy-review?cid=4204#page=5	Addressed within another section/element.	Not ceratain 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.konveio.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 consistnet 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 wihtin 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.konveio.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 sustainble land use and housing integration.
4206	07/27/2025 - 12:16am	Yes	6	Housing	0	0	https://openhouse.konveio.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.konveio.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.konveio.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.konveio.com/policy-review?cid=4023#page=2	Existing Goal/Policy may need revisions.	LU 1A-B: Current policy: *"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."* R+A suggested addition to existing policy: ***"Explore by-right development and expedited review processes to incentivize development in areas with existing infrastructure".*** 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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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 Cuoio 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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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 fucntion (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.konveio.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.konveio.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.konveio.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 Prarie 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.konveio.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.konveio.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.konveio.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 Thurson 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: *Ensure public awareness of current and future climate hazard risks, public health impacts , hazard-specific adaptation steps to take...*

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.konveio.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.konveio.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: *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.*
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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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 a re guaranteed to fail. The same with housing, health care, and mnay transportation goals.	2	Resilience	0	0	https://openhouse.konveio.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.konveio.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.konveio.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.konveio.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.konveio.com/policy-review?cid=4195#page=2	Existing Goal/Policy may need revisions.	Make it more inclusive: "*Tailor outreach to residents in high hazard areas....*"
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.konveio.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.konveio.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 mortaility and the nedd for crisis management of care, benefiting all riesidents.	3	Resilience	0	0	https://openhouse.konveio.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 conditioneers 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.konveio.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 halth risk.	3	Resilience	0	0	https://openhouse.konveio.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: *Update climate impacts risk assessments and policies in the hazard mitigation plan, with increasing focus on extreme heat events and wildfire smoke*
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 usisng grant funding to provide education and portable heat pumps to vulnerable low income renters, the prevention goals of the Thruston County Exteme 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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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 *Implement the Urban Forest Management Plan and develop additional strategies that reduce wildfire risk*
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: Protect existing native shorelines and support vegetate shorelines with native 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, incorporate habitat connectivity, 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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.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.konveio.com/policy-review?cid=4056#page=1	Existing Goal/Policy may need revisions.	Should policy be added to empasize 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 septics in this area. Most are 50 years old now.	2	Utilities	0	0	https://openhouse.konveio.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.konveio.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.konveio.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.konveio.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 adressed 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 polices 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=5	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.	

State of Washington
DEPARTMENT OF FISH AND WILDLIFE
Coastal Region • Region 6 • 48 Devonshire Road, Montesano, WA 98563-9618
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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**
Policy R-5B: Complement shoreline processes: *Ensure that development complements and does not interfere with natural shoreline processes, anticipating changes in shoreline ecosystems due to climate change.*	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
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*	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).
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*	Please see our comments for **Policy R-5C** above and our suggested text addition for this policy.
Policy R-6A: Manage forests for resilience: *Develop and implement forest management strategies that reduce wildfire risk*	WDFW suggests linking this policy with Lacey's Urban Forest Management Plan, like the City did in **Policy R-7A.**
Policy R-6B: Restore and protect riparian ecosystems: *Restore and protect riparian ecosystems to reduce erosion and flooding during storm events.*	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.
Policy R-6C: Vegetate shorelines: *Protect existing native shorelines and support vegetate shorelines with native 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.
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*	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.
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*	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.
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.*	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.
Policy R-9B: Protect power lines: *Eliminate tree hazards to power lines to reduce fire risk and power outages during storms and high wind events*	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.
Policy R-9c: Bury new power lines: *Continue collaborating with Puget Sound Energy to underground power lines in new developments*	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.

Land Use Element

Draft Policy Number and Language (with WDFW suggestions in red)	WDFW comment
Policy LU-4D: Mitigate adverse impacts of industrial uses: *Encourage industrial uses to adopt industry best practices to minimize environmental impacts.*	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).
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.*	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 LU-7B: Increase tree cover: *Preserve mature or heritage trees in development projects and develop strategies to increase tree cover citywide.*	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**
Strategic Goal #5: 2. Policy: *Protect and preserve natural habitat for people and wildlife.* *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.*	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,

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)
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PUGET SOUND ENERGY

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.

<u>**Green House Gas Emissions**</u>
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.”

<u>Land Use</u>
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.”

<u>Utilities</u>
Goas 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 polices 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

Draft Changes to Comprehensive Plan - Goals and Policies based on community feedback through July 2025.

Economic Development

ID	Comment	Link	Review Status	Goal/ Policy #	Updated Draft Language
4222	Add Bikeable every time walkable is stated. Biking is so important to a healthy future Lacey.	https://openhouse.konveio.com/policy-review?cid=4222#page=4	Existing Goal/Policy may need revisions.	Policy 4.E	Maintain neighborhood commercial districts, zoning, and development standards that provide diverse walkable ***and rollable*** commercial spaces throughout the city that are accessible to entrepreneurs and small businesses. Promote mixed-use development to support small-scale retail and amenities.
4145	"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.	https://openhouse.konveio.com/policy-review?cid=4145#page=3	Existing Goal/Policy may need revisions.	Policy 3.C	Develop and strengthen business ecosystems that create ~~quality~~ ***career track*** jobs, drive revenue growth, and build economic resilience across diverse sectors.
4120	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?	https://openhouse.konveio.com/policy-review?cid=4120#page=3	Existing Goal/Policy may need revisions.	Policy 3.B	Foster the development and growth of diverse businesses that supply ~~essential~~ goods and services to meet the needs of the community; inclusive of BIPOC and Veteran business owners.
4222	Add Bikeable every time walkable is stated. Biking is so important to a healthy future Lacey.	https://openhouse.konveio.com/policy-review?cid=4222#page=4	Existing Goal/Policy may need revisions.	Policy 4.E	Maintain neighborhood commercial districts, zoning, and development standards that provide diverse walkable ***and rollable*** commercial spaces throughout the city that are accessible to entrepreneurs and small businesses. Promote mixed-use development to support small-scale retail and amenities.

GHG Emissions

ID	Comment	Link	Review Status	Goal/ Policy #	Updated Draft Language

4115	Support and install more EV charging stations in Lacey. Lack of charging stations is one reason people chose not to buy an EV.	https://openhouse.konveio.com/policy-review?cid=4115#page=6	Existing Goal/Policy may need revisions.	Policy 8.B Policy 8.C	Phase out natural gas use in existing City-owned facilities ***and fleet vehicles*** by 2040. ~~Transition City fleets to zero-emission vehicles and d~~***D***evelop support~~ing~~***ive*** infrastructure and programs ***for zero-emission vehicles***.
4249	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."	https://openhouse.konveio.com/policy-review?cid=4249#page=2	New Goal/Policy may be needed.	Policy **2.D**	***Explore partnerships with public and private utilities to reduce energy use, invest in energy efficient programs, invest in microgrids and solar, and ensure energy needs are met for the Lacey community.***
4175	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.	https://openhouse.konveio.com/policy-review?cid=4175#page=4	Addressed within another section/element.	Policy 5.D	Implement a safe, well-connected, and attractive bicycle and pedestrian transportation network through prioritizing projects in the ***most recently adopted*** Lacey Pedestrian and Bicycle Plan.
4172	**"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.	https://openhouse.konveio.com/policy-review?cid=4172#page=3	Addressed within another section/element.	Policy 2.A	~~Consider prioritizing~~***Prioritize*** the use of lower-carbon building materials in new construction and building retrofits to reduce embodied carbon.

Housing

ID	Comment	Link	Review Status	Goal/ Policy #	Updated Draft Language
4048	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	https://openhouse.konveio.com/policy-review?cid=4048#page=4	Existing Goal/Policy may need revisions.	Policy 5.B	Facilitate the equitable ***and objective*** ~~distribution and appropriate~~ siting of emergency housing, ensuring compatibility with surrounding land uses while promoting access to transportation.

	objective and not vulnerable to NIMBY challenges, especially near transit or commercial corridors.				

Land Use

ID	Comment	Link	Review Status	Goal/ Policy #	Updated Draft Language
4033	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. businesses. 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.	https://openhouse.konveio.com/policy-review?cid=4033#page=9	New Goal/Policy may be needed.	Policy ***12.B***	***Consider creative commercial design approaches to support small businesses, including performance-based tools.***
4029	From Olympia Master Builders: GOAL LU-7: Environmental Best Practices Homebuilder Response: Conceptually strong, but risks	https://openhouse.konveio.com/policy-review?cid=4029#page=6	Existing Goal/Policy may need revisions.	Policy 7.B	Preserve mature ~~or~~ ***and*** heritage trees in development projects and develop strategies to increase tree ***canopy*** cover citywide.

	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				
4119	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.	https://openhouse.konveio.com/policy-review?cid=4119#page=9	Existing Goal/Policy may need revisions.	Policy 13.APolicy 13.B	Prioritize ***the*** completion of annexations that qualify as unincorporated islands, contain significant development capacity, contain commercial development, ***reduce the loss of agricultural lands***, and qualify for the state sales tax credit.Carefully assess the fiscal ***and environmental*** impacts of annexation to avoid straining municipal services and reducing levels of service.
4225	Keep green space designations stable, OS-I. With greater density these OS-I zoned spaces are precious and not replaceable at a later date.	https://openhouse.konveio.com/policy-review?cid=4225#page=2	Existing Goal/Policy may need revisions.	Policy 1.A ***split into two policies (1.A and 1.B - shifting following policies down)***	Update land use designations and zoning to provide ***a*** greater housing diversity ~~and~~ ***that*** promote***s*** compact, mixed-use development***s while avoiding sprawl and the development of natural areas.*** Prioritize mixed-use development to provide greater access to jobs, amenities and services.
4223	"and bikeable" Add this every time walkable is used. Walking and biking go hand in hand.	https://openhouse.konveio.com/policy-review?cid=4223#page=3	Existing Goal/Policy may need revisions.	Policy 2.C Policy 5.D	Align land use and transportation project goals and objectives to be mutually supportive in creating walkable ***and rollable*** places. Establish public realm standards that prioritize walkability, accessibility, ***bikability***, pedestrian comfort, and multimodal connectivity. Include amenities such as seating, shade, lighting, and bike parking.
3971	The art should include spaces for cultural activities as well.	https://openhouse.konveio.com/policy-review?cid=3971#page=7	Existing Goal/Policy may need revisions.	Policy 8.C	Update Development regulations to consider the public realm, particularly providing for opportunity for gathering spaces, placemaking, ***cultural activities***, art, and walkability.

Utilities					
ID	**Comment**	**Link**	**Review Status**	**Goal/ Policy #**	**Updated Draft Language**
4063	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.	https://openhouse.konveio.com/policy-review?cid=4063#page=5	Addressed within another section/element.	***Resilience-9B***	~~Eliminate tree hazards to power lines to reduce fire risk and power outages during storms and high wind events~~.***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.
4251	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 polices 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	https://openhouse.konveio.com/policy-review?cid=4251#page=5	Existing Goal/Policy may need revisions.	Policy 9.B	Enforce regulations that require trimming and vegetation removal to be performed according to professional arboricultural specifications and standards. ***Educate the community on proper pruning practices (i.e. no tree topping), directional pruning, and phased replacment of incompatable vegitation within the right-of-way.***

	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."				

Resilience

ID	Comment	Link	Review Status	Goal/ Policy #	Updated Draft Language
4167	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 halth risk.	https://openhouse.konveio.com/policy-review?cid=4167#page=3	Existing Goal/Policy may need revisions.	Policy 4.B	Update climate impacts risk assessments and policies in the hazard mitigation plan, with increasing focus on ***extreme heat events*** and wildfire smoke.
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		Existing Goal/Policy may need revisions.	Policy 5.B	Ensure that development complements and does not interfere with natural shoreline processes, anticipating changes in shoreline ecosystems due to ~~climate change~~ ***intensified storm events, erosion, and sea level rise.***

	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				
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.	Policy 9.B	~~Eliminate tree hazards to power lines to reduce fire risk and power outages during storms and high wind events.~~***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.
4218	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.	https://openhouse.konveio.com/policy-review?cid=4218#page=2	Existing Goal/Policy may need revisions.	Policy 1.C	~~Tailor outreach and education to the private sector.~~ ***Spread education through community networks.*** ~~Tailor outreach and education to~~ ***Partner with*** nonprofits, faith-based communities, businesses, ***tenant organizations,*** and civic organizations ***to connect community members with climate education.***
4217	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	https://openhouse.konveio.com/policy-review?cid=4217#page=2	Existing Goal/Policy may need revisions.	Policy ***1.A***	*New Policy 1A (in addition to the policies currently in the goal move all policy numbering down this will be the first policy):* ***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.***

	events, and we are particularly at risk here in the South Puget Sound.				
4157	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.	https://openhouse.konveio.com/policy-review?cid=4157#page=1	Existing Goal/Policy may need revisions.	Goal 1	Ensure public awareness of current and future climate hazard risks, ***public health impacts,*** hazard-specific adaptation steps to take, resources available, multi-hazard emergency preparedness, and evacuation options.
4195	Why not tenants as well?	https://openhouse.konveio.com/policy-review?cid=4195#page=2	Existing Goal/Policy may need revisions.	Policy 1.B	***Tailor outreach*** ~~and education to property owners~~ ***to residents in high hazard areas. Tailor outreach and education for*** ~~property owners,~~ ***residents in high hazard areas*** (e.g., Wildland-Urban Interface (WUI) areas), with a focus on land management and building retrofitting.
3956	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.	https://openhouse.konveio.com/policy-review?cid=3956#page=5	Existing Goal/Policy may need revisions.	Policy 7.D	Update the City code to preserve trees during development, ***increase shade,*** and mitigate the impacts of tree roots on sidewalks.
4168	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	https://openhouse.konveio.com/policy-review?cid=4168#page=6	Existing Goal/Policy may need revisions.	Policy 8.D	~~Seek homeowner financing~~. ***Support resilience upgrades for low-income residents.*** Identify grants and low-cost financing options ***and develop programs*** to help low-income homeowners ***and renters*** make resilience upgrades to homes.

	require demand from the cities for such funding.				
3957	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.	https://openhouse.konveio.com/policy-review?cid=3957#page=7	Existing Goal/Policy may need revisions.	Policy 10.A	Expand transportation networks. Maximize redundancy in multimodal ***and active transportation*** ~~travel~~ routes (especially evacuation routes) to account for hazard-related road closures.
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.	Policy 5.C	Prioritize infill. Prioritize denser infill development over greenfield development to avoid encroachment on potential hazard areas, ***critical areas, and other ecologically important lands.***
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.	Policy 5.D	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.***
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.	Policy 7.A	Grow the urban forest. Implement the Urban Forest Management Plan and ~~update it as conditions change and new information is available~~ ***develop additional strategies that reduce wildfire risk.***
WDFW	Policy R-6C: Vegetate shorelines: Protect existing native shorelines and support vegetate shorelines with native materials supportive of natural shoreline functions and that will help		Existing Goal/Policy may need revisions.	Policy 6.C	Vegetate shorelines. ***Protect existing native shorelines and support vegetation of*** ~~Vegetate~~ shorelines with materials supportive of natural shoreline functions and that will help maintain and improve water quality and habitat.

	maintain and improve water quality and habitat				
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, incorporate habitat connectivity, and guide adaptive management		Existing Goal/Policy may need revisions.	Policy 6.D	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.

Transportation

ID	**Comment**	**Link**	**Review Status**	**Goal/ Policy #**	**Updated Draft Language**
4240	Increase the number of pedestrian activated lights for crossing arterials. Develop level of service objectives for safe crossings of arterials.	https://openhouse.konveio.com/policy-review?cid=4240#page=2	Existing Goal/Policy may need revisions.	Policy 2.B Policy 2.G	***Safe routes to schools.*** Provide safe and convenient walking and biking routes to schools. Continue to align with regional and state efforts including Safe Routes to Schools, ***high visibility crossings***, and ensure private developments align with ***these*** policies and guidelines for new ***and existing*** facilities. ***Traffic calming.*** Use design standards that include traffic calming features as an integral part of the design of new ***and existing*** developments and ***high visibility*** pedestrian crossings where appropriate.
4038	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	https://openhouse.konveio.com/policy-review?cid=4038#page=4	Existing Goal/Policy may need revisions.	Policy 3.A	Structure key transportation programs and ***multimodal transportation*** facilities to ~~accommodate~~ ***support*** the development of affordable housing.

	transportation Support: Encourage inclusion in design guidelines that are flexible and affordable for a range of housing types.				
4163	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.	https://openhouse.konveio.com/policy-review?cid=4163#page=6	Existing Goal/Policy may need revisions.	Policy 5.C	Promote the use of ~~context-sensitive~~ multimodal Complete Streets strategies that encourage active transportation as an alternative to driving. Prioritize primary transit routes, activity centers, ***biking***, districts with an emphasis on pedestrian safety and comfort, and within walking distance of schools. Consider pedestrian amenities along these routes such as street trees, ***wider sidewalks, dedicated bike parking***, art lighting, shade and seating.
4241	Utilize educational outreach and visual tools to promote safe driving speeds.	https://openhouse.konveio.com/policy-review?cid=4241#page=3	Existing Goal/Policy may need revisions.	Policy 2.A	~~Embrace~~ ***Implement*** 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.
4162	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.	https://openhouse.konveio.com/policy-review?cid=4162#page=7	Existing Goal/Policy may need revisions.	Policy 6.C	Address conflicts caused by the growth of freight movement ***within urban areas*** ~~into and out of industrial areas~~ by implementing ***network and*** infrastructure, ***speed management, land use,*** and Travel Demand Management strategies ***where appropriate***.
4040	From Olympia Master Builders: GOAL T-5: Community Identity & Amenities	https://openhouse.konveio.com/policy-	Other, See notes.	Policy 5.D	***Designate Strategy Corridors.*** ~~Continue to~~ Use Strategy Corridors ***where needed*** to preserve ~~an acceptable~~ community scale and minimize transportation impacts on adjacent land uses. Incorporate

	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.	review?cid=4040#page=5			multimodal strategies in sections of the transportation system where ~~road~~ ***corridor*** widening and traffic control devices are not preferred options to address congestion ~~along a corridor~~. ~~Consider~~ ***Use*** road diets where appropriate to provide comfortable, safe, and supportive public streetscapes for transit raiders and active transportation users.
Parks					
No proposed draft changes based on community submitted feedback.					
Shorelines					
No proposed draft changes based on community submitted feedback.					

Demographic Splash Screen Form

Lacey Policy Review Tool 7/1/202 General Ethnic Identification Categories (check as many as apply) Language Spoken at Home

Serial	Gender	Disability	Amerian Indian/Alaska Naive	Black or African Americ	Asian	Hispanic or Latin	White	I prefer not to answ	I prefer to self-identi	Country of Birth	English	Spanish	Korean	German	Vietnamese	Prefer not to disclo	Other	Other Languag	Age Group	Income
209	Female	Prefer not t	X				X			United States	X								65+	$25,000 - $74,000
235	Female	No	X							United States	X								55-64	Less than $25,000
157	Male																			
158	Male	No					X			Poland	X						X	Polish	18-24	$25,000 - $74,000
160	Male	No					X			US	X								65+	$75,000 - $124,000
161	Female	No					X			United States	X								65+	$25,000 - $74,000
162	Female	No					X			United States of America	X								65+	$125,000 - $174,000
163	Female	No					X				X								65+	$125,000 - $174,000
164	Female	No								USA	X								65+	$75,000 - $124,000
165	Female	No					X				X								25-34	$125,000 - $174,000
166	Male	No					X			USA (Shelton, WA)	X								65+	$25,000 - $74,000
167	Female	No					X			USA	X								65+	$125,000 - $174,000
168	Male	No					X			Germany	X								35-44	$200,000+
169	Female	Yes					X			USA	X								65+	$175,000 - $199,000
170	Male	Prefer not to disclose					X			United States	X								35-44	Prefer not to disclose
171	Female	No					X				X								35-44	$175,000 - $199,000
172	Female	No					X			United States	X								65+	$25,000 - $74,000
173	Female	No					X			USA	X								65+	Prefer not to disclose
174	Male	No					X				X								55-64	$75,000 - $124,000
175	Female	No					X				X								65+	Less than $25,000
176	I prefer not dis	Prefer not to disclose						X								X			Prefer not to disclose	Prefer not to disclose
177																				
178	I prefer to self-	Prefer not to disclose							X							X			Prefer not to disclose	Prefer not to disclose
179	Male	Yes					X			United States	X								35-44	$125,000 - $174,000
180	Female	No					X			United States	X								45-54	$125,000 - $174,000
181	Male	Yes					X			United States	X								35-44	$125,000 - $174,000
182																				
183	I prefer not dis	No						X			X								Prefer not to disclose	Prefer not to disclose
184	Male	No					X			United States	X								65+	$75,000 - $124,000
185																				
186	Female	No					X				X								55-64	Prefer not to disclose
187	Female	No					X			USA	X								55-64	$75,000 - $124,000
188	Female	No						X		United States	X								65+	Prefer not to disclose
189	Female	No					X				X	X							55-64	$75,000 - $124,000
190	Female	No					X				X								65+	Prefer not to disclose
191	Female	No				X				United States	X	X							35-44	$25,000 - $74,000
192	Female						X			USA	X								35-44	$125,000 - $174,000
193	Male	Yes			X		X				X		X						65+	Prefer not to disclose
194	Female	No					X			Germany	X			X					55-64	$75,000 - $124,000
195	Female	No					X			United States	X								25-34	$125,000 - $174,000
196	Male	No			X					USA	X				X				25-34	$75,000 - $124,000
197	Male	No				X					X								55-64	$200,000+
198	Female	No					X			US	X								45-54	$75,000 - $124,000
199	Male	No					X				X								65+	Prefer not to disclose
200	Female	No					X			United States	X								65+	$175,000 - $199,000
201																				
202	Male	Yes				X				United States	X			X					65+	Prefer not to disclose
203	Male	No					X			United States	X								55-64	$200,000+
204	I prefer not dis	Yes					X			United States	X								35-44	$75,000 - $124,000
205	Female	No					X			United States	X								55-64	$175,000 - $199,000
206																				
207	Female	No					X			USA	X								55-64	$75,000 - $124,000
208	Female	No					X				X								45-54	$75,000 - $124,000
210	Female	No					X			USA	X								65+	$125,000 - $174,000
211	Male	No					X			USA	X								45-54	$75,000 - $124,000
212	I prefer not dis	Prefer not to disclose						X		US	X								35-44	$200,000+
213	Male	No					X			USA	X								55-64	$75,000 - $124,000
214	Male	No					X				X								45-54	$200,000+
215	Female	No					X				X								35-44	$200,000+
216																				
217	Male	No					X			United States	X								65+	$75,000 - $124,000
218	Female	No						X		Usa	X								45-54	Less than $25,000
219	Female	No					X			US	X								45-54	$25,000 - $74,000
220	Female	No					X			United States	X								35-44	$125,000 - $174,000
221	Male	No					X			US	X								65+	Prefer not to disclose
222	I prefer not dis	No						X								X			Prefer not to disclose	Prefer not to disclose
223	Female	No					X			US	X								35-44	$75,000 - $124,000
224	Male	No					X			USA	X								45-54	$75,000 - $124,000
225	Female	No		X						USA	X								45-54	$75,000 - $124,000
226	Female	No		X						United States	X								45-54	$125,000 - $174,000
227	Male	No					X			United States	X								65+	Prefer not to disclose
228	Female	No					X				X								25-34	$125,000 - $174,000
229	Female	No		X						usa	X								55-64	$125,000 - $174,000
230	Male	No				X					X	X							18-24	Prefer not to disclose
231	Female	No				X	X			USA	X								45-54	$125,000 - $174,000
232	Female	No					X			usa	X								65+	Less than $25,000
233	I prefer not dis	Prefer not to disclose						X								X			Prefer not to disclose	Prefer not to disclose
234	I prefer not dis	Prefer not to disclose						X								X			Prefer not to disclose	Prefer not to disclose
236	I prefer not dis	Prefer not to disclose						X								X			Prefer not to disclose	Prefer not to disclose
237	Female	No					X			US	X								55-64	$25,000 - $74,000
238	Female	Prefer not to disclose					X			United States	X								35-44	$75,000 - $124,000
239	Female	No					X				X								45-54	$75,000 - $124,000
240	Female	No				X				Ecuador	X								35-44	Prefer not to disclose
241	Male	No					X			United States	X								65+	$75,000 - $124,000
242	Male	Prefer not to disclose					X			USA	X								65+	$75,000 - $124,000
243	Male	No					X				X								65+	Prefer not to disclose
244	Female	No					X				X								65+	$75,000 - $124,000
245	Male	No					X			United States	X								65+	$75,000 - $124,000

LACEY CITY COUNCIL WORKSESSION
September 9, 2025

SUBJECT: **Potential Revenue Options: Utility Tax and B&O Tax**

RECOMMENDATION: **Discussion only**

STAFF CONTACT: Rick Walk, City Manager RW

Shannon Kelley-Fong, Assistant City Manager SKF

ORIGINATED BY: City Manager's Department

ATTACHMENTS: 1. UPDATED REPORT: Potential Revenue Options: An Analysis of Select Tools Available to the City, Option 1-6

FISCAL NOTE: See Report

WORK PLAN GOAL: 2025 Work Plan: Financial Planning, Review of Potential Revenue Sources

PRIOR REVIEW: City Council Regular Meeting - August 19, 2025

BACKGROUND: In the 2025 Work Plan, the City Council identified the need to review potential revenue sources to help inform the development of future sustainable budgets for the City of Lacey. At the City Council meeting on August 19, 2025, the first discussion on potential revenue sources occurred with the review of the following fees:

1. **Technology Fees:** Staff will return to Council at a later date to provide additional information.

2. **Body Worn Camera (BWC) Fees**: Staff is scheduled to return with a Resolution to establish a BWC Fee on September 19, 2025.

3. **Franchise Fees:** Staff is performing additional research on this topic and will return to Council at a later date to provide additional information.

4. **Gambling Tax:** Staff is performing outreach on this topic and will return to Council at a later date to provide additional information.

The purpose of tonight's discussion is to continue the review of two additional potential revenue sources:

5. **Utility Taxes** (starting on page 59)

6. **Business and Occupation (B&O) Taxes** (starting on page 73)

A subsequent revenue discussion is tentatively scheduled for October 14, 2025, and will include discussion of the two remaining potential revenue sources:

7. **Lodging Tax**

8. **HB2015: New Public Safety Funding Tool**

Potential Revenue Options:
An Analysis of Select Tools Available to the City

September 9, 2025

This report was developed as directed by the Lacey City Council in the 2025 Work Plan.

This report was a cross-departmental effort. Various members of the team helped define and review revenue options and provide input into the report.

Revenue Options Team:
Rick Walk, City Manager
Shannon Kelley-Fong, Assistant City Manager
Troy Woo, Finance Director
Robert Hollis, Deputy Police Chief
Vanessa Dolbee, Community and Economic Development Director
Scott Egger, Public Works Director
Aubrey Collier, City Engineer
Kristy Wolf, Financial Services Manager
Chelsea Yarwood, Accounting Manager
Elissa Fontaine, City Clerk
Anna McBee, Police Records Supervisor
Sadie Siglin, Management Analyst

Table of Contents

Use

This document is not intended to offer specific recommendations. Rather, it serves as a technical resource to support informed policy deliberation.

In some instances, it includes staff perspectives explaining specific challenges.

Executive Summary

The City of Lacey (City) is facing a structural imbalance between its General Fund recurring revenues and ongoing expenses.

The City maintains a six-year financial forecast for the General Fund. Forecasting is a long-term planning tool that encourages strategic thinking and provides decision-makers with tools to make more informed business decisions by focusing on strategic objectives and the future impact of current decisions.

The Lacey City Council (City Council) adopted the City's 2025 budget on December 17, 2024. The budget is balanced but includes $1,759,545 in one-time general fund reserves to fund ongoing operations. The budget highlights that the City cannot depend exclusively on cost-cutting measures without significant service disruptions to address future budget deficits. The City Manager is taking important steps to address the growing gap between revenues and expenditures, including directing the performance of an internal analysis of every budget line item (see below) as part of the 2026 Budget process. Still, multiple forecasts developed in 2025 show that from 2027 to 2030, expenditures are expected to continue to grow and outpace revenues.

To ensure long-term financial stability, without significantly disrupting existing programs and services, it is imperative to identify new revenue sources and strengthen existing revenue streams. The 2025 budget summary emphasizes this urgent need stating:

> "As a result of slowing revenue growth and rising labor costs, the Adopted 2025 Budget maintains service levels, programs, and City Council priorities and initiatives, but is balanced using one-time reserves. **Although this approach helps avoid immediate service cuts, it highlights the need for more sustainable financial planning in the future. To address this, the City will focus on developing strategies throughout 2025 aimed at expanding economic development, increasing revenue streams, and reducing expenditures.** These strategies will be incorporated into the 2026 Budget. The foresight of the City Council in establishing budget policy implementation reserves has provided a valuable buffer, allowing the City time to craft thoughtful, long-term solutions without causing abrupt disruptions to community services.

PROBLEM STATEMENTS

- Expenditures are outpacing Revenues
- Relying on reserves to fund recurring expenditures creates structural imbalances and is fiscally unsustainable
- Additional revenue is necessary for the continuity of existing services and programs

> These reserves give Lacey the flexibility to adapt to current financial challenges while safeguarding the services its residents rely on."

If this imbalance is not addressed, the General Fund could exhaust its reserves within a few years, leaving reduced funding for strategic projects, capital investments, and ultimately forcing service reductions in the future.

On January 30 and 31, 2025, the City Council held their annual retreat to determine City Council priorities for 2025. The second day of this retreat was focused on exploring financial strategies. Building off the 2025 budget, the City Manager and Director team provided information on local economic trends and development activity, current and projected financial obligations of the city, historic revenue and expenditure trends and the project six-year financial model. Through a facilitated conversation, the City Council identified potential short- and long-term financial strategies warranting additional analysis and consideration for sustaining future city operations and services. Long-term strategies focused on city investments to incentivize private development and the creation of a 5-year economic plan. Short-term strategies focused on the adoption of new and/or the expansion of existing taxes and fees.

An outcome of the retreat was that the City Council adopted the 2025 Lacey City Council Work Plan. The Work Plan identifies the further exploration of potential revenue sources as a priority in 2025, with an anticipated schedule as indicated in the following table:

ANTICIPATED REVIEW TIMELINE FOR POTENTIAL REVENUE SOURCES*	
QUARTER 1, 2025	• Economic Investment Strategy • Metropolitan Park District
QUARTER 2, 2025	• Economic Development Strategy
QUARTER 3, 2025	• Technology Fees • Public Records Fees
QUARTER 4, 2025	• B&O Taxes • Gambling Taxes • Franchise Fees • Determine action for potential revenue sources
Quarter 1, 2026	• Implement revenue strategies • Utility Taxes

*Lacey City Council 2025 Work Plan, adopted May 20, 2025

To meet this task, this report provides additional background and information on possible revenue options that the City Council could consider. An accompanying presentation to the City Council to discuss the report will take place, as anticipated above, through several Council Work Sessions from August through October 2025.

This report presents eight (8) potential revenue options available to the City under current law as identified by the City Council to further explore as part of their 2025 Retreat. Each option includes information on estimated revenue, time to implement, administrative effort, legal and procedural requirements, volatility, and who ultimately bears the cost. Revenue options include changes to existing fees and taxes, as well as new tax options, including one tool that was recently provided by the State Legislature in 2025.

Importantly, this document is not a set of recommendations. It is a technical resource designed to support informed policy deliberation. Staff are available to provide additional analysis if the City Council would like to explore any of the options in greater detail. This report is accompanied by a **Revenue Tool** that enables Councilmembers to explore the potential impact of adjusting existing tax rates or adding additional revenue sources.

Notably, the City's budget challenges are not unique. Cities across Washington face similar constraints due to the state's revenue structure. Simply, there is a structural issue: the two main pillars of General Fund revenues, property tax and sales tax, have not kept pace with inflation. Meanwhile, the cost of providing existing public services continues to rise, and the City has gradually provided more services to the community over time due to a combination of state mandates and community-driven priorities.

To illustrate this point, the following are a few cities that are currently or have recently faced similar fiscal challenges, though unique to each jurisdiction:

- Sammamish
- Everett
- Centralia
- Olympia
- Tukwila

General Revenue & Expenditure Projections

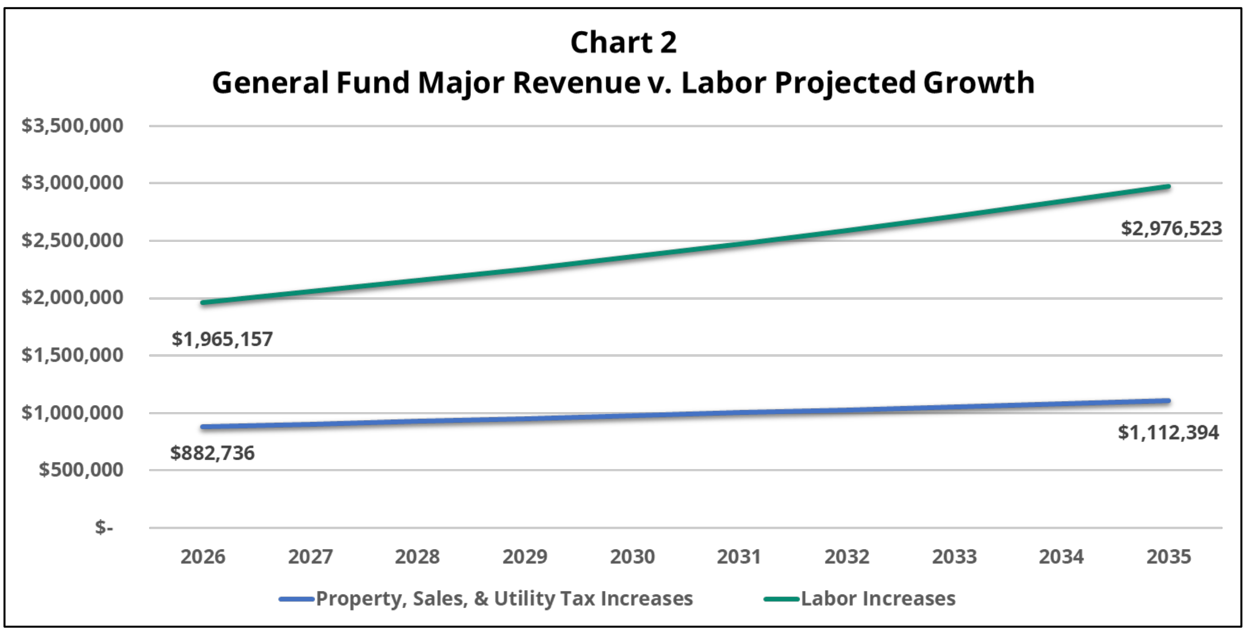
At the City Council retreat and subsequent City Council meetings, the City Council reviewed revenue and expenditure projections for 2025. While revenues have shown steady year-over-year growth, even without significant expansion to retail brick-and-mortar, expenditure increases have remained consistent. They are projected to outpace revenues in the coming years.

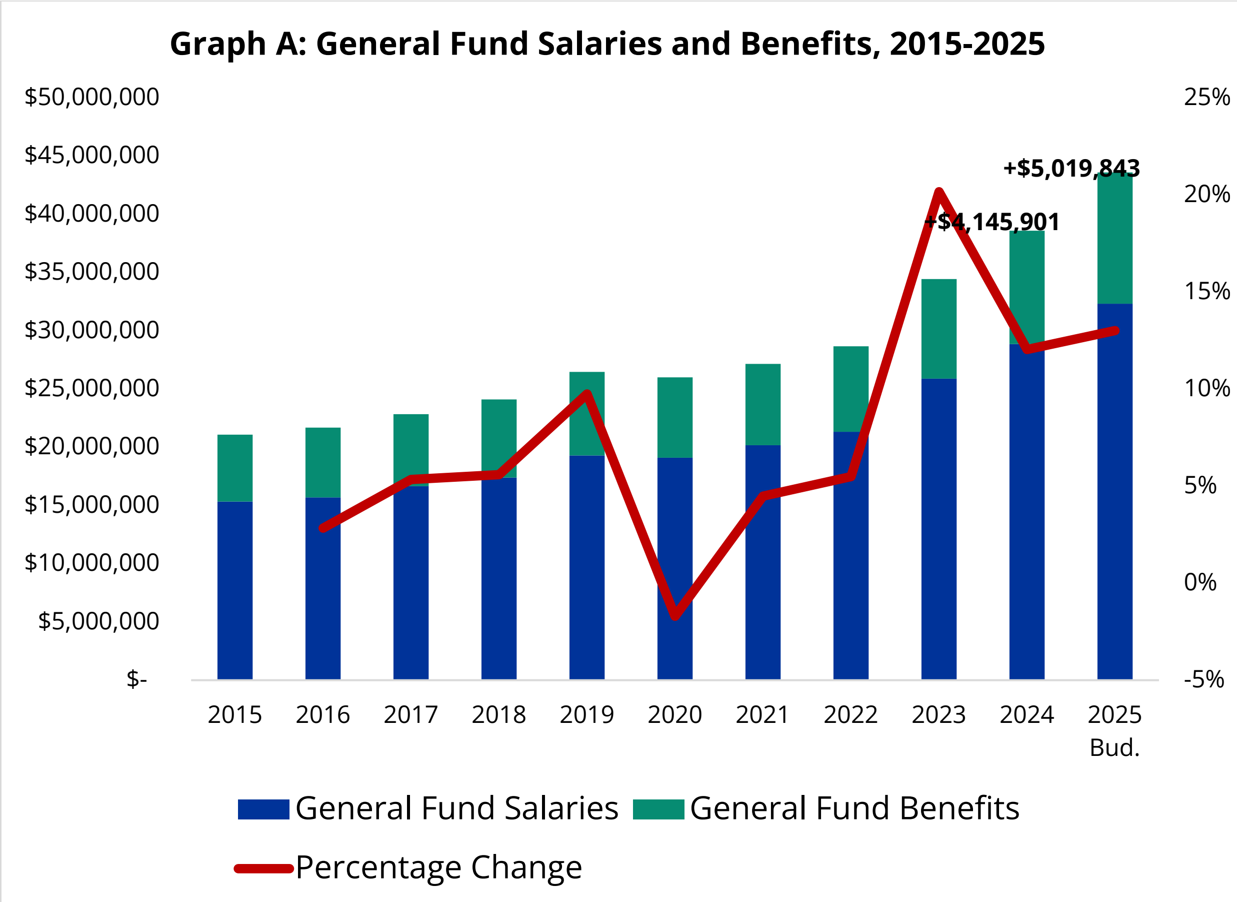
The City's largest expenditure category is labor. A notable example is the 15% increase in labor costs the City has faced over the last two years. During the same period, revenues increased nearly 6%. With staffing levels remaining unchanged, the labor cost increase is projected to be 4% for salaries and 6% for benefits year-over-year, driven by wage and benefit adjustments, see **Chart 2** and **Graph A**.

In 2023-2024...

Labor increased	Revenue increased
15%	**6%**

Chart 2 displays projected labor growth alone in comparison to the growth of major general fund revenues, including property, sales, and utility taxes.



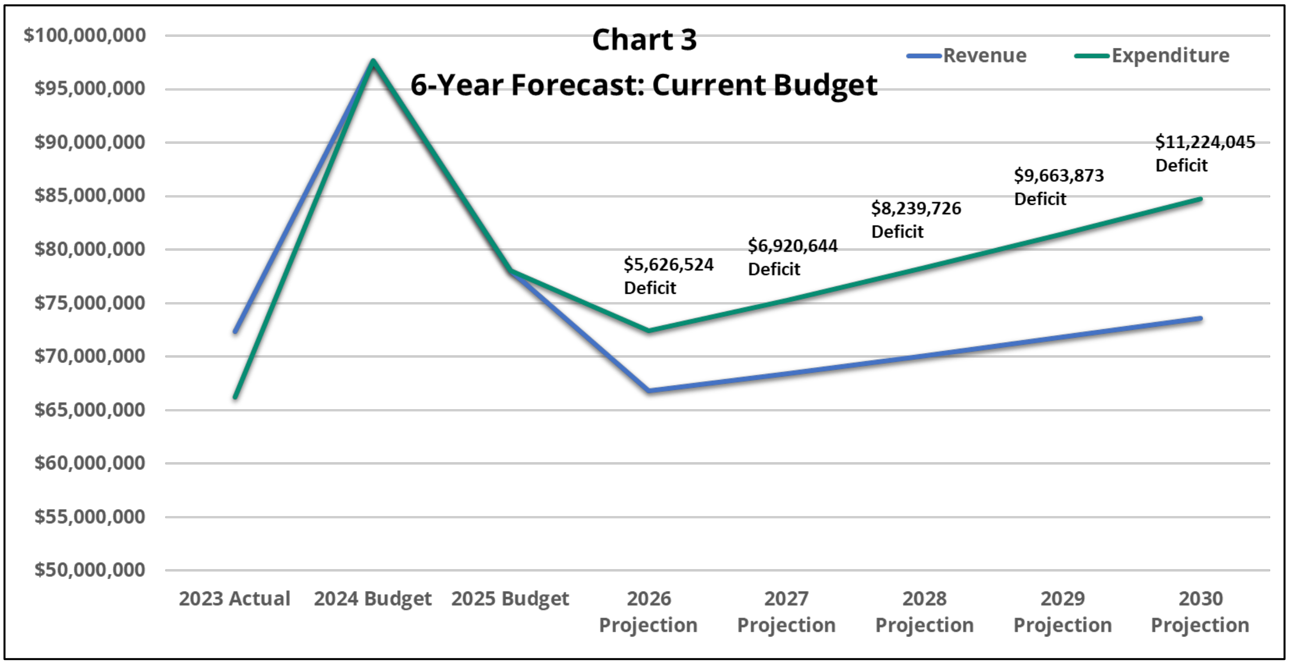


At the retreat, the City Council reviewed six-year financial forecasts for four separate potential outcomes, see **Chart 3** to **Chart 6**, below. All four models did not include consideration of new public defense standards, or maintenance and operation of the new police station and training facility, Cuoio Park, or Regional Athletic Complex Phase III, and other park improvements.

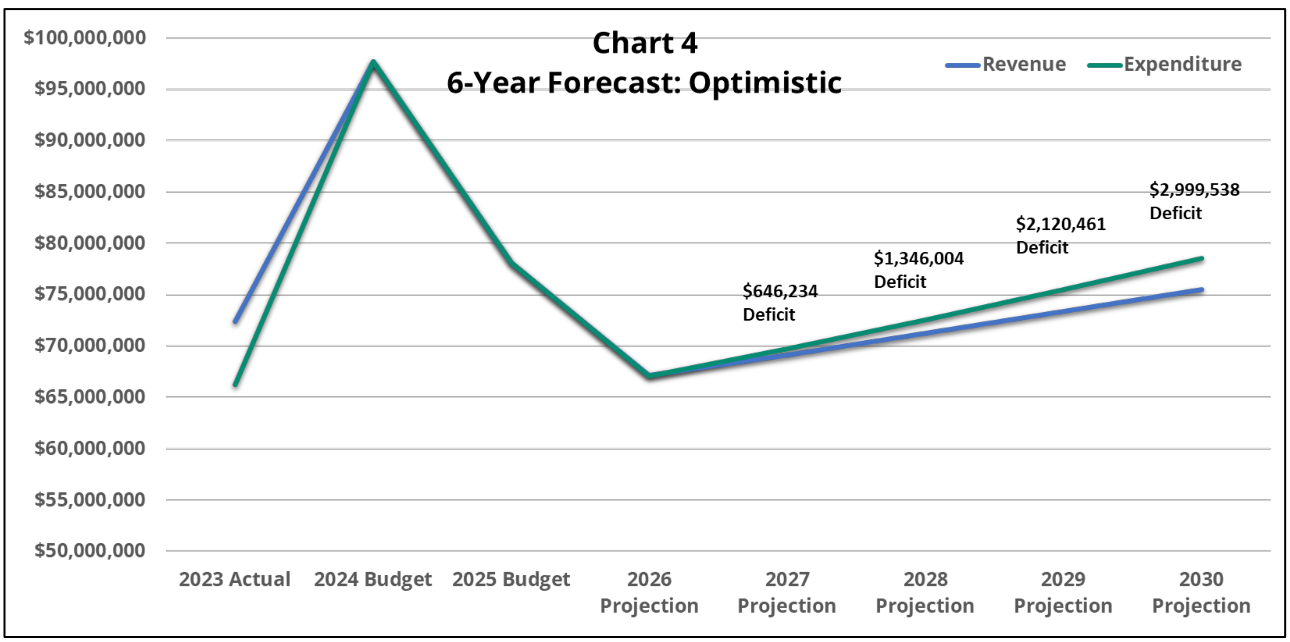
FUTURE BUDGET OBLIGATIONS

- 2026 Cuoio Park Phase 1A: +$220,493/year
- 2026 New Police Station & Training Facility Operations & Maintenance: (+$474,950/year)
- 2026 – 2035 Public Defense: additional $80,000/each year for 10 years+ inflation
- 2028 RAC Phase 3: +$350,000/year

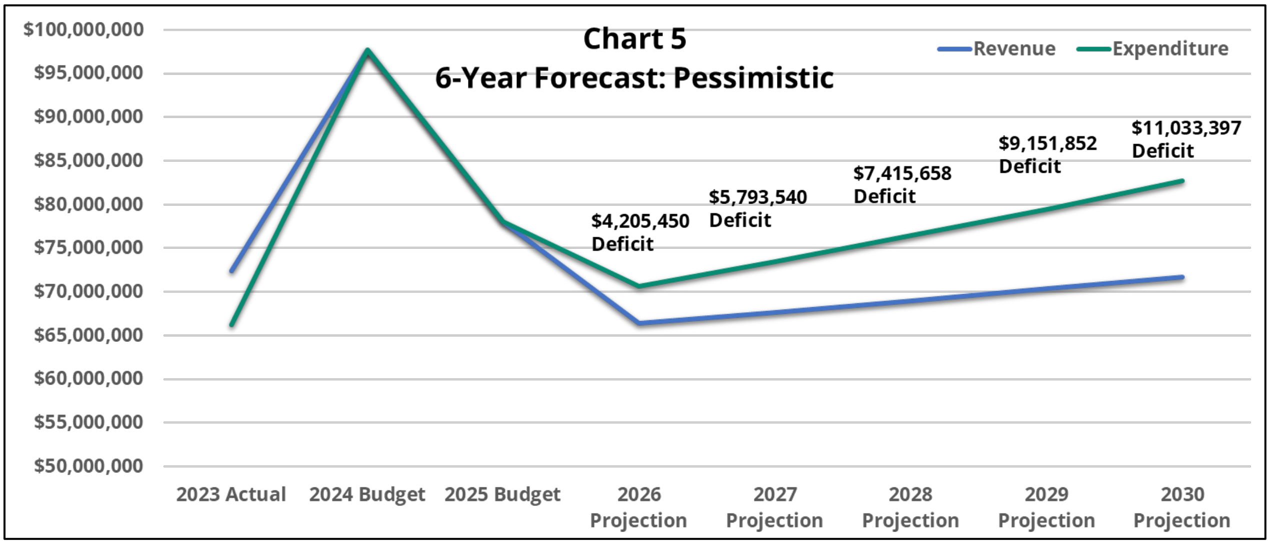
Current Budget Forecast: This model assumes 100% of the expenditure budget is spent and 2% revenue growth. The six-year forecast is displayed in **Chart 3.**



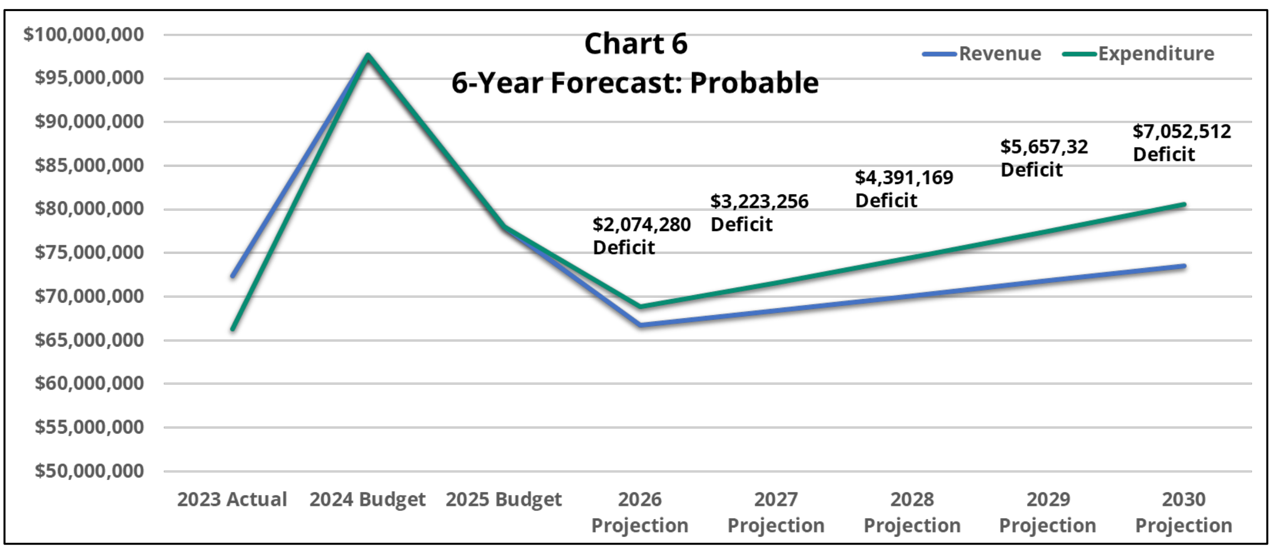
Optimistic Budget Forecast: This model assumes 92.5% of the expenditure budget is spent and a higher revenue growth of 3%. The six-year forecast is displayed in **Chart 4.**



Pessimistic Budget Forecast: This model assumes 97.5% of the expenditure budget is spent and a lower revenue growth of 1%. The six-year forecast is displayed in **Chart 5.**



Probable Budget Forecast: This model follows historical trends and assumes 95% of the expenditure budget is spent and revenue growth of 2%. The six-year forecast is displayed in **Chart 6.**



All four financial forecasts indicated that without new revenue sources or adjustments to current services, City expenditures will exceed projected revenues by 2027, with most reaching this point by 2026. These forecasts also indicate that by 2030, the annual shortfall between expenditures and revenues is projected to range from $3 million to over $11 million.

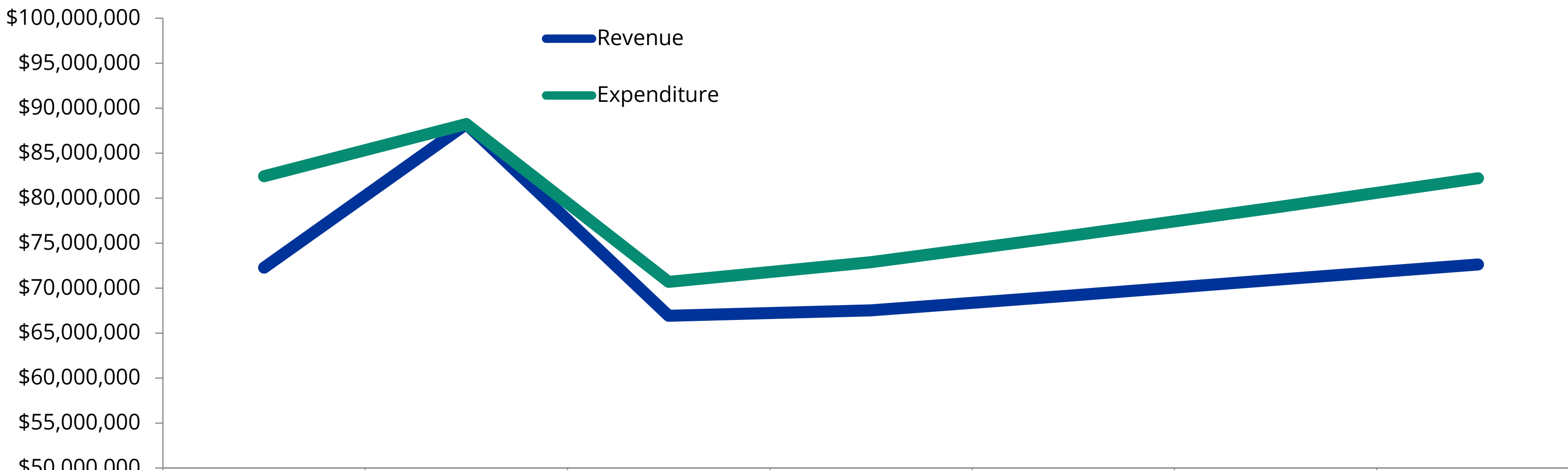
At the Regular Council Meeting on August 12, 2025, the City Council received an updated 6-Year Financial Model without new obligations based on current spending and revenues, see **Graph B**. Similar to the previous models, the deficit remains significant. In 2026, the projected gap between expenditures and revenues is anticipated to be around $3.76 million. By 2030, the projected gap increases to around $9.5 million.

By 2030…

forecasts indicate the gap between expenditures and revenues will be between

$9.5M – 12+M

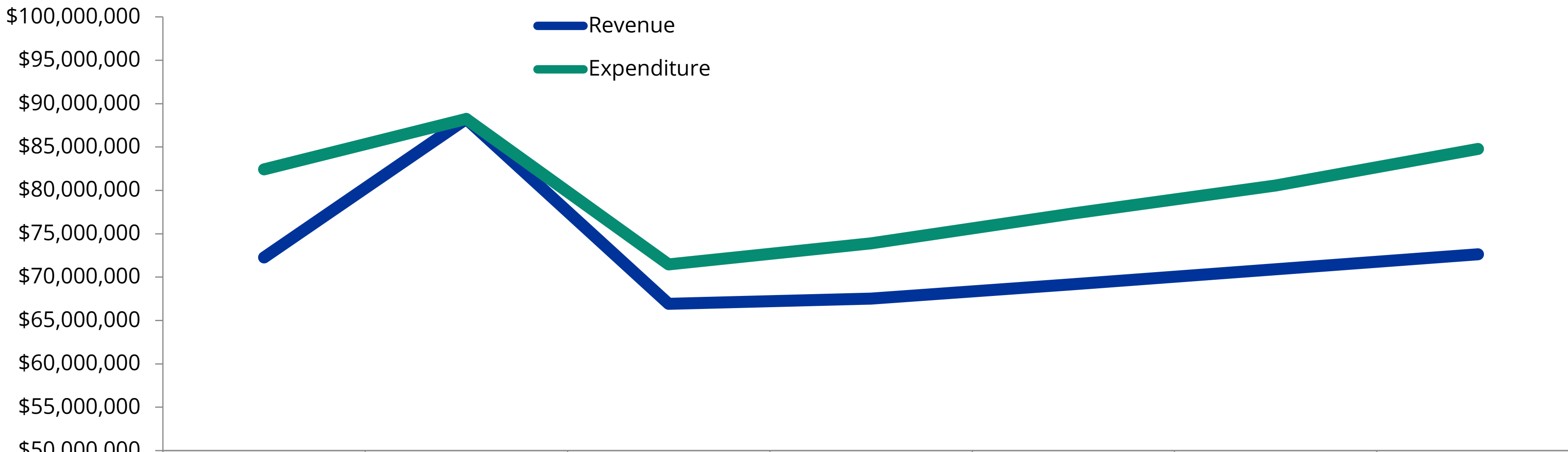
Graph B: Updated 6-Year Financial Model without Obligations (8/12/2025)



	2024 Act.	2025 Bud.	2026 Proj.	2027 Proj.	2028 Proj.	2029 Proj.	2030 Proj.
Revenue	72,257,130	88,231,083	66,922,069	67,511,453	69,196,285	70,912,310	72,630,600
Expenditure	82,419,131	88,231,083	70,689,144	72,873,592	75,846,832	78,954,665	82,199,032
Gap	(10,162,001)	-	(3,767,075)	(5,362,139)	(6,650,547)	(8,042,355)	(9,568,432)

At this meeting, the City Council also received an updated 6-Year Financial Model that takes into consideration new obligations as well as current spending and revenues, see **Graph C**. In 2026, the projected gap between expenditures and revenues is anticipated to be around $4.5 million. By 2030, the projected gap increases to around $12 million.

Graph C:
Updated 6-Year Financial Model with Obligations (8/12/2025)



	2024 Act.	2025 Bud.	2026 Proj.	2027 Proj.	2028 Proj.	2029 Proj.	2030 Proj.
Revenue	72,257,130	88,231,083	66,922,069	67,511,453	69,196,285	70,912,310	72,630,600
Expenditure	82,419,131	88,231,083	71,464,587	73,902,428	77,334,027	80,561,660	84,760,805
Gap	(10,162,001)	-	(4,542,518)	(6,390,975)	(8,137,742)	(9,649,350)	(12,130,205)

General Fund 10-Year Spending Analysis (2015-2024):

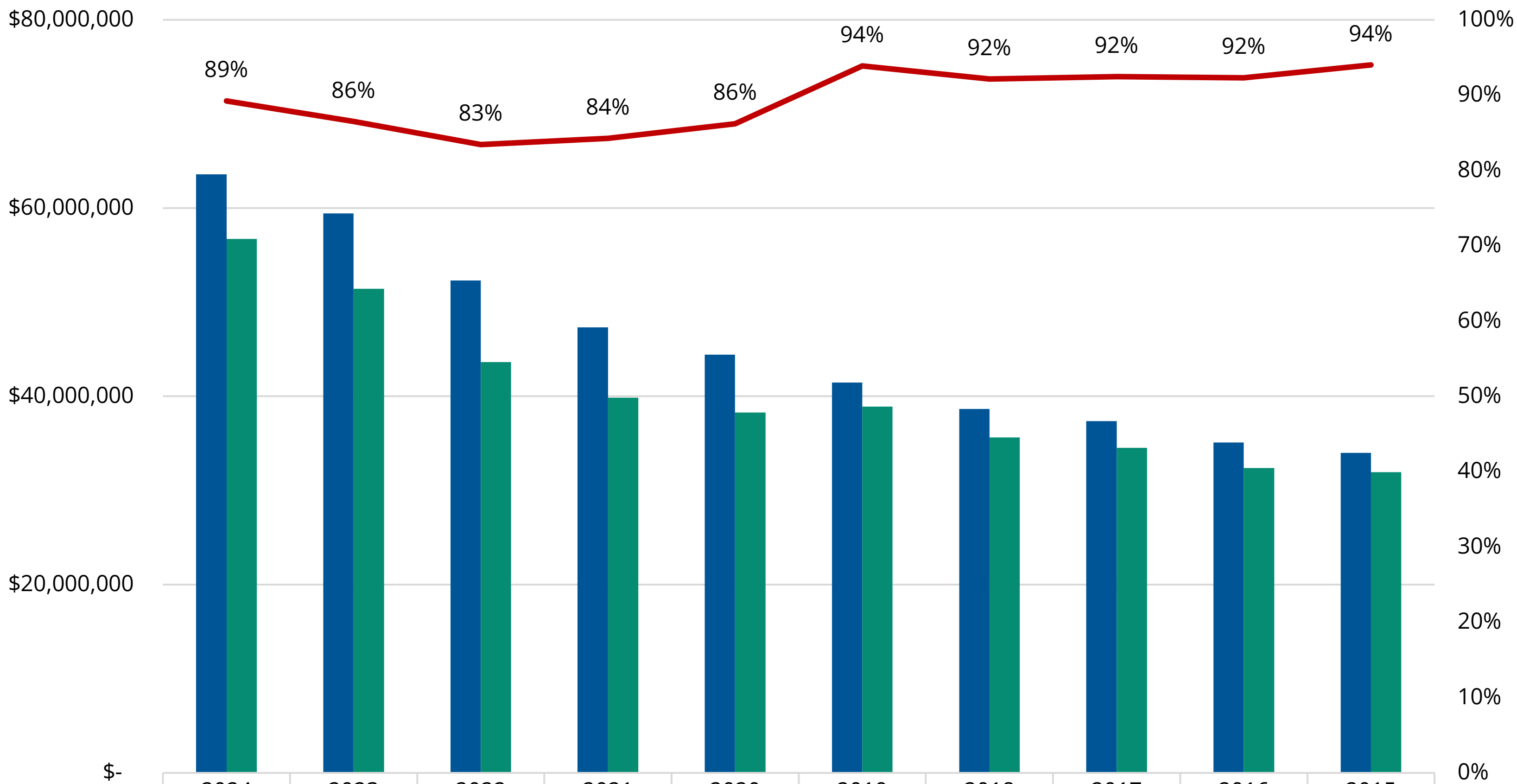
As part of this process, staff performed a 10-year analysis of past budgets versus expenditures to get an understanding of long-term trends regarding budget use.

For the general fund operating expenses only, **Graph E** illustrates the General Fund Budget compared to Actual Expenditures from 2013 to 2024. During these ten years, actual operating expenditures averaged 89% of the budget, three percentage points higher than when taking into account the full general fund. In 2015, the organization spent 94% of its operating budget, a figure that declined by five percentage points by 2024.

The City expended an average of 94% of all budgeted General Fund Labor between 2014 and 2024. If you take out the pandemic years of 2020-2022, this average increases to 96%

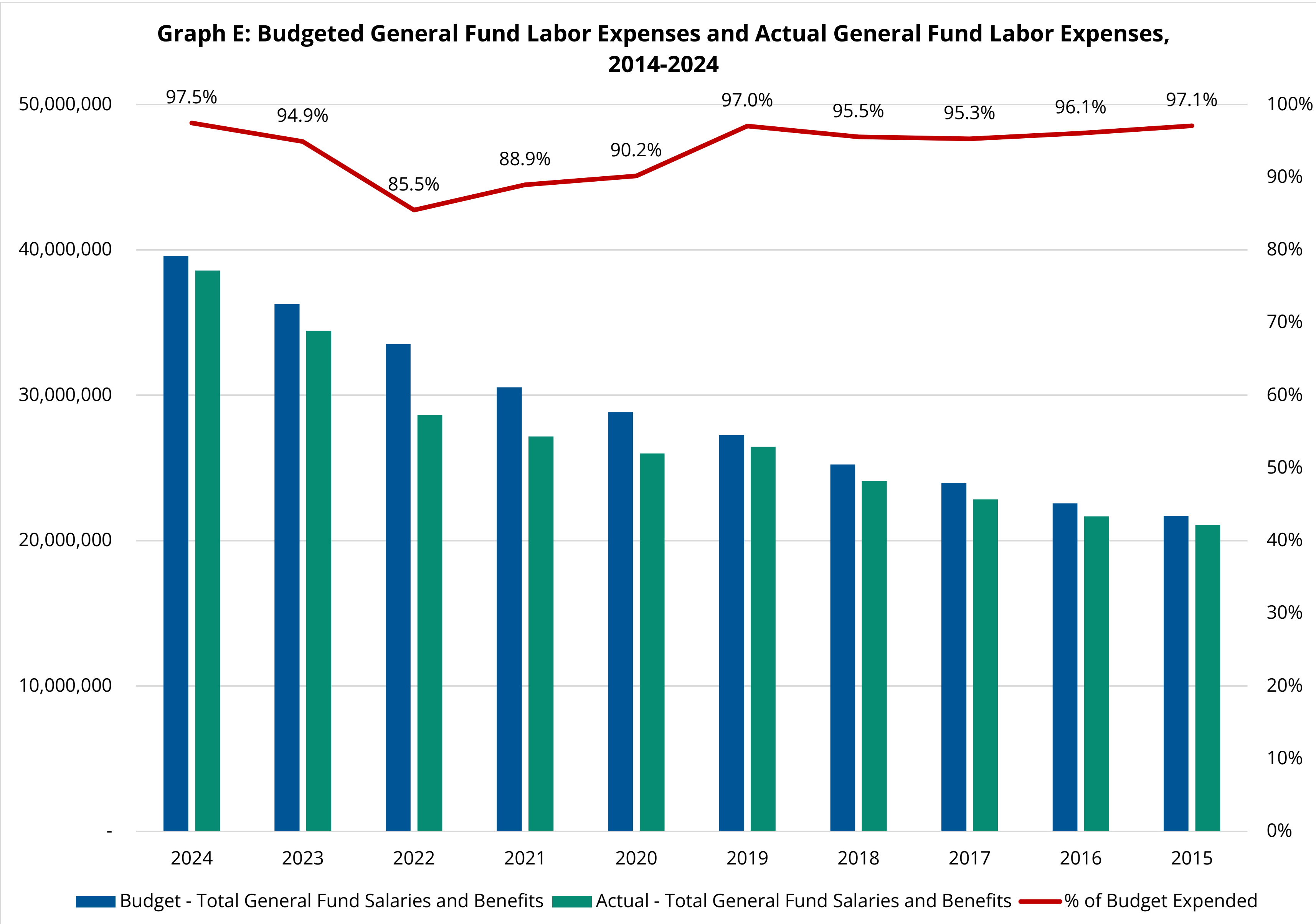
Table X	
Comparison of General Fund Budget and Expenditures, 2015-2024	
General Fund Options	**% Budget Spent**
General Fund - Operating only	89%
General Fund - Labor only	96%

Graph E: 10-Year Spending Analysis: General Fund Budget vs Actuals, Operating Only, 2015-2024



	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Op. only : Budget	$63,584,1	59,437,42	52301944	47,318,14	44,425,79	41,458,69	38,664,85	37,358,20	35,101,17	33,996,83
Op. only: Actuals	56,732,34	51,411,45	43,636,53	39,866,09	38,292,31	38,911,27	35,618,38	34,541,13	32,401,60	31,959,50
% Spent	89%	86%	83%	84%	86%	94%	92%	92%	92%	94%

Op. only : Budget   Op. only: Actuals   % Spent



Graph E: Budgeted General Fund Labor Expenses and Actual General Fund Labor Expenses, 2014-2024
50,000,000
40,000,000
30,000,000
20,000,000
10,000,000
-
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
97.5%
94.9%
85.5%
88.9%
90.2%
97.0%
95.5%
95.3%
96.1%
97.1%
2024
2023
2022
2021
2020
2019
2018
2017
2016
2015
Budget - Total General Fund Salaries and Benefits
Actual - Total General Fund Salaries and Benefits
% of Budget Expended

The above analyses highlight the need to perform an internal review of past expenditures. Analyzing each budget line item based on historical spending, especially underspending, may be crucial for ensuring efficient resource allocation. By examining past expenditures, the City may be able to identify patterns where certain areas consistently do not fully utilize allocated funds. This exercise, see below, could allow for more accurate future budgeting, as funds can be reallocated to areas.

Internal Budget Analysis Efforts
Concurrently with this report, the City Manager requested staff to perform an internal assessment of historical spending patterns and budget line item use as part of the 2026 Budget process. This assessment will help identify potential opportunities to reduce the overall budget without compromising current operations by strategically reducing or eliminating unused or underused accounts, resulting in immediate budget savings while promoting more efficient allocation of resources.

However, it's essential to highlight the potential long-term impact on reserves that these types of changes could have. Unspent savings from these accounts often contribute to strategic budgeting buffers. In addition, City reserves are frequently used to finance large-scale capital projects (e.g., Phase 1A of Greg Cuoio Park, Police Station, etc.). By reducing year end savings directed to reserves, large capital projects may take longer to develop and complete.

As part of this process, the City Council will need to carefully consider what the right balance is between maintaining strategic reserves, and using available funding to support essential services.

Financial Planning

Building on the foundation of the six-year financial forecasts, at the City Council Retreat, the City Council participated in a revenue exercise to identify potential future revenue sources. Through this process, the City Council identified revenue opportunities in two primary categories:

(1) Encourage private investment through the expansion of commercial brick-and-mortar development, and

(2) Consider existing and some new taxes and fees.

From this exercise and subsequent discussion, the City Council identified, from a more extensive list, the following potential revenue sources for further exploration:

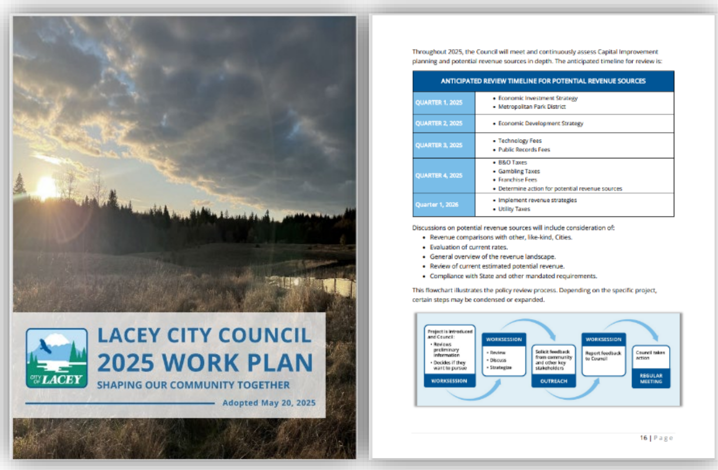
- **Economic Investment Strategy:** Review potential City investments to incentivize private development.

- **Economic Development Strategy:** Develop a 5-Year strategy to attract private development.
- **Business and Occupation Taxes (B&O):** Review existing rates and explore the addition of Warehousing and Manufacturing collection.
- **Franchise Fees:** Examine solid waste and other franchise agreements.
- **Gambling Tax:** Explore increasing the Gambling Tax rate and the number of gaming tax establishments.
- **Lodging Taxes:** Explore adjustments to funding priorities and distribution.
- **Public Records Fees:** Update and expand fees for qualified public records requests.
- **Technology Fees:** Explore implementation of convenience fees to support the maintenance of permitting systems.
- **Utility Taxes:** Consider adjustments to utility taxes, planned for early 2026.

The City Council also conducted a prioritization exercise to assess the fiscal impacts of upcoming capital projects. This analysis showed that, regardless of prioritization, completing any of these capital projects in the coming years would likely necessitate additional revenue sources. Without these new revenue streams, the City would require a considerable amount of time to build up the reserves needed to fund these projects.

However, the ability to save reserves for this purpose is limited based on the existing budget structural deficit.

In preparation for future financial planning discussions, the City Council requested additional information on revenue sources and how the City's financial position compares to other Washington cities. **This report serves to help fulfill this request and meets the 2025 Work Plan item of Financial Planning and Potential Revenue Sources Review.**



This report was developed both in response to a formal request by the City Council to evaluate potential new revenue sources and is intended to support long-term financial planning and decision-making by providing a resource on available revenue options.

The report provides an in-depth analysis of the potential revenue sources identified by the City Council above. **Appendix 1** provides a list of revenue sources not contemplated in this report, but also available to the City.

Purpose of This Report

This report was developed in response to the priority adopted by the City Council in the 2025 Work Plan to develop additional information on potential new revenue sources available to the City. It is intended to support the City Council as they evaluate options for addressing the City's long-term structural budget imbalance—an imbalance in which expenses are projected to grow faster than revenues, even under optimistic assumptions and without new programs, staffing increases, or reliance on one-time revenues.

The City, like many local governments in Washington, is constrained by the state's policy environment that limits local revenue flexibility, particularly regarding property tax growth and other general fund revenues. At the same time, the cost of maintaining existing services is rising due to state mandates, inflation, labor market pressures, aging infrastructure, and community service expectations (e.g., residents and businesses expect greater levels of service to respond to today's environment).

FACTORS CONTRIBUTING TO RISING COSTS

- New state mandates
- Inflation
- Labor Market
- Aging infrastructure
- Community service expectations

Recognizing these pressures, the City Council prioritized the need to identify strategies to improve long-term financial sustainability. This includes both increasing revenue and more aggressively controlling expenditure growth. Although the City's work to evaluate expense reductions is still underway as part of the 2026 Budget process, the revenue analysis is being presented first. These two efforts, revenue analysis and expenditure analysis, are intended to complement each other as part of a broader strategy to strengthen the City's financial outlook and be incorporated into the City's budget process.

This report provides a comprehensive overview of revenue options currently available to the City under existing state law, including options that are within the City's direct control (e.g., can be implemented by councilmanic action) and those that may require voter approval. Each revenue analysis includes estimates of potential revenue, volatility of that funding, implementation timelines, legal authority, administrative effort, level of stakeholder engagement, and equity considerations. No specific recommendations are made; instead, the report is structured to support City Council deliberation by offering a clear, consistent analysis across a wide range of revenue mechanisms.

Ultimately, this document is intended to be a technical resource, not a policy directive. It frames the revenue choices available to the City in the context of its legal, economic, and political environment. The City Council may determine the next steps, including which options to advance for further public engagement or implementation.

Readers should use this document to:

- **Understand the landscape of options:** The report provides an overview of all identified revenue tools selected by the City Council at the 2025 Retreat and prioritized in the 2025 Work Plan, with the addition of one new revenue tool recently created by the state legislature in 2025.

- **Compare revenue tools side-by-side:** Each option is presented using a consistent set of criteria to enable comparison of factors such as revenue potential, time to implement, legal requirements, and administrative effort. **Table A** summarizes all of these elements in a matrix to allow for quick comparison.

- **Identify follow-up questions and areas for further analysis:** The information presented here represents staff knowledge as of the date of this report. The City Council or staff may determine that further legal, financial, or community engagement work is needed to consider or pursue a given option.

City leadership may use this document in conjunction with the parallel work being conducted to examine growth of expenditures. Together, these efforts are intended to support a long-term, sustainable financial future for the City.

This report is accompanied by a **Revenue Tool, Appendix 2**, that enables Councilmembers to explore the potential impact of adjusting existing tax rates or adding additional revenue sources.

Image 1: Snapshot of the Revenue Tool

#	Revenue Concept	Potential Rate	Current Rate	Current Revenue	Estimated Revenue	Estimated Additional Revenue
1	Technology Fees	0.0%	0.0%	$ -	$ -	
2	Body Worn Camera	$0.00	0.0%	$ -	$ -	
3	Franchise Fee - Solid Waste	0.0%	0.0%	$ -	$ -	$ -
4.1	Gambling Tax - Social Card	7.5%	7.5%	$ 580,000	$ 580,000	$ 0
4.2	Gambling Tax - Punch/Pull Tabs	4.0%	4.0%	$ 40,000	$ 40,000	$ -
5.1	Utility Tax - Water	6.0%	6.0%	$ 1,300,000	$ 1,300,000	$ -
5.2	Utility Tax - Solid Waste	6.0%	6.0%	$ 485,000	$ 485,000	$ -
5.3	Utility Tax - Sewer	6.0%	6.0%	$ 1,500,000	$ 1,500,000	$ -
5.4	Utility Tax - Stormwater	6.0%	6.0%	$ 300,000	$ 300,000	$ -
5.5	Utility Tax - Cable	0.0%	0.0%	$ -	$ -	$ -
6.1	B&O - Retail	1.0%	1.0%	$ 2,312,100	$ 2,312,100	$ -
6.2	B&O - Warehouse	0.0%	0.0%	$ -	$ -	$ -
6.3	B&O - Manufacturing	0.0%	0.0%	$ -	$ -	$ -
7	Lodging Tax	30.0%	30.0%	$ 188,000	$ 188,000	$ -
8	Sales Tax - HB2015	0.0%	0.0%	$ -	$ -	$ -
						$ 0
	Annual Capital Funds	$ -				

	Budget	Optimistic	Pessimistic	Probable	Updated Probable (WO/OB)	Updated Probable (W/OB)
Budget Gap - Labor	$ 5,700,000	$ 700,000	$ 4,250,000	$ 2,100,000	$ 3,767,075	$ 4,542,518
Budget Gap - Capital	$ -	$ -	$ -	$ -	$ -	$ -
Budget Gap - Total	$ 5,700,000	$ 700,000	$ 4,250,000	$ 2,100,000	$ 3,767,075	$ 4,542,518
Est. New Revenues	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Difference	$ (5,700,000)	$ (700,000)	$ (4,250,000)	$ (2,100,000)	$ (3,767,075)	$ (4,542,518)
Potential Actions	Reduce services	Reduce services	Reduce services	Reduce services	Reduce services	Reduce services

Dimensions of Analysis

Each revenue option is presented with a consistent set of criteria to enable comparison of factors, including:

- **Term:** An estimate for how long a given revenue option would take to implement, when revenue collection would commence, and what level of City resources would be required.
- **Revenue Estimates:** The amount of revenue expected to be collected from the given revenue option. This is presented as a point estimate (a single number). It should be understood, however, that the actual amount collected could vary from this estimate.
- **Volatility / Potential Year-over-year (YOY) shifts:** An assessment of the stability or fluctuation of revenue sources, including an estimate of year-to-year shifts based on available data, when possible.
- **Administrative Effort:** A description of the effort and complexity involved in implementing and collecting the revenue.
- **Offsetting Expenditures:** Costs that the City would incur to collect a given revenue. This reduces the net financial benefit to the City.
- **Level of Stakeholder Engagement:** A description of the effort and complexity involved in target outreach to gather input, clarify concerns, and ensure transparency.

- **Peer Usage**: A listing of peer governments that collect a given revenue. Where feasible, specific financial information about the rates or amounts collected by peers is provided.

- **Who Pays:** A description of the people, organizations, or other parties that would directly be impacted by having to pay for the revenue option.

- **Equity Implications:** An assessment of how the revenue option affects different income groups and communities. This analysis usually considers whether the revenue option is regressive (disproportionately impacts lower-income households), progressive (higher-income households pay a larger share relative to their income), or proportional (affects all income levels equally). Most revenue options available to local governments in Washington State are regressive.

- **Control/Implementation Authority:** The role the City plays in implementation, as well as legal, procedural, or technical considerations that are needed to implement a revenue option.

- **Other Considerations:** Any information that may be important for consideration and analysis of the revenue option that does not easily fit into the dimensions of analysis listed above.

Matrix of All Revenue Options

Each option is presented using a consistent set of criteria to enable comparison of factors such as revenue potential, time to implement, legal requirements, and administrative effort. **Table A** summarizes all of these elements to allow for quick comparison. The matrix is color-coded using the following scales:

- **Red:** Less revenue, high volatility, high effort, high inequity
- **Yellow:** Moderate revenue, moderate volatility, moderate effort, regressive
- **Green:** High revenue, low volatility, lower effort, more equity

Table A

Matrix of All Revenue Options

Revenue Concept	Annual Est. Revenue	Volatility	Est. YOY shifts	Control	Term	Implementation Authority	Administrative Effort	Stakeholder Engagement	Who Pays	Equity
1. Technology Fees	$20K - $150K	Very High - Dependent on Permits	10-30+%	City control	Short-term, 12 months	Councilmanic -Resolution	Minimal	Moderate: Focused	Applicants	Proportional
2. BWC Redaction Fees	$1K - $5K	Very High - Dependent on certain types of requests	10-30+%	City control	Short-term, 12 months	Councilmanic - Resolution	Minimal	Moderate: Focused	Requestors	Regressive; exemptions make it less regressive
3. Franchise Fees: Solid Waste	$40K - 400K	Stable - Essential service, reoccurring	0-3%	City control	Short-term, 12-18 months	Councilmanic - RFP, Franchise Agreement	Moderate	Few 0-30 impacted	Company - typically directly passed on to Customer	Regressive
4.1 Gambling Taxes: Social Card Games	$100K - $800K	High - Discretionary Spending	5-15+%	City controls	Short-term, 12 months	Councilmanic - Ordinance	Low	Few 0-30 impacted	Establishment	Proportional

Table A										
Matrix of All Revenue Options										
Revenue Concept	Annual Est. Revenue	Volatility	Est. YOY shifts	Control	Term	Implementation Authority	Administrative Effort	Stakeholder Engagement	Who Pays	Equity
4.1 Gambling Taxes: Punch/Pull Tabs	$5K - $60K	High - Discretionary Spending	5-15+%	City controls	Short-term, 12 months	Councilmanic - Ordinance	Low	Few 0-30 impacted	Establishment	Proportional
5. Utility Taxes (Water, Sewer, Stormwater, Cable)	$500K - $4M+	Stable - Essential service, reoccurring	0-3%	City control	Short-term, 12 months	Councilmanic - Ordinance	High	High: Community-wide	Customer	Regressive; exemptions make it less regressive
6.1 B & O Tax: Retail	$580K - $2.3M	Moderate - Tied to revenues	3-10%	City control	Short-term, 12-18 months	Councilmanic - Ordinance	Low	High: Businesses	Businesses - typically indirectly passed on to Customers	Proportional
6.2 B&O Tax: Manufacturing	$2K - $4K	Moderate - Tied to revenues	3-10%	City control	Short-term, 12-18 months	Councilmanic - Ordinance	High	High: Businesses	Businesses - typically indirectly passed on to Customers	Proportional
6.3 B&O Tax: Wholesale	$83K - 166K	Moderate - Tied to revenues	3-10%	City control	Short-term, 12-18 months	Councilmanic - Ordinance	High	High: Businesses	Businesses - typically indirectly passed on to Customers	Proportional
7. Lodging Tax (Allocation)	$100K - $400K	High - Discretionary Spending, tourism, economy	5-15%	City control	Short-term, 4 months	Councilmanic - Council Approval	Low	Few 0-30 impacted	Lodging Customers	Regressive; about use, not collection

Table A										
Matrix of All Revenue Options										
Revenue Concept	Annual Est. Revenue	Volatility	Est. YOY shifts	Control	Term	Implementation Authority	Administrative Effort	Stakeholder Engagement	Who Pays	Equity
8. Sales Tax - Public Safety (HB 2015)	$1.879M	Moderate - Dependent on spending	3-10%	City control	Short-term, 6-12 months	Councilmanic - Council Approval	Moderate -High Grant documentation	High: Community messaging	Customer	Regressive

1. Technology Fees

The State of Washington regulates development permit fees through RCW 82.02.020, which states that a city may "collect reasonable fees from an applicant for a permit or other governmental approval to cover the cost…of processing applications, inspecting and reviewing plans, or preparing detailed statements [related to SEPA reviews]".

Cities may collect a technology fee (also known as a technology surcharge) as a percentage of a permit fee. The purpose of this surcharge is to provide the necessary funds to maintain the technology-dependent service levels used by departments directly connected with development services, in the case of the City, the Community and Economic Development and Public Works Departments. These fees are intended to help ensure the sustainability and efficiency of various technological services directly related to permitting. Currently, the City spends over $117,000, see **Table G**, annually on technology-supported systems associated with permit-related services delivered by Public Works and Community and Economic Development. Technology fees are a tool that can support the maintenance and improvements to technology-dependent services.

Over time, cities are becoming more dependent on technologies to provide efficient and responsive customer service. Technology improvements over the last few decades have resulted in:

- Improved efficiencies in the delivery of services for the development community and community members (e.g., access, time, transparency, interactive)
- Easier access to over-the-counter and small permits
- More accurate information
- Greater internal consistency
- Streamlined review workflows
- Reduced paper use and increased sustainability
- Accumulation of better data, leading to more data-informed decisions
- Necessary to meet state requirements (e.g., SSSB 5290)

Revenues are restricted and must be used for development services technologies, e.g., annual maintenance or licensing and system replacement costs.

How do other local governments address support technology maintenance and upgrades through fees? A study performed by the FCS Group for the City of Spokane surveyed the technology fees in various Washington state jurisdictions. The report found that there is a notable variance in technology fee rates, ranging from a minimum of 2.5 percent to a maximum of 15.0 percent. The most frequently used rates were 3.0 percent and 5.0 percent. The City of Spokane ultimately adopted a 2.5 percent technology fee.

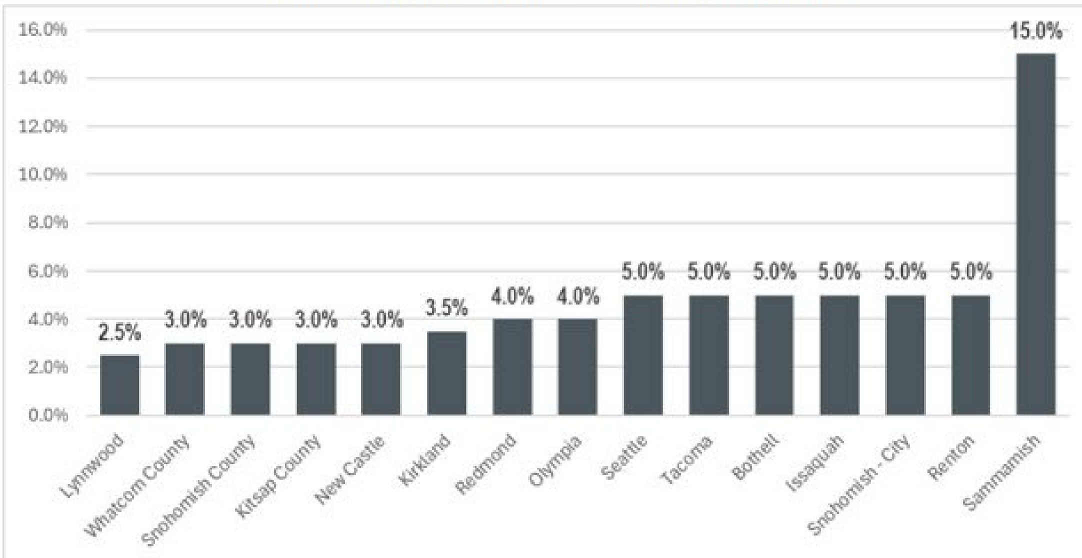
Graph 1A

FCS Group Study for Spokane – Technology Fee Survey

City of Spokane
DSC Cost of Service Appendix

October 2024
page 7

Exhibit 1: Technology Surcharge Interjurisdictional Survey



For more information on Technologies fees, please see the FCS Group study, as well as the MRSC page on Information Technologies.

1. Technology Fee

Description	Apply a Technology Fee to all development permits, including CED and PW. Create an exemption for permits associated with affordable housing.
Estimated Annual Revenue	$12,500 for each 0.5% increase in Technology Fees, see **Table 1B**. $12,000 to $150,000+ depending on rate.
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	None

Control and Implementation Requirements	Councilmanic: • Amend necessary fee schedules or documents by ordinance.
Administrative Effort	Administrative effort is low. The City will need to complete the following tasks to implement the new tax rate: • Amend necessary fee schedules or documents by ordinance. • Provide notice to community members.
Peer Usage	See **Graph 1A** for a more extensive list. Technology fees of comparable cities: • **Kirkland**: 3.5% • **Bothell**: 5% • **Olympia**: 4% • **Lynnwood**: 2.5% • **Issaquah**: 5%
Volatility	Very High – Dependent on permitting levels, fluctuations are anticipated to be around 10% to 30+% annually based on past data, see **Table 1C**.
Who Pays	Applicants: Individuals or organizations applying for permits.
Equity Implications	The fee is proportional as it is based on a percentage of the permit fee. However, homeowners and small businesses may feel the impact of these charges more than large developers. The City could implement an exemption to this fee for affordable housing. However, please see "Other Considerations" for a broad discussion of equity and development fees.
Other Considerations	Even with the addition of a technology fee, the City's current development fees would remain significantly lower than comparable cities. Many cities try to recover 75% to 100% of the costs for processing permits (development fee cost recovery) as allowed per state law. In 2024, the City recovered approximately 69.7% of CED costs and 38% of PW costs. As a result, the general fund is used to cover the remaining costs. The City's cost recovery rate is influenced by several factors, including the intensity of development. With recent development activity leveling off, and without further changes, the City is likely to see cost recovery rates more in line with 2024

levels—lower than in previous years that experienced periods of high multifamily development.

While lower cost recovery rates may encourage some economic and housing development, it is potentially regressive as lower-income community members may be disproportionately affected by indirectly supporting permits that could primarily benefit other individuals or developers, with little (if any) residual positive impact for them. This could also lead to underinvestment in services that would directly positively impact the whole community rather than a select few, e.g., general fund dollars could be used for park and recreation development or programming.

The City has over $117,000 in existing technology costs associated with development services, see **Table 1G**. A technology fee may defray some of these costs and provide some relief to the general fund. In addition to existing costs, the City anticipates future technology needs to improve services, upgrade and maintain systems, and meet new state mandates.

Table 1B provides an estimated projection of Technology Fee revenues, based on historical revenue of all development services permits.

Table 1B		
Technology Fee Projected Revenues		
Rate	Est. Revenue	Difference
0.0%	$ -	$ -
0.5%	$12,500	$12,500
1.0%	$25,000	$25,000
1.5%	$37,500	$37,500
2.0%	$50,000	$50,000
2.5%	$62,500	$62,500
3.0%	$75,000	$75,000
3.5%	$87,500	$87,500
4.0%	$100,000	$100,000
4.5%	$112,500	$112,500
5.0%	$125,000	$125,000
5.5%	$137,500	$137,500
6.0%	$150,000	$150,000
6.5%	$162,500	$162,500
7.0%	$175,000	$175,000
7.5%	$187,500	$187,500
8.0%	$200,000	$200,000
8.5%	$212,500	$212,500
9.0%	$225,000	$225,000
9.5%	$237,500	$237,500
10.0%	$250,000	$250,000
10.5%	$262,500	$262,500
11.0%	$275,000	$275,000
11.5%	$287,500	$287,500
12.0%	$300,000	$300,000
12.5%	$312,500	$312,500

Table 1C provides historical revenue of all development services permits, including year-to-year shifts in revenue.

Table 1C CED and PW Permit Fee Revenues and Year-to-Year Changes, 2013-2024		
Year	**Permit Fee Revenue**	**YOY Shifts**
2024	$2,316,668	-28%
2023	$3,234,601	28%
2022	$2,530,277	-8%
2021	$2,751,510	21%
2020	$2,279,013	-41%
2019	$3,869,042	26%
2018	$3,071,579	45%
2017	$2,117,594	-26%
2016	$2,872,405	46%
2015	$1,968,661	20%
2014	$1,637,294	39%
2013	$1,176,727	
Average	**$2,316,668**	**11%**

Table 1D uses historical revenue from all development services permits to provide examples of revenue generated by different Technology Fee percentages, ranging from 1% to 6%, for the past ten-years.

Table 1D							
CED and PW Permit Fee Revenues and Technology Fee Projections, 2013-2024							
Year	Permit Fee Revenue	1% Fee	2% Fee	3% Fee	4% Fee	5% Fee	6% Fee
2024	$2,316,668	$23,167	$46,333	$69,500	$92,667	$115,833	$139,000
2023	$3,234,601	$32,346	$64,692	$97,038	$129,384	$161,730	$194,076
2022	$2,530,277	$25,303	$50,606	$75,908	$101,211	$126,514	$151,817
2021	$2,751,510	$27,515	$55,030	$82,545	$110,060	$137,576	$165,091
2020	$2,279,013	$22,790	$45,580	$68,370	$91,161	$113,951	$136,741
2019	$3,869,042	$38,690	$77,381	$116,071	$154,762	$193,452	$232,143
2018	$3,071,579	$30,716	$61,432	$92,147	$122,863	$153,579	$184,295
2017	$2,117,594	$21,176	$42,352	$63,528	$84,704	$105,880	$127,056
2016	$2,872,405	$28,724	$57,448	$86,172	$114,896	$143,620	$172,344
2015	$1,968,661	$19,687	$39,373	$59,060	$78,746	$98,433	$118,120
2014	$1,637,294	$16,373	$32,746	$49,119	$65,492	$81,865	$98,238
2013	$1,176,727	$11,767	$23,535	$35,302	$47,069	$58,836	$70,604
Average	**$2,316,668**	**$26,044**	**$52,088**	**$78,133**	**$104,177**	**$130,221**	**$156,265**

Table 1E and **Table 1F** provide examples of common permit fee costs and show how the addition of a Technology Fee would impact the overall fees.

Table 1E							
Example of CED Common Permit Fee Costs and Technology Fees							
Permit Fee	**Cost**	**1%**	**2%**	**3%**	**4%**	**5%**	**6%**
Demolition Permit	$91	$0.91	$1.82	$2.73	$3.64	$4.55	$5.46
Plumbing Permit (Whole House)	$254	$2.54	$5.08	$7.62	$10.16	$12.70	$15.24
Residential Roof	$213	$2.13	$4.26	$6.39	$8.52	$10.65	$12.78
Mechanical Permit (Whole House)	$381	$3.81	$7.62	$11.43	$15.24	$19.05	$22.86
Grading Permit (8,000 cy)	$861	$ 8.61	$17.22	$25.83	$34.44	$43.05	$51.66
Building Permit (2,500 SF Home)	$6471	$64.71	$129.42	$194.13	$258.84	$323.55	$388.26

Table 1F							
Example of PW Common Permit Fee Costs and Technology Fees							
Permit Fee	**Cost**	**1%**	**2%**	**3%**	**4%**	**5%**	**6%**
Plan Check: Water/Sewer (1st 150')	$341.10	$3.41	$6.82	$10.23	$13.64	$17.06	$20.47
Plan Check: Street (1st 150')	$341.10	$3.45	$6.89	$10.34	$13.78	$17.23	$20.67
Inspection: Water/Sewer (1st 150')	$408.63	$3.48	$6.96	$10.44	$13.92	$17.40	$20.88
Inspection: Street (1st 150')	$407.46	$3.51	$7.03	$10.54	$14.05	$17.57	$21.08
Inspection: Signals (per Intersection)	$3,067.56	$3.55	$7.09	$10.64	$14.19	$17.74	$21.28
ROW: Overhead Utilities (1st 150')	$365.13	$3.58	$7.16	$10.74	$14.33	$17.91	$21.49

Table 1G provides examples of current technology costs associated with CED and PW development services.

Table 1G Examples of Current Development Services Technology Costs			
Department	**Item**	**Annual Cost**	**Purpose / Notes**
PW	Bluebeam	$3,000	Allow for more efficient permit processing: • PDF solution tailored for architecture and construction • Helps standardize communication and improve review quality with customizable tools • More efficient review and workflows
PW	Virtual Project Manager	$10,000	Allow for more efficient project management
PW	iPads	$2,500	Streamlines field inspections
CED	ICC Code Updates	$13,552	Ensure access to current building codes online.
CED	Cell Phone	$9,631	Cell phones for more efficient customer service.
CED	iPads	$4,084	Streamlines field inspections
CED	Bluebeam	$10,648	Allow for more efficient permit processing
CED	TRAKiT License	$63,762	Online Permit Portal - Permitting Software • Convenient submission • Track permit applications • More efficient workflows • Improves record keeping • More efficient record requests
ALL		**$117,177**	

2. Copying Charges for Public Records: Body-Worn Cameras Redactions

Under the Public Records Act (PRA), cities have a few options for calculating the charges for copies of public records, see **Option 1 to Option 3** below.

These allowable charges are mainly limited to the costs incurred by the city in making and producing copies of the records. Under the PRA, cities generally cannot charge for staff time spent locating a public record or making it available for inspection (including any time spent reviewing or redacting records). However, there are some limited exceptions for certain law enforcement records. Law enforcement records, specifically body camera redactions, criminal history records information, traffic accident reports, department audio, visual, or photographic material, are labor-intensive for response. Annual City costs to respond to law enforcement public records requests is likely well over $385,000 annually taking into account staff and technology resources, see **Table 2A1**.

Table 2A1 Public Record Costs and General Estimates 2024	
Total estimated costs (includes staff compensation and legal review)	$442,426
Total public records requests - Citywide	3,510
Total public records requests - LPD	3,053
% of LPD based on City-wide requests*	87%
Estimated cost for LPD-related requests based on % of City-wide requests*	$384,911
Total requests including BWC**	7.9% citywide 9% LPD
* Estimates based on best available data. These are general estimates. ** Average based on data from 2024/2025.	

For records requests, the City adopted the default charges outlined in RCW 42.56.120 to apply to requests for copies of public records, see **Option 2**.   Many other agencies within the state charge a fee to recoup a portion of this cost, exempting out certain requestors defined by RCW.

> **Option 1: Actual Costs:** Cities can charge the actual cost incurred for providing copies by adopting a statement of costs, after notice and a public hearing (RCW 42.56.070(7)). For hard copies, actual cost includes: the cost of paper; the per-page cost for use of agency copying equipment; the cost of postage or delivery charges and the container used for delivery; and staff time to *copy and send* the requested public records. For electronic copies, actual cost includes: The cost of electronic production or file transfer of a record; The use of cloud-based storage and

processing services; The transmission of records in electronic format, including the transmission charge and the media device used for delivery; and Staff time to *copy and send* the requested public records.

Option 2: Statutory Default Charges (Current City status – no change): Adopt the statutory default charges in RCW 42.56.120, see **Table 2A**.

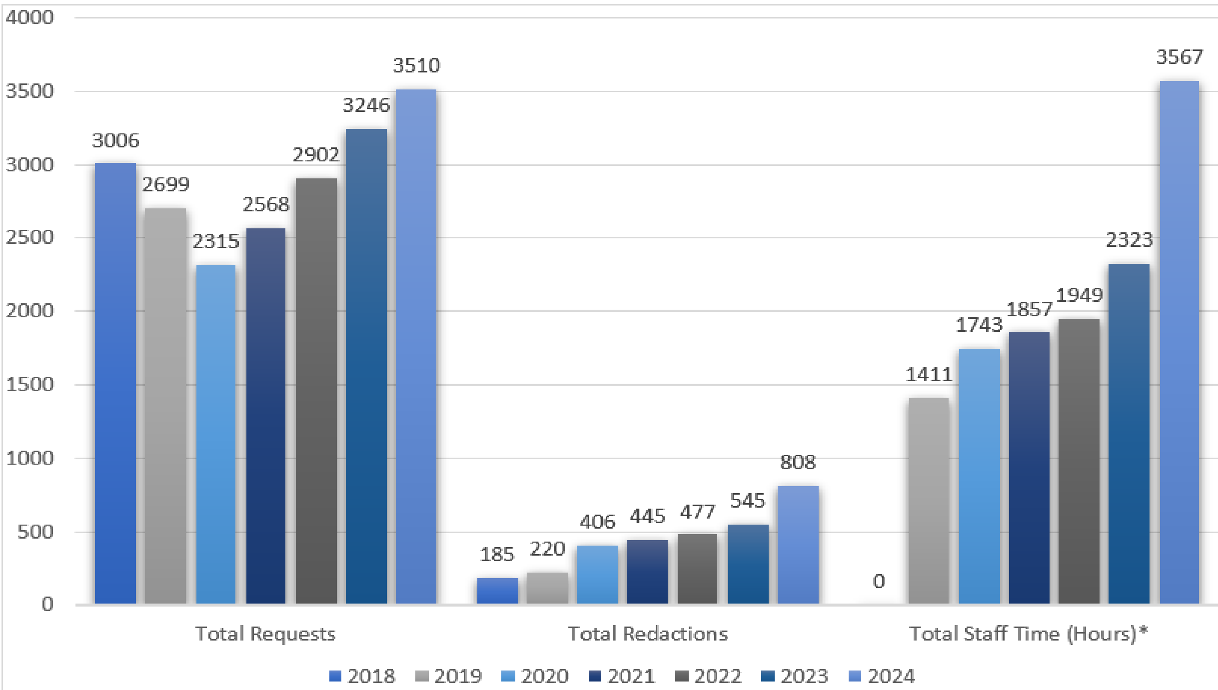
Table 2A Statutory Default Charges	
Inspection of records:	No charge
Photocopy of paper records, or printed copies of electronic records, or use of City's equipment to photocopy public records:	15 cents per page
Records scanned into an electronic format, or use of City's equipment to scan records:	10 cents per page
Files and attachments uploaded to email, cloud-based data storage services, or other means of electronic delivery:	5 cents for each 4 electronic files or attachments
Files and attachments transmitted in electronic format, or the use of City's equipment to send the records electronically:	10 cents per gigabyte
Digital storage media or device provided by the City:	Actual cost
Container or envelope used to mail copies:	Actual cost
Postage or delivery charges:	Actual cost

Option 3: Flat Fee Up To $2 Per Request: Cities have the option to charge a flat fee of up to $2 per request as an alternative to actual or default costs if the agency reasonably estimates and documents that the costs are equal or more than $2. This flat fee can only be charged once per request and not per installment (RCW 42.56.120(2)(d)). At this time, staff do not recommend adopting a flat fee per request. While this model could generate more revenue, it does not offset the staff time and resources required to process large, multi-installment requests. Retaining the default copying charges may also help to discourage excessive or frivolous requests.

Option 4: Fees for Body Worn Camera: Law enforcement agencies may require any requester not listed in RCW 42.56.240(14)(e) to pay the reasonable costs of redacting any portion of the body-worn camera recording before disclosure.

Since 2020, the City has experienced an increase in the total number of public record requests. With this increase, the City has also experienced a direct rise in redactions and staff time required to respond, see **Graph X**, below.

Graph X: Public Records Request Trends, 2018 - 2024



In 2023, the average cost per record request was $115. Of all 3,246 requests, only $55 was recovered. In 2024, the average cost per request was $126. Of all 3,510 requests, only $8 was recovered. At this time, staff do not recommend any changes to copying charges for general record requests as revenue enhancements would be de minimis and associated offsetting expenditures would increase (e.g., it would require more staff time to process than would likely be recovered). While **Option 3** would likely recover more costs than the current model, it eliminates the City's ability to charge based on actual or customized costs—an important tool for discouraging excessive or frivolous requests. Under this option, a large request would cost the same as a small one: just $2.

For more information on Public Record Costs, please see the MRSC page on Copying Charges for Public Records.

Law Enforcement Records: Per state law, law enforcement agencies may recover costs for the following:

- Body Camera Redaction: RCW 42.56.240(14) allows agencies to charge for staff time *spent redacting body camera video recordings for certain requestors*, in addition to the regular costs allowed under RCW 42.56.070(7).

- Criminal History Records Information
- Traffic Accident Reports
- Sheriff Department Audio, Visual, or Photographic Materials

The City implemented a body-worn camera (BWC) program in April 2023. Since launching the BWC program, the City has retained 114,500+ BWC videos. Starting in July 2024, the City began capturing data on public records requests involving body-worn video footage. From July 2024 to July 2025, the Lacey Police Department (LPD) closed 3,281 public records requests with 302 requests containing BWC. Notably, for every one hour of video requested, it takes LPD staff an estimated two (2) to seven (7) hours to review and redact.

The City could recover costs spent redacting body camera video recordings for certain requestors while also mitigating potential BWC disclosure requests by establishing a per-minute BWC disclosure cost.

Notably, per state law, BWC disclosure costs would not apply to the following requestors:

- A person, or an attorney representing a person, directly involved in the incident;
- A person or their attorney who requests BWC relevant to a criminal case involving that person;
- The executive director from either the Washington state commission on African American affairs, Asian Pacific American affairs, or Hispanic affairs; or
- An attorney who represents a person regarding a potential civil cause of action involving the denial of civil rights under…(attorney must explain the relevancy and request relief from redaction costs)

Several Washington state jurisdictions have performed studies to establish per-minute BWC redaction cost rates, including the City of Seattle and City of Sumner. **Table 2B** provides a summary of several jurisdictions with adopted per-minute BWC redaction cost rates.

Table 2B BWC Redaction Costs		
City	**Costs per minute**	**Expenses Recovered**
Seattle	$0.82	N/A
Kent	$0.91	$750 (2018, all) $4,235 (2019, all)
Tukwila	$0.63	N/A
Sumner	$0.86	N/A
Olympia	$0.81	N/A
Bellingham	$0.75	$2,000 (2023, 911/BWC)
Kirkland	$0.84	$2,509 (2023, PD/BWC)

Based on the studies mentioned above, Staff performed a per-minute cost analysis for the City, resulting in a $0.90 cost per minute, see **Graph 2C**.

Graph 2C	
Lacey BWC Request Cost Study	
Police Records Specialist, Step 1	
A. Monthly Salary	$5,543.70
B. Monthly Benefits	$3836.67
C. Total Monthly Salary/Benefits (A+B)	**$9,380.37**
BWC License Fees*	
D. Monthly Professional License	$31.71
E. Monthly Redaction Assistance User License	$6.58
F. Total Monthly License Fees (D+E)	**$38.32**
Average Minutes worked by staff per month	
G. 174 hours per month x 60 minutes	10,440
Estimated Cost per Minute (C+F)/G	**$0.90**
* Includes sales tax	

For more information on BWC disclosure cost, please see the MRSC page on Disclosure of Law Enforcement Video Footage.

2. Body-worn Camera Redactions	
Description	Apply a BWC Charge of $0.90 per minute
Estimated Annual Revenue	$1,000 to $5,000 annually
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic: • Amend appropriate code and fee schedules, ordinance/resolution

Administrative Effort	Administrative effort is low. The City will need to complete the following tasks to implement the new tax rate: • Amend appropriate code and fee schedules, ordinance/resolution • Create a charge with Finance
Peer Usage	See **Table 2B** for a more extensive list. BWC Charges of comparable cities: • **Olympia:** $0.81 • **Kent:** $0.91 • **Kirkland**: $0.84
Volatility	Very High – Dependent record requests, fluctuations are anticipated to be around 10% to 30+% annually based on past data, see **Graph X**.
Who Pays	Record requesters, with some exemptions.
Equity Implications	Flat fees can be regressive. However, there are exemptions, including not charging a person or an attorney representing a person who is directly involved in the incident.
Other Considerations	Implementing a fee for BWC disclosure may help discourage frequent, frivolous, or large-scale requests, particularly from serial or national requesters. The City has observed that following high-profile incidents or "media" involved incidents, e.g., a First Amendment auditor, there is often an influx of requests for BWC video. While this could save staff resources, on the whole, implementing this would result in de minimis revenue.

3. Franchise Fees – Solid Waste

Franchise fees are charges levied on private utilities for their use of City streets and other public properties to place utility infrastructure and to recoup City costs of administering franchise agreements.

The franchise fees on light, natural gas, and telephone utilities are limited by statute to the actual administrative expenses incurred by the City directly related to receiving and approving permits, licenses, or franchises (RCW 35.21.860). In addition, cities may impose franchise fees to recover administrative costs for sewer and water. A reasonable franchise fee may be imposed on solid waste providers.

Cable TV franchise fees are governed by the Federal Cable Communications Policy Act of 1996. They are negotiated with cable companies for an amount not to exceed 5% of gross revenues, regardless of the administrative costs (47 U.S.C. §542(a) and (b)).

Solid Waste and Cable TV franchise fees are unrestricted and may be used for any lawful governmental purpose.

For more information on Franchise Fees, please see page 137 of the MRSC's Revenue Guide for Washington Cities and Towns.

The City's franchise agreement with Comcast sets the cable franchise fee rate at 5%; the state maximum for cable franchise fees.

Table 3A Franchise Fee Rates, State Requirements, Options			
Activity	**City rate**	**Max Rate**	**Examples**
Cable	5%	5%	Olympia – 5% Tumwater – 5%
Solid Waste	**-**	Reasonable	Lakewood – 4% Redmond – 5%

The City could pursue adding a solid waste franchise fee. This fee would need to be reasonable. Given the relative stability of this service, solid waste may provide a long-term revenue solution, especially compared to a cable franchise fee.

For more information on Solid Waste Collection, please see MRSC's solid waste collection, recycling and disposal page. In summary, cities have the following six options for solid waste collection:

Option 1: Local Government Provides Collection Service
Many local governments in Washington require all individuals to sign up for solid waste collection. Others provide municipal collection service but do not require participation.

Option 2: Municipality Contracts with Other Municipalities
Under the Washington State Interlocal Cooperation Act (Ch. 39.34 RCW), a municipality can contract with another local agency, city, or county for solid waste collection services.

Option 3: Municipality Contracts with Private Firm While Still Controlling Billings and Rates
Municipalities may enter into contracts with waste haulers for collection and recycling services, but continue to provide billing and control rates.

Option 4: Municipality Contracts with Private Firm with Municipality Only Controlling Rates
A municipality can contract with a private waste hauler for collection and recycling services, including billing, while the city controls rates.

Option 5: Municipality Licenses or Franchises to Private Firm
Municipalities may grant a franchise or license to a waste hauler or haulers, with the Washington Utilities and Transportation Commission (UTC) controlling billing and rates.

Option 6: UTC Sets Rates and Service Area
Although the state requires counties and cities to plan for solid waste management and gives them the authority to provide solid waste collection services (or contract for the service), they are not *required* to provide collection services. If a municipality chooses this option, the UTC sets the service area and the rates to be charged by private firms that serve the city.

Currently, the City operates under **Option 6** of the above; however, it could elect to operate under **Option 5** and collect a solid waste franchise fee. To establish a solid waste franchise fee, the City would need to update its municipal code, release a request for services for solid waste providers, and then execute a contract with a solid waste provider. Currently, the City does not provide direct collection service or contract with another jurisdiction or a private entity for collection. Instead, the City allows the UTC to set rates and to determine the private firm that serves Lacey.

3. Franchise Fee – Solid Waste	
Description	Grant a franchise to a waste hauler and charge a reasonable franchise fee
Estimated Annual Revenue	$40,500 to $485,000, depending on different variables For each 0.5% increase $40,500, see **Table 3C**
Time to Implement	Short-term, Twelve months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic: o Amend LMC, Title 3, to include Collection of Franchise Fees o Create a request for proposal/qualifications o Select a private solid waste provider o Negotiate and execute a contract with a private solid waste provider
Administrative Effort	Perform any necessary outreach to the community. The City will need to complete the following tasks to implement the new tax rate: • Amend LMC, Title 3, to include Collection of Franchise Fees • Create a request for proposal/qualifications • Select a private solid waste provider • Negotiate and execute a contract with a private solid waste provider
Peer Usage	The AWC Utility and Fee Survey (2024, self-reporting tool) lists 19 jurisdictions with solid waste franchise fees. The following are a few comparable cities; see **Table 3E** for a more exhaustive list.

Table 3B Solid Waste Franchise Fees Other Jurisdictions		
Organization	**Population**	**Solid Waste**
Redmond	75,270	5.00%
Burien	52,490	13.10%
Bothell	48,940	5.00%
University Place	35,420	5.00%
Des Moines	33,160	13.00%
Peer Average	**49,056**	**8.22%**

Who Pays	While the provider pays the franchise fee, the cost of the franchise fee is passed on to the consumer by the provider.
Equity Implications	The tax is regressive. The cost of the franchise fee is passed on by the provider to the consumer, with lower-income individuals paying a larger percentage of their income in taxes. High-income households may use more utilities in total, but they can absorb the cost more easily.
Other Considerations	Instead of creating a franchise fee for solid waste, the City could consider increasing the solid waste utility tax. This would reduce the need to go out for an RFP and select a private company. However, the City would lose the ability to negotiate service costs directly.

Table 3C provides an estimated projection of solid waste franchise fees, based on historical revenue from solid waste utility tax revenues.

Table 3C		
Solid Waste Franchise Fees – Projected Revenues		
Rate	Est. Revenue	Difference
0% Current)	$0	$0
0.5%	$40,417	$40,417
1.0%	$80,833	$80,833
1.5%	$121,250	$121,250
2.0%	$161,667	$161,667
2.5%	$202,083	$202,083
3.0%	$242,500	$242,500
3.5%	$282,917	$282,917
4.0%	$323,333	$323,333
4.5%	$363,750	$363,750
5.0%	$404,167	$404,167
5.5%	$444,583	$444,583
6.0%	$485,000	$485,000

Table 3D provides historical revenue for solid waste utility taxes, including year-to-year shifts in revenue, from 2017 to 2024.

Table 5F		
Solid Waste Utility Tax Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	$573,130	0%
2023	$574,594	8%
2022	$533,206	12%
2021	$476,150	9%
2020	$438,611	7%
2019	$410,801	1%
2018	$405,451	16%
2017	$349,765	

Table 3E provides an example of solid waste franchise fees in other Washington state cities.

Table 3E Solid Waste Franchise Fees in Other Jurisdictions		
Organization	**Population**	**Garbage**
Redmond	75,270	5.0%
Burien	52,490	13.1%
Bothell	48,940	5.0%
University Place	35,420	5.0%
Des Moines	33,160	13.0%
SeaTac	31,910	5.0%
Mukilteo	21,590	7.0%
Monroe	19,700	6.0%
Centralia	18,360	6.0%
Ridgefield	13,640	10.0%
Sumner	10,800	2.5%
DuPont	10,180	5.0%
North Bend	7,915	6.0%
Pacific	7,270	6.0%
Clarkston	7,215	6.0%
Brier	6,590	3.0%
Granite Falls	4,705	7.0%
Chelan	4,390	6.0%
Clyde Hill	3,110	6.0%
Average	**21,719**	**6.5%**

4. Gambling Tax – Social Card Games & Punchboard / Pull Tabs

Gambling activities are regulated by the state, with the Washington State Gambling Commission regulating and licensing most gambling activities under chapter 9.46 RCW. Cities and towns are limited in their authority to regulate gambling, but they may prohibit any or all gambling activities for which licenses are required.

For more information on Gambling Tax, please see page 119 of the MRSC's Revenue Guide for Washington Cities and Towns. Revenues are restricted and must be used for public safety purposes.

Lacey Municipal Code (LMC), Section 3.06 sets the gambling tax for the City. In brief, the following are the rates established for commercial gambling:

Table 4A			
Lacey Gambling Tax Rates, State Requirements, Options			
Activity	**City rate**	**Max Rate**	**Options**
Amusement games	-	Actual costs of enforcement, not to exceed 2% of net receipts	Add
Bingo	5%, no taxes on first $10,000 of gross receipts	5% of net receipts	Remove $10,000 threshold
Punchboards or pull-tables (commercial)	4% of gross receipts	10% of net receipts	Increase by up to an additional 6%
Raffles	5% - no taxes on first $10,000 of gross receipts	5% of net receipts	Remove $10,000 threshold
Social Card Games	7.5%	20% of gross receipts	Increase by up to an additional 12.5%

From the above, the most significant revenue impact would be to consider increasing the tax rate for Social Card Games, which could increase revenues by $33,333 to $833,333. The City Council could also consider repealing the prohibition on additional card houses, as part of this process or separate from it. This could potentially include a more complete review of Title 16 to determine appropriate locations for social card rooms. Title 16 would require zoning text amendment through the legislative review process.

Increasing Punchboard or pull-table rates could increase revenues by $5,000 to $60,000, see **Table 4E** and **Table 4F.**

4.1 Social Card Games	
Description	Increase the Lacey Gambling tax rate for Public Card Rooms/Social Card Games. Lacey's current rate is: 7.5%
Estimated Annual Revenue	$33,337 to $40,000 for each 0.5% increase in the Gambling tax for Social Card Games, see **Table 4B**.
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic: • Amend the tax rate in LMC 3.08.030 • Follow the regulations outlined in RCW 9.46.110 • Council could also repeal the prohibition on additional card houses through an ordinance.
Administrative Effort	Administrative effort is low. The City will need to complete the following tasks to implement the new tax rate: • Amend LMC 3.06.010 • Update the Gambling tax return form and public guidance • Provide timely advanced notice to impacted taxpayer (1).
Peer Usage	See **Table 4D** for a more extensive list. Current Gambling tax card room rates of comparable cities: • **Lakewood**: 11% • **Shoreline**: 10% • **SeaTac**: 11-20% • **Tukwila**: 11-20% • **Renton**: 10% • **Kent**: 11% • **Burien**: 11%

Volatility	High - Discretionary Spending, fluctuations are around 5% to 15+% annually. Depended on economic conditions and consumer behavior.
Who Pays	Local casinos pay the Gambling Tax. Around 2012, the then-owners of the Fortune Casino (formerly Hawk's Prairie Casino) requested a reduction in gambling taxes for social card games. In response, in 2014, the Lacey City Council adopted Ordinance 1430, providing for a gradual reduction of the gambling tax rate top the present rate of 7.5%. The Casino has since been acquired by a larger operator that has multiple locations across Washington, including in jurisdictions with higher social card game taxes, e.g., Lakewood, WA.
Equity Implications	The tax is proportional as it is based on a percentage of gross revenue.
Other Considerations	The City's current tax rate is at the low end of its peer and neighboring cities. Based on this, the risk of the Casino relocating to other cities for a lower rate is minimal. In addition to increases to the tax rate, the City could also allow for additional social card game establishments. This would have a more long-term impact on revenue. In addition, having more Social Card establishments does not necessarily mean that consumer behavior will change substantially. This may result in revenue shifts, rather than increases. Other planned developments in Lacey may impact the operations of existing social card game establishments. Gambling tax revenues are required to be allocated for public safety, which would be a straightforward criterion to satisfy within the general fund.

Table 4B provides an estimated projection of Social Card tax revenues, based on historical revenue from existing Social Card tax revenues.

Table 4B		
Social Card Rate – Projected Revenues		
Rate	**Est. Revenue**	**Difference**
7.5% (current)	$500,000	$(0)
8.0%	$533,333	$33,333
8.5%	$566,667	$66,667
9.0%	$600,000	$100,000
9.5%	$633,333	$133,333
10.0%	$666,667	$166,667
10.5%	$700,000	$200,000
11.0%	$733,333	$233,333
11.5%	$766,667	$266,667
12.0%	$800,000	$300,000
12.5%	$833,333	$333,333
13.0%	$866,667	$366,667
13.5%	$900,000	$400,000
14.0%	$933,333	$433,333
14.5%	$966,667	$466,667
15.0%	$1,000,000	$500,000
15.5%	$1,033,333	$533,333
16.0%	$1,066,667	$566,667
16.5%	$1,100,000	$600,000
17.0%	$1,133,333	$633,333
17.5%	$1,166,667	$666,667
18.0%	$1,200,000	$700,000
18.5%	$1,233,333	$733,333
19.0%	$1,266,667	$766,667
19.5%	$1,300,000	$800,000
20.0%	$1,333,333	$833,333

Table 4C provides historical revenue for Social Card tax revenues, including year-to-year shifts in revenue.

Table 4C		
City Social Card Revenues, 2013-2024		
Year	Social Card Revenue	YOY Shifts
2024	$596,078	14%
2023	$521,966	4%
2022	$501,043	72%
2021	$291,994	171%
2020	$107,781	-69%
2019	$343,522	-6%
2018	$364,106	17%
2017	$310,374	-6%
2016	$331,807	-14%
2015	$385,702	-6%
2014	$409,396	-4%
2013	$426,185	

Table 4D provides Social Card Tax rates in other comparable-sized Washington state cities.

Table 4D Comparable cities with Social Card Game Tax Rates		
City	**Population**	**Rate**
Yakima	98,200	10.0%
Kirkland	93,570	11.0%
Pasco	80,180	10.0%
Redmond	75,270	12.0%
Sammamish	68,150	11.0%
Tukwila	22,960	11.0%
Renton	109,700	10.0%
Lakewood	64,670	11.0%
Kent	137,900	11.0%
Federal Way	102,900	10.0%
Shoreline	60,320	10.0%
Lacey	58,180	7.5%
Burien	52,490	11.0%
University Place	35,420	5.0%
Walla Walla	34,020	8.0%
Des Moines	33,160	9.0%
SeaTac	31,910	11.0%
Tumwater	26,360	20.0%
Average	**65,853**	**10.5%**
Source: AWC 2024 Utility and Fee Survey, plus additional research		

Increasing Punchboard or pull-table rates could increase revenues by $5,000 to $60,000, see **Table 4E** and **Table 4F.**

4.2 Punchboard or Pull-Tab rates (commercial)	
Description	Increase the Lacey's Punchboard or Pull-Tab rate. Lacey's current rate is: 4.0%
Estimated Annual Revenue	$5,000 to $60,000, $5,000 for each 0.5% increase in the rate, see **Table 4E.**
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic: • Amend the tax rate in LMC 3.06.010 • Follow the regulations set forth in RCW 9.46.110
Administrative Effort	Administrative effort is low. The City will need to complete the following tasks to implement the new tax rate: • Amend LMC 3.06.010 • Update the Gambling tax return form and public guidance • Provide timely advanced notice.
Peer Usage	See **Table 4G** for a more extensive list. Current Gambling tax card room rates of comparable cities: • Pasco: 10% • Shoreline: 5% • SeaTac: 5% • Yakima: 10% • Kent: 10% • Sammamish: 5%
Volatility	High - Discretionary Spending, fluctuations are around 5% to 30+% annually. Depended on economic conditions and consumer behavior.

Who Pays	Businesses with punchboards and pull-tabs.
Equity Implications	The tax is proportional as it is based on a percentage of gross revenue.
Other Considerations	None.

Table 4E provides an estimated projection of Punchboard or Pull Tab revenues, based on historical revenue from existing Punchboard or Pull Tab revenues.

Table 4E		
Pull Tabs Rate – Projected Revenues		
Rate	Est. Revenue	Difference
4.00%	$40,000	$0
4.50%	$45,000	$5,000
5.00%	$50,000	$10,000
5.50%	$55,000	$15,000
6.00%	$60,000	$20,000
6.50%	$65,000	$25,000
7.00%	$70,000	$30,000
7.50%	$75,000	$35,000
8.00%	$80,000	$40,000
8.50%	$85,000	$45,000
9.00%	$90,000	$50,000
9.50%	$95,000	$55,000
10.00%	$100,000	$60,000

Table 4F provides historical revenue for Punchboard or Pull-Tab revenues, including year-to-year shifts in revenue.

Table 4F		
Pull Tab Revenues, 2013-2024		
Year	**Revenue**	**YOY Shifts**
2024	$48,117	26%
2023	$38,233	-8%
2022	$41,749	42%
2021	$29,435	16%
2020	$25,350	-49%
2019	$49,818	19%
2018	$41,809	-17%
2017	$50,509	-7%
2016	$54,367	9%
2015	$49,676	

Table 4G provides Punchboard or Pull-Tab rates in other comparable-sized Washington state cities.

Table 4D Comparable cities with Punchboard or Pull-Tab Tax Rates		
City	**Population**	**Rate**
Yakima	98,200	10%
Kirkland	93,570	5%
Pasco	80,180	10%
Redmond	75,270	1%
Sammamish	68,150	5%
Shoreline	60,320	5%
Lacey	58,180	4%
Olympia	54,749	3%
Burien	52,490	5%
Bothell	48,940	
Issaquah	40,950	5%
Wenatchee	35,650	
University Place	35,420	5%
Walla Walla	34,020	8%
Des Moines	33,160	5%
SeaTac	31,910	5%
Tumwater	26,360	3%
Average	**54,749**	**5.3%**
Source: AWC 2024 Utility and Fee Survey, plus additional research		

5. Utility Tax

Cities are authorized to levy a business and occupation tax (RCW 35.22.280(32)) on public utility businesses based on revenues they generate within that city; this is known as a utility tax. Similarly, cities are also authorized to impose a utility tax on its own utilities, e.g., stormwater, water, sewer, etc.

Revenues are unrestricted and may be used for any governmental purpose.

There are some limitations to utility taxes. The rate of taxes for electric, phone, and natural gas utilities is limited to 6% without voter approval. There is no limitation on tax rates for water, sewer, solid waste, or stormwater utilities.

Internet and satellite TV may not be taxed, and cable TV has special provisions (tax rate may not be "unduly discriminatory"). The rate on cable TV is governed by the Cable Communications Policy Act of 1984 (47 U.S.C. §542(g)(2)(A)), which simply requires that the rate not be "unduly discriminatory against cable operators and subscribers." If a city has set all its tax rates at 6%, the rate on cable TV should probably be no higher than that. However, if rates on utilities other than electric, gas, or telephone are higher than 6%, an argument can be made that the tax on cable TV can be higher than six percent without being "unduly discriminatory," because all the rates over which the jurisdiction's legislative body has control are higher than six percent. However, the Telecommunications Act of 1996 preempts local government taxation of direct broadcast satellite television services, except for sales of equipment such as satellite reception dishes (see 47 U.S.C. §152 under "Notes" tab)

Notably, the City offers two utility relief programs for community members.

Lacey Utility Discount Program (LUDP)

The City offers a 50% discount on residential City utility services (water, sewer, and stormwater) for eligible low-income senior or disabled community members who apply. To be qualified, a person must be:

- **Low Income**: Must have a combined disposable income that's less than 50%of the median income for Thurston County, adjusted for household size; and one of the following:
  - **Older Adults**: 62 years or older, or

UTILITY RELIEF PROGRAMS

The City offers two utility relief programs:

- Lacey Utility Discount Program (LUPD) – Seniors / Disabled
- Lacey Utility Assistance Program (LUAF) – General Population

- **Person with a Disability**: Must be currently disabled according to the Social Security Administration, or be a veteran with a disability, certified by the Veterans' Administration, with at least a 40% disability.

See LMC 13.70.037 as an example for the stormwater utility relief program. As of October 2024, 281 households were approved for utility discounts.

Lacey Utility Assistance Program (LUAF)
The City also offers the Lacey Utility Assistance Fund (LUAF). This donation-supported fund helps low-income families and individuals with their City water bills. Individuals and families who qualify (eligibility is based on 150% of the Federal Poverty Levels) can get up to $75, twice a year, if the program has funds available. The Community Action Council handles this program for the City (see here for more information). On average, this program helps around 50 to 150 people each year.

For more information on Utility taxes, please see page 92 of the MRSC's Revenue Guide for Washington Cities and Towns.

Lacey Municipal Code (LMC), Section 3.01 sets utility taxes for the City, see **Table 5A**.

Table 5A Lacey Utility Tax Rates, State Requirements, Options			
Activity	**City rate**	**Max Rate**	**Examples**
Electric	6%	6%*	Olympia – 9%*
Phone	6%	6%*	Olympia – 9%*
Natural Gas	6%	6%*	Olympia – 9%*
Water	6%	No limit	Tumwater – 12%* Olympia – 12.5%*
Sewer	6%	No limit	Tumwater – 12%* Olympia – 12.5%*
Solid Waste	6%	No limit	Tumwater – 6% Olympia - 12.5%*
Stormwater	6%	No limit	Tumwater – 12%* Olympia - 12.5%*
Cable	0%	Can't be unduly discriminatory	Tumwater – 6% Olympia - 6%*
* Requires voter approval for over 6%			

The City is at the upper statutory limit for electric, phone, and natural gas utility rates without voter approval.

However, water, sewer, solid waste, and stormwater utility rates could be increased by Council action. The City Council could also establish a cable utility tax. The analysis below focuses on the Councilmanic options.

5. Utility Tax – Water, Sewer, Solid Waste, Stormwater, Cable Rates	
Description	Increase the utility tax rate on one or more of the following: Water, Sewer, Solid Waste, Stormwater, or Cable.
Estimated Annual Revenue	$500,000 to $5,000,000+ depending on different variables For each 0.5% increase: • Solid Waste: $40,500 • Water: $108,000 • Sewer: $125,000 • Stormwater: $25,000 • Cable: $60,000 For estimated revenues for each respective utility, see **Table 5B to Table 5M.**
Time to Implement	Short-term, Twelve months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic*: • Amend the LMC 3.01.040 • Update the utility tax return form and public guidance • Send timely advanced notice to impacted taxpayers *The rate of taxes for electric, phone, and natural gas utilities is limited to 6% without voter approval. There is no limitation on tax rates for water, sewer, solid waste, or stormwater utilities.
Administrative Effort	Perform any necessary outreach to the community. The City will need to complete the following tasks to implement the new tax rate: • Amend LMC 3.01.040 • Update the utility tax return form and public guidance

- Send timely advanced notice to impacted taxpayers

Peer Usage

See **Table 5K** for a more extensive list. At 6% for all utility tax rates, Lacey is well below the peer average for solid waste, water, sewer, and stormwater utility tax rates.

Organization	Population	Garbage	Water	Sewer	Storm water	Cable
Lacey	58,180	6.0%	6.0%	6.0%	6.0%	0%
Peer Avg.	**57,451**	**9.95%**	**8.97%**	**7.89%**	**8.13%**	**5.75%**

Who Pays

While the utility tax is paid by the business that is providing the respective service, the cost of the tax is passed on to the consumer by the business.

Equity Implications

The tax is regressive. The cost of the tax is passed on by the business to the consumer, with lower-income individuals paying a larger percentage of their income in taxes. High-income households may use more utilities in total, but they can absorb the cost more easily.

The City provides a utility tax relief program for City utilities for qualifying low-income seniors and disabled persons.

Other Considerations

None

Table 5B provides an estimated projection of solid waste utility tax revenues at different rates, based on historical revenue.

Table 5B Solid Waste Utility Taxes – Projected Revenues		
Rate	**Est. Revenue**	**Difference**
6.0% (current)	$485,000	$-
6.5%	$525,417	$40,417
7.0%	$565,833	$80,833
7.5%	$606,250	$121,250
8.0%	$646,667	$161,667
8.5%	$687,083	$202,083
9.0%	$727,500	$242,500
9.5%	$767,917	$282,917
10.0%	$808,333	$323,333
10.5%	$848,750	$363,750
11.0%	$889,167	$404,167
11.5%	$929,583	$444,583
12.0%	$970,000	$485,000

Table 5C provides an estimated projection of water utility tax revenues at different rates, based on historical revenue.

Table 5C		
Water Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
6.0% (current)	$1,300,000	$-
6.5%	$1,408,333	$108,333
7.0%	$1,516,667	$216,667
7.5%	$1,625,000	$325,000
8.0%	$1,733,333	$433,333
8.5%	$1,841,667	$541,667
9.0%	$1,950,000	$650,000
9.5%	$2,058,333	$758,333
10.0%	$2,166,667	$866,667
10.5%	$2,275,000	$975,000
11.0%	$2,383,333	$1,083,333
11.5%	$2,491,667	$1,191,667
12.0%	$2,600,000	$1,300,000

Table 5D provides an estimated projection of sewer utility tax revenues at different rates, based on historical revenue.

Table 5D		
Sewer Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
6.0% (current)	$1,500,000	$-
6.5%	$1,625,000	$125,000
7.0%	$1,750,000	$250,000
7.5%	$1,875,000	$375,000
8.0%	$2,000,000	$500,000
8.5%	$2,125,000	$625,000
9.0%	$2,250,000	$750,000
9.5%	$2,375,000	$875,000
10.0%	$2,500,000	$1,000,000
10.5%	$2,625,000	$1,125,000
11.0%	$2,750,000	$1,250,000
11.5%	$2,875,000	$1,375,000
12.0%	$3,000,000	$1,500,000

Table 5E provides an estimated projection of stormwater utility tax revenues at different rates, based on historical revenue.

Table 5E Stormwater Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
6.0% (current)	$300,000	$-
6.5%	$325,000	$25,000
7.0%	$350,000	$50,000
7.5%	$375,000	$75,000
8.0%	$400,000	$100,000
8.5%	$425,000	$125,000
9.0%	$450,000	$150,000
9.5%	$475,000	$175,000
10.0%	$500,000	$200,000
10.5%	$525,000	$225,000
11.0%	$550,000	$250,000
11.5%	$575,000	$275,000
12.0%	$600,000	$300,000

Table 5F provides historical revenue for solid waste utility taxes, including year-to-year shifts in revenue, from 2017-2024.

Table 5F Solid Waste Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	$573,130	0%
2023	$574,594	8%
2022	$533,206	12%
2021	$476,150	9%
2020	$438,611	7%
2019	$410,801	1%
2018	$405,451	16%
2017	$349,765	

Table 5G provides historical revenue for water utility taxes, including year-to-year shifts in revenue, from 2017-2024.

Table 5G		
Water Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	$1,279,266	7%
2023	$1,199,347	9%
2022	$1,096,612	8%
2021	$1,017,048	9%
2020	$ 934,269	5%
2019	$ 888,730	1%
2018	$ 878,512	7%
2017	$ 824,612	

Table 5H provides historical revenue for stormwater utility taxes, including year-to-year shifts in revenue, from 2017-2024.

Table 5H		
Stormwater Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	$336,104	6%
2023	$317,578	6%
2022	$299,579	12%
2021	$267,279	8%
2020	$246,409	5%
2019	$233,725	10%
2018	$211,910	6%
2017	$199,853	

Table 5I provides historical revenue for sewer utility taxes, including year-to-year shifts in revenue, from 2017-2024.

Table 5I Sewer Utility Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	$1,541,383	12%
2023	$1,375,942	4%
2022	$1,324,164	11%
2021	$1,193,306	8%
2020	$1,107,547	4%
2019	$1,068,828	6%
2018	$1,007,573	4%
2017	$968,771	

Table 5J provides an estimated projection of cable utility tax revenues at different rates, based on historical cable franchise fee revenue (rate 5%).

Table 5J Cable TV Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
0.00% (current)	$ -	$ -
0.50%	$ 60,000	$60,000
1.00%	$ 120,000	$120,000
1.50%	$ 180,000	$180,000
2.00%	$ 240,000	$240,000
2.50%	$ 300,000	$300,000
3.00%	$ 360,000	$360,000
3.50%	$ 420,000	$420,000
4.00%	$ 480,000	$480,000
4.50%	$ 540,000	$540,000
5.00%	$ 600,000	$600,000
5.50%	$ 660,000	$660,000
6.00%	$ 720,000	$720,000
6.50%	$ 780,000	$780,000
7.00%	$ 840,000	$840,000
7.50%	$ 900,000	$900,000
8.00%	$ 960,000	$960,000
8.50%	$ 1,020,000	$1,020,000
9.00%	$ 1,080,000	$1,080,000
9.50%	$ 1,140,000	$1,140,000
10.00%	$ 1,200,000	$1,200,000
10.50%	$ 1,260,000	$1,260,000
11.00%	$ 1,320,000	$1,320,000
11.50%	$ 1,380,000	$1,380,000
12.00%	$ 1,440,000	$1,440,000
12.50%	$ 1,500,000	$1,500,000
13.00%	$ 1,560,000	$1,560,000
13.50%	$ 1,620,000	$1,620,000
14.00%	$ 1,680,000	$1,680,000

Table 5K provides historical revenue for cable tv franchise fees (rate 5%), including year-to-year shifts in revenue, from 2017-2024.

Table 5K Franchise Fee Revenues (Rate 5%), 2017-2024		
Year	Revenue	YOY Shifts
2024	$622,882	-6%
2023	$664,027	-5%
2022	$699,700	0%
2021	$701,709	2%
2020	$688,538	1%
2019	$680,874	0%
2018	$680,732	-5%
2017	$716,488	2%

Table 5K2 provides a comparison of gas, electric, telephone, and cable utility rates for other comparable-sized Washington state cities. The average for each utility rate is at above 6%.

Table 5K2						
Comparison of Peer Jurisdictions by Select Housing Attributes and Utility Discount Programs						
Organization	**Population**	**Medium household Income**	**Renter Occupied**	**Owner Occupied**	**Poverty-level**	**Utility Discount Programs***
Yakima	98,200	$61,776	46%	54%	13.4%	F
Kirkland	93,570	$144,080	43%	57%	6.4%	SLI, DLI
Pasco	80,180	$84,337	33%	67%	13.5%	SLI
Redmond	75,270	$172,979	58%	42%	5.8%	SLI, DLI
Shoreline	60,320	$113,336	33%	67%	8.4%	L
Lacey	58,180	$87,277	43%	57%	11%	SLI, DLI, L, O
Olympia	57,970	$76,930	49%	51%	6.0%	SLI, DLI, L
Burien	52,490	$90,597	43%	57%	10.4%	L
Bothell	48,940	$66,045	37%	63%	5.8%	SLI, F
Issaquah	40,950	$89,767	41%	59%	5.9%	SLI, F, L
Wenatchee	35,650	$70,000	48%	52%	11.7%	SLI, DLI, F
University Place	35,420	$94,952	41%	59%	8.6%	
Walla Walla	34,020	$65,493	40%	60%	14.4%	SLI, DLI, L, F
Des Moines	33,160	$89,787	39%	61%	10.7%	
AVERAGE	**57,412**	**$93,383**	**42%**	**58%**	**9%**	

Source: https://censusreporter.org/profiles/, (predominately ACS 2023 5-year)
***** AWC 2024 Utility and Fee Survey, plus additional research, general - may not apply to all utilities

F= Flexible Payment Schedules
SLI = Senior Low Income
DLI= Disable Low Income
L = Low Income general
O = Other

Table 5L provides a comparison of gas, electric, telephone, and cable utility rates for other comparable-sized Washington state cities. The average for each utility rate is above 6%.

Table 5L					
Comparison of Gas, Electric, Telephone, and Cable Utility Tax Rates					
Organization	**Population**	**Natural gas***	**Electric***	**Telephone***	**Cable TV**
Yakima	98,200	6.0%	6.0%	6.0%	6.0%
Kirkland	93,570	6.0%	6.0%	6.0%	6.0%
Pasco	80,180	8.5%	8.5%	8.5%	8.5%
Redmond	75,270	6.0%	6.0%	6.0%	6.0%
Shoreline	60,320	6.0%	6.0%**	6.0%	6.0%
Lacey	58,180	6.0%	6.0%	6.0%	-
Olympia	57,970	9.0%	9.0%	9.0%	6.0%
Burien	52,490	6.0%	6.0%	6.0%	6.0%
Bothell	48,940	6.0%	6.0%	6.0%	6.0%
Issaquah	40,950	6.0%	6.0%	6.0%	3.0%
Wenatchee	35,650	6.0%	6.0%	6.0%	5.0%
University Place	35,420	6.0%	6.0%	6.0%	6.0%
Walla Walla	34,020	6.0%	6.0%	6.0%	6.0%
Des Moines	33,160	6.0%	6.0%	6.0%	10.0%
AVERAGE	**57,412**	**6.4%**	**6.4%**	**6.4%**	**5.75%**

Source: AWC 2024 Utility and Fee Survey, plus additional research
** Franchise fee
REMINDER: The rate of taxes for electric, phone, and natural gas utilities is limited to 6% without voter approval. There is no limitation on tax rates for water, sewer, solid waste, or stormwater utilities.

Table 5M provides a comparison of garbage, water, sewer, stormwater, and cable utility rates for other comparable-sized Washington state cities. The average for each utility rate varies, but in all categories but cable, rates are well above 6%. The average cable utility rate is 5.75%, however the mode (most frequent) is 6%.

Table 5M						
Comparison of Garbage, Water, Sewer, Stormwater, Cable Utility Tax Rates						
Organization	**Population**	**Garbage**	**Water**	**Sewer**	**Stormwater**	**Cable TV**
Yakima	98,200	20.0%	20.0%	20.0%	15.0%	6%
Kirkland	93,570	9.5%	11.8%	9.5%	6.98%	6%
Pasco	80,180	8.5%	8.5%	8.5%	8.5%	8.5%
Redmond	75,270	6.0%	1.0%	1.0%	1.0%	6%
Shoreline	60,320	6.0%	-	6.0%	6.0%	6%
Lacey	58,180	6.0%	6.0%	6.0%	6.0%	0%
Olympia	57,970	12.5%	12.5%	12.5%	12.5%	6%
Burien	52,490	6.0%	8.0%	8.0%	-	6%
Bothell	48,940	5.0%	11.0%	0.1%	6.0%	6%
Issaquah	40,950	6.0%	3.0%	3.0%	3.0%	3%
Wenatchee	35,650	16.0%	16.0%	16.0%	16.0%	5%
University Place	35,420	6.0%	6.0%	6.0%	6.0%	6%
Walla Walla	34,020	13.8%	13.8%	13.8%	13.8%	6%
Des Moines	33,160	18.0%	-	-	13.0%	10%
AVERAGE	**57,451**	**9.95%**	**8.97%**	**7.89%**	**8.13%**	**5.8%**
Source: AWC 2024 Utility and Fee Survey, plus additional research						

6. Business & Occupation (B&O) Tax Changes

Any city may impose general business and occupation (B&O) taxes on local businesses. These are typically levied as a percentage of the gross receipts of a business, less some deductions. According to the Association of Washington Cities (AWC), 49 of Washington's 281 cities levy this tax as of 2022 (17% percent). Note, utility businesses are exempt from general B&O tax provisions, but are subject to utility taxes.

B&O tax revenues are unrestricted and may be used for any lawful governmental purpose. Within a single business class (manufacturing, retail, etc.) the B&O tax rates must be the same, however rates may vary between classes. Imposition of tax generally does not require voter approval, but may be subject to referendum. All ordinances that impose a B&O tax for the first time or raise rates should provide for a referendum procedure (RCW 35.21.706).

Importantly, as MRSC highlights, **cities thinking of levying a local B&O tax should consider whether they have the staff time and expertise necessary to administer this tax**. Establishing a B&O tax system requires routine audits by city staff to ensure compliance with the regulations and proper collection of B&O tax income. As a result, staffing resources necessary to perform this work may expend more resources than the revenues received, creating a net-zero impact on the city.

A model ordinance, which had to be adopted by all cities with an existing B&O tax no later than December 31, 2004, exempted gross receipts under $20,000 per year and provided certain mandatory definitions, penalty and interest provisions, and payment periods. Some of the model ordinance provisions are mandatory, while others are non-mandatory (RCW 35.102.040). Any city that adopts an ordinance that deviates from the non-mandatory provisions of the model ordinance must make a description of such differences available to the public, in written and electronic form (RCW 35.102.040(4)).

Cities that levy the B&O tax must allow for allocation and apportionment – meaning that they must allow businesses that operate within multiple jurisdictions to apportion, or divide, their taxable income among the jurisdictions in which they do business (See RCW 35.102.130). In 2019, the model ordinance was updated to simplify the current two-factor method of allocation and apportionment.

For more information on B&O taxes, please see page 81 of the MRSC's Revenue Guide for Washington Cities and Towns.

Lacey Municipal Code (LMC), Section 3.02 sets B&O taxes for the City. Currently, the City imposes the following B&O tax rate identified in **Table 6G**. In addition, in alignment with the model ordinance, the City code establishes an annual threshold of $20,000, and a quarterly threshold of $5,000.

Table 6G			
Lacey B&O Tax Rates, State Requirements, Options			
Business Class	**City rate**	**Max Rate**	**Options**
Manufacturing	-	.002%	Add rate up to .002%
Retail	.001%	.002%	Add rate up to .002%
Services	.002%	.002%	
Wholesale	-	.002%	Add rate up to .002%

Of the above options, increasing the B&O Retail rate would generate the most revenue while adding minimal administrative burden, as the City already administers this tax. In contrast, implementing B&O tax rate changes for Manufacturing and Wholesale would introduce additional administrative responsibilities and, according to a previous study, may not yield significant revenue for the City.

2019 Study: The City looked at estimating potential B&O Tax from Manufacturing and Wholesaling in 2019. Unfortunately, that effort found that there was no exact data on the amount of revenues that would be subject to City B&O tax exist for manufacturing or wholesaling.

As a proxy, the City staff used Department of Revenue data for sales subject to sales tax in Lacey for all businesses engaged in manufacturing and engaged in wholesaling, based on their NACIS Code. Using the two-digit NACIS Codes to ensure that all businesses of those two types were captured, the results, multiplied by .001 yielded the estimate that it is unlikely that the City would receive more than $1,570 with a rate of .001 was imposed on manufacturing businesses. At a rate of .002, the total would have been around $3,140. The estimated collections for .001 rate for wholesale business was "not likely exceed $64,130." At a rate of .002, the total for wholesale businesses would likely be around $128,260. **Table 6B** provides a summary of the 2019 findings. See **Appendix 3** for the full 2019 memorandum, Estimate of Potential B&O Tax from Manufacturing and Wholesaling, and a summary of the data shortcomings.

Table 6B		
2019 Estimates Manufacturing and Wholesale B&O Taxes		
Rate	Manufacturing	Wholesale
.001	$1,570	$64,130
.002	$3,140	$128,260

To account for the potential growth of these sectors over the past six years and inflation, this study increased the 2019 finding by 30%. **Table 6C** provides an updated estimate for 2025.

Like the first study, this estimate has significant shortcomings.

Table 6C		
2025 Estimates Manufacturing and Wholesale B&O Taxes (30% increase)		
Rate	Manufacturing	Wholesale
.001	$2,041	$83,369
.002	$4,082	$166,738

Given the limited funding above, the analysis provided below only considers an increase to B&O taxes for retail. City Council could direct staff to conduct a more in-depth analysis of manufacturing and wholesale B&O taxes.

System Updates: The City is currently exploring new systems to improve the collection of existing B&O retail and services taxes, including modernizing filing and payment systems, strengthening enforcement and compliance, and enhancing education and outreach. The goal of this initiative is to improve the effectiveness and fairness of B&O tax collection. This new system, including staff and technology, is anticipated to be offset by the increased B&O collection it generates through improved education, enforcement, and compliance.

6.1 B&O Taxes – Retail increase	
Description	Increase the B&O gross receipts tax rates for retail. Lacey's current rate is .001; the City could increase the rate up to .002
Estimated Annual Revenue	$580,000 to $2,310,000. An increase of $578,000 for each 0.25% increase, see **Table 6F**.
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	Minimal
Control and Implementation Requirements	Councilmanic • Amend LMC Chapters 3.02 • Adopt new Business License Fee Resolution. • Coordinate the Business License fee changes with the WA Department of Revenue (DOR) *Note that the B&O tax increase in LMC Chapter 3.02 is subject to referendum as set forth in RCW 35.21.706.
Administrative Effort	The administrative effort is low. City staff will need to complete the following: • Perform outreach to businesses that would potentially be impacted • Amend LMC Chapters 3.02 • Coordinate changes with the DOR • Update public guidance and tax forms on the City's website • Provide timely advanced notice to businesses • Minimal additional administrative effort as the City is currently collecting B&O taxes for retail
Peer Usage	See **Table 6E** for a more extensive list. • Shoreline: 0.001 • Olympia: 0.001 • Burien: 0.001 • Issaquah: 0.0012 • Des Moines: 0.002 • Tumwater: 0.001
Volatility	Moderate – Tied to revenues, fluctuations are around 3% to 10+% annually. Depended on economic conditions and consumer behavior.

Who Pays	Retail businesses - typically indirectly passed on to Customers
Equity Implications	B&O tax revenues are proportional as the tax is based on a percentage of gross income received by the business.
Other Considerations	Given that the City already collects B&O revenues, costs to implement this tax would be relatively low.

In addition to B&O tax rates, the City could also consider a number of other business license rated adjustments. There are three general categories of business licenses: general licenses, regulatory licenses, and revenue-generating licenses. General business licenses and regulatory business licenses are typically designed to regulate business activity and recoup administrative costs. However, some cities have established revenue-generating business licenses (such as so-called "head taxes") that are based on a variety of criteria such as number of employees, employee hours worked, or business square footage. This report does not contemplate these changes; see **Appendix 1** for a brief overview of these revenues.

Table 6E provides an example of B&O Tax rates in other comparable-sized Washington state cities.

Table 6E B&O Tax Rates in comparable-sized jurisdictions								
Organization	**Population**	**B&O tax**	**Manufact uring**	**Retail**	**Services**	**Whole sale**	**Tax Threshold: Quarterly**	**Tax Threshold: Annual**
Yakima		No						
Kirkland	93,570	No						
Pasco	80,180	No						
Redmond	75,270	No						
Shoreline	60,320	Yes	.001	.001	.002	.001	$125,000	$500,000
Lacey	58,180	Yes	.000	.001	.002	.000	$5,000	$20,000
Olympia	57,970	Yes	.001	.001	.002	.001		
Burien	52,490	Yes	.001	.001	.001	.001	$5,000	$200,000
Bothell	48,940	No						
Issaquah	40,950	Yes	.0012	.0012	.0015	.0012	$25,000	$100,000
Wenatchee	35,650	No						
University Place	35,420	No						
Walla Walla	34,020	Yes						
Des Moines	33,160	Yes	.002	.002	.002	.002	$-	$50,000
Tumwater		Yes	.001	.001	.002	.001	$5,000	$20,000
AVERAGE	**57,451**	**50% Yes**	**0.10%**	**0.12%**	**0.18%**	**0.10%**	**$32,000**	**$174,000**

AWC Local Business & Occupation tax rates full list, see here.

Local business & occupation (B&O) tax rates^

Effective January 1, 2025

City	Phone #	Manufacturing rate	Retail rate	Services rate	Wholesale rate	Tax Threshold^^	
						Quarterly	Annual
Aberdeen	(360) 533-4100	0.002	0.003 e	0.0037 e	0.003 e	$5,000	$20,000
Algona	(253) 833-2897	0.00045	0.00045	0.00045	0.00045	$10,000	$40,000
Auburn****	(253) 392-6496	0.001	0.0005	0.001	0.0018		$500,000
Bainbridge Island	(206) 780-8668	0.001	0.001	0.001	0.001		$150,000
Bellevue	(425) 452-6851	0.001596	0.001596	0.001596	0.001596		$210,000
Bellingham	(360) 778-8010	0.0017	0.0017	0.0044 e	0.0017	$5,000	$20,000
Blaine	(360) 332-8311	0.002			0.002		$250,000
Bremerton	(360) 473-5311	0.0016	0.00125	0.002	0.0016		$1,040,000
Burien	(206) 241-4647	0.002	0.002	0.002	0.002		$200,000
Burlington	(360) 755-0531		0.001				$1,000,000
Cosmopolis	(360) 532-9230	0.002	0.002	0.002	0.002	$5,000	$20,000
Covington*^^		0.002	0.002	0.002	0.002		$250,000
Darrington	(360) 436-1131	0.00075	0.00075	0.00075	0.00075		$20,000
Des Moines	(206) 878-4595	0.002	0.002	0.002	0.002		$50,000
DuPont	(253) 964-8121	0.001	0.001	0.001	0.001	$5,000	$20,000
Everett***	(425) 257-8610	0.001	0.001	0.001	0.001	$5,000	$20,000
Everson	(360) 966-3411	0.002			0.002		$1,000,000
Granite Falls**	(360) 691-6441					$5,000	$20,000
Hoquiam	(360) 532-5700	0.002	0.002	0.002	0.002	$5,000	$20,000
Ilwaco	(360) 642-3145	0.002	0.002	0.002	0.002		$20,000
Issaquah	(425) 837-3054	0.0012	0.0012	0.0015	0.0012	$25,000	$100,000
Kelso	(360) 423-0900	0.001	0.001	0.002	0.001		$20,000
Kenmore	(425) 398-8900	0.002 *				$5,000	
Kent	(253) 856-6266	0.00125	0.001	0.002	0.002	$62,500	$250,000
Lacey	(360) 491-3214		0.001	0.002		$5,000	$20,000
Lake Forest Park	(206) 368-5440	0.002	0.002	0.002	0.002	$5,000	
Long Beach	(360) 642-4421	0.002	0.002	0.002	0.002	$5,000	
Longview	(360)442-5058	0.0015	0.0015	0.002	0.0015		$100,000
Lyman	(360) 826-3033	0.002	0.002	0.002	0.002	$5,000	$20,000
Mercer Island	(206) 275-7783	0.001	0.001	0.001	0.001		$150,000

North Bend	(425) 888-1211	0.002	0.002	0.002	0.002	$5,000	
Ocean Shores	(360) 289-2488	0.002	0.002	0.002	0.002	$5,000	$20,000
Olympia	(360) 753-8327	0.001	0.001	0.002	0.001	$5,000	$20,000
Pacific	(253) 929-1100	0.002	0.002	0.002	0.002	$5,000	$20,000
Port Townsend	(360) 385-2700	0.002	0.002	0.002	0.002	$0	$100,000
Poulsbo*^^	(360) 394-9881	0.002	0.002	0.002	0.002		$20,000
Rainier	(360) 446-2265	0.002	0.002	0.002	0.002	$5,000	
Raymond	(360) 942-3451	0.002	0.002	0.002	0.002	$5,000	$20,000
Renton	(425) 430-6400	0.00121	0.0007	0.00121	0.00121		$500,000
Roy	(253) 843-1113	0.001	0.002	0.002	0.001	$5,000	$20,000
Ruston	(253) 759-3544	0.0011	0.00153	0.002	0.00102	$5,000	$20,000
Seattle	(206) 684-8484	0.00222 v	0.00222 v	0.00427 v	0.00222 v		$100,000
Shelton	(360) 426-4491	0.002	0.002	0.002	0.002	$5,000	$20,000
Shoreline	(206) 801-2324	0.001	0.001	0.002	0.001	$125,000	$500,000
Snoqualmie	(425) 888-1555	0.0015	0.0015	0.0015	0.0015	$5,000	
South Bend	(360) 875-5571	0.001	0.002	0.002	0.002	$5,000	
Tacoma	(253) 591-5252	0.0011	0.00153	0.004 e	0.00102		$250,000
Tenino	(360) 264-2368	0.002	0.002	0.002	0.002	$5,000	$20,000
Tukwila*^	(206) 433-1835	0.00085	0.0005	0.00085	0.00085		$750,000
Tumwater	(360) 754-5855	0.001	0.001	0.002	0.001	$5,000	$20,000
Westport	(360) 268-0131	0.0025 e	0.005 e	0.005 e	0.0025 e	$5,000	
Yelm	(360) 458-3244	0.001	0.002	0.002	0.001	$5,000	

(v) = voter approved increase above statutory limit

(e) = rate higher than statutory limit because rate was effective prior to January 1, 1982 (i.e., grandfathered).

*Kenmore's B&O tax applies to heavy manufacturing only.

**Granite Falls repealed its B&O tax for all businesses other than extracting.

***For manufacturing gross reciepts over $8 billion, the B&O rate drops to 0.00025.

****Auburn adopted a B&O tax effective January 1, 2022.

*^ Tukwila adopted a B&O tax effective January 1, 2024.

*^^ Covington and Poulsbo adopted a B&O tax effective July 1, 2024.

NOTE: This list is provided for informational purposes only. Tax rates may apply to businesses categories other than those above. Thresholds are subject to change. Exemptions, deductions, or other exceptions may apply in certain circumstances. Contact the city finance department for more information.

^ Tax rates are provided for cities with general local B&O taxes as of the date listed. If a city is not listed, they have not reported to AWC that they have a local B&O tax. Contact the city directly for specific information or other business licenses or taxes that may apply.

^^Thresholds listed are related to when tax is due to a city. License and registration thresholds may be different and vary by city. Please contact the city finance department to learn about their requirements.

For more information: FileLocal filelocal-wa.gov and Business License Service dor.wa.gov/manage-business/city-endorsements

Table 6F provides an estimated projection of B&O tax retail revenues, based on historical revenue.

Table 6F			
7.1 Estimated B&O Tax Revenue - Retail			
Rate	Current Revenue	Est. Revenue	Difference
.000	$-	$-	$(2,312,100)
.00025		$578,025	$(1,734,075)
.00050		$1,156,050	$(1,156,050)
.00075		$1,734,075	$(578,025)
.001 (current)	$2,312,100	$2,312,100	$-
.00125		$2,890,125	$578,025
.00150		$3,468,150	$1,156,050
.00175		$4,046,175	$1,734,075
.00200		$4,624,200	$2,312,100

Table 6G provides an estimated projection of B&O tax manufacturing revenues based on the 2019 memorandum.

Table 6G			
7.2 Estimated Tax Revenue - Manufacturing			
Rate	Current Revenue	Est. Revenue	Difference
.00000 (current)	$-	$-	$-
.00125		$1,963	$1,963
.00150		$2,355	$2,355
.00175		$2,748	$2,748
.00200		$3,140	$3,140

Table 6H provides an estimated projection of B&O tax manufacturing revenues based on the 2019 memorandum.

Table 6H			
7.2 Estimated Tax Revenue - Warehousing			
Rate	Current Revenue	Est. Revenue	Difference
.00000 (current)	$-	$-	$-
.00125		$104,211	$104,211
.00150		$125,054	$125,054
.00175		$145,896	$145,896
.00200		$166,738	$166,738

Appendix 1: Other Revenues

The following provides a list of revenue sources not contemplated in this report, but also available to the City. For more information on these revenue sources, please see the MRSC Revenue Guide.

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
Brokered Natural Gas Use Tax		Any city	Use tax upon brokered natural gas sales that are not otherwise subject to utility tax; rate must be equivalent to city's utility tax rate. Revenues are unrestricted.	No	82.14.230
Business Licenses/ "Head Taxes"	Unrestricted	Any city	Normally business license fees are designed to recoup administrative costs only, but some cities generate revenue through variable business license fees based on criteria such as number of employees, hours worked, type of business, or square footage. Revenues may be used for any lawful governmental purpose.	No	35.22.280(32) 35.23.440(8) 35A.82.020 35.27.370(9)
Excess Levies (Operations & Maintenance)	Unrestricted	Any city	1-year property tax levy; may be used for any lawful governmental purpose, but revenues must be spent in accordance with the purpose(s) specified in the ballot measure.	Yes – 60% supermajority	84.52.052, 84.52.054
Regular Levy (General Fund)	Unrestricted	Any city	Primary source of property tax revenue for cities; may generally be used for any lawful governmental purpose. Maximum levy rate varies between $1.60 and $3.825 depending on whether city is annexed to a fire/library district,	No, except for levy lid lifts	84.52.043(1)

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
			participated in a regional fire authority, and/or has a preLEOFF firefighters' pension fund. May also potentially be increased through "banked capacity" or levy lid lifts.		
Leasehold Excise Tax	Unrestricted	Any city	Excise tax up to 4% on most leases of tax-exempt properties in lieu of property tax; credited against state and county leasehold excise taxes. May be used for any lawful governmental purpose.	No	82.29A.040
Public Safety Sales Tax	Unrestricted	Any city, as long as county has not imposed 0.3% public safety sales tax	Sales tax up to 0.1%. At least 1/3 of revenues must be used for criminal justice and/or fire protection purposes; remainder is unrestricted and may be used for any lawful governmental purpose. Counties have similar authority up to 0.3%. Cities and counties share revenue.	Yes – simple majority	82.14.450
Traffic and Parking Fines	Unrestricted	Any city	State Supreme Court establishes fines for traffic infractions, but revenues are shared with city where infraction occurred. Revenues may be used for any lawful governmental purpose, but a portion must be dedicated to fund local courts.	No	46.63.110(3)

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
Affordable Housing Levy	Affordable Housing	Any city	Property tax levy up to 10 years and $0.50 per $1,000 AV to finance affordable housing for very low-income households and affordable homeownership for low-income households.	Yes – simple majority	84.52.105
REET 2	Affordable Housing	Cities fully planning under Growth Management Act (GMA)	Additional excise tax of 0.25% on real estate sales; some revenues may be used for affordable housing and homelessness through January 1, 2026.	No, except for voluntary GMA cities	82.46.035(2)
Cultural Access Program (CAP) Levy	Art, Science, and Cultural Programs	Any city, as long as county has not imposed this levy first	Property tax levy up to 7 consecutive years for nonprofit cultural organizations. Levy amount may not exceed 0.1% of taxable retail sales; may not be imposed concurrently with CAP sales tax.	Yes – simple majority	84.52.821, chapter 36.160
Cultural Access Program (CAP) Sales Tax	Art, Science, and Cultural Programs	Any city, as long as county has not imposed this sales tax first	Sales tax of up to 0.1% and 7 consecutive years for nonprofit cultural organizations; may not be imposed concurrently with CAP levy.	Yes – simple majority	82.14.525, chapter 36.160
G.O. Bond Excess Levies (Capital Purposes)	Capital Projects and facilities	Any city	Multi-year excess property tax levy to repay unlimited tax general obligation bonds. Revenues are restricted to capital purposes. As soon as debt is repaid, excess levies cease.	Yes – 60% supermajority	84.52.056

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
Impact Fees – Growth Management Act (GMA)	Capital Projects and Facilities	Cities fully planning under GMA	Fee assessed to property developers to help pay for new or expanded capital facilities directly addressing the increased demand created by that development. May only be imposed for streets, parks, schools, and/or fire protection.	No	82.02.050 – .110
Impact Fees – Local Transportation Act (LTA)	Capital Projects and Facilities	Any city	Fee assessed to property developers to help pay for new or expanded transportation facilities directly addressing the increased demand created by that development. However, the only cities we are aware of that have imposed transportation impact fees have done so under GMA, not LTA.	No	Chapter 39.92
Impact Fees – Growth Management Act (GMA)	Parks and Recreation	Cities fully planning under GMA	Fee assessed to property developers to help pay for new or expanded capital facilities directly addressing the increased demand created by that development. May only be imposed for streets, parks, schools, and/or fire protection.	No	82.02.050 – .110
Metropolitan Park District (MPD)	Parks and Recreation	Any city	Any city may form an MPD for park and recreation facilities. Revenue sources include additional property taxes up to $0.75 per $1,000 AV.	Yes – simple majority	chapter 35.61

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
Public Safety Sales Tax	Public Safety	Any city, as long as county has not imposed 0.3% public safety sales tax	Sales tax up to 0.1%. At least 1/3 of revenues must be used for criminal justice and/or fire protection purposes; remainder is unrestricted and may be used for any lawful governmental purpose. Counties have similar authority up to 0.3%. Cities and counties share revenue.	Yes – simple majority	82.14.450
Traffic Fines – including Red Light Camera	Public Safety	Any city	State Supreme Court establishes fines for traffic infractions, but revenues are shared with city where infraction occurred. Revenues may be used for any lawful governmental purpose, but a portion must be dedicated to fund local courts.	No	46.63.110(3)
Commercial Parking Tax	Transportation	Any city	Tax upon commercial parking businesses. Revenues must be used for transportation purposes.	No	82.80.030
Impact Fees – Growth Management Act (GMA)	Transportation	Cities fully planning under GMA	Fee assessed to property developers to help pay for new or expanded capital facilities directly addressing the increased demand created by that development. May only be imposed for streets, parks, schools, and/or fire protection.	No	82.02.050 – .110
Impact Fees – Local Transportation Act (LTA)	Transportation	Any city	Fee assessed to property developers to help pay for transportation improvements directly addressing the increased	No	Chapter 39.92

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
			demand created by that development.		
Parking Meters	Transportation	Any city	Parking meter fees may be used for administrative costs, parking studies, and acquisition and maintenance of off-street parking facilities.	No	WAC: 308-330-650
Annexation Services Sales Tax	For annexed area	Cities and counties	Credit against state sales tax for annexed territory prior to July 1, 2028, to help defray the costs of providing municipal services to the area. The tax expires 10 years from the date it was imposed. The maximum rate of tax any city may impose under this section is: • .1% (.001) for each annexed area in which the population is greater than 2,000 and less than 10,000; and • 0.2% (.002) for an annexed area in which the population is greater than 10,000.	No	82.14.415

In addition to the above, the City could consider the following:

Improving Cost Recovery on City Services

This involves updating City fees to more accurately reflect the actual cost of providing services. It includes revisiting fee rates and structures and evaluating whether current subsidies for certain services remain appropriate. Examples include permitting fees, parks and recreation charges, and facility rentals.

Red Light Camera Program

Red light cameras automatically issue infractions to vehicles that fail to stop at designated intersections, with the goal of improving public safety. Although the program would indeed increase revenue, the primary intent of such a program is to reduce dangerous driving behavior, not to raise funds for the City's General Fund. State law (RCW 46.63.220) requires that all revenue from red light camera infractions be used solely for traffic safety purposes, not for general City operations. This could reduce general fund reliance for police traffic initiatives and improve overall public safety.

Increased Grant Awards

This refers to continuing to proactively pursue state, federal, and other external grant funding to support programs, services, and capital investments. The City already actively pursues grant funding across departments and has done so consistently for many years. While grant revenue is an important part of the City's financial picture, it is not a reliable or controllable revenue stream for addressing structural imbalances in the General Fund. The City has limited ability to predict which competitive grants it will receive in a given year, making it difficult to provide meaningful revenue estimates. Grants, in addition to often being one-time or restricted in use, are often very resource intensive for staff. In addition, grants often require a match and can often encumber the City with additional costly requirements well into the future.

Reserve Policy Changes

The City's reserve policy could be lowered to free up one-time resources for General Fund use. Lacey currently maintains reserves equal to approximately 28% of the prior year's ongoing General Fund revenues. While the Government Finance Officers Association (GFOA) recommends a minimum of two months (approximately 16.7%) of expenses or revenues in reserve, most local governments set a higher floor of at least three months (25%). Many in Washington maintain even higher reserve levels depending on their individual needs. Notably, maintaining higher reserves strengthens the City's creditworthiness and reduces the cost of borrowing when issuing bonds. Reducing reserves would produce a one-time infusion of revenue and offer minimal ongoing financial resources. Drawing down reserves to fund operations undermines long-term stability and creates future financial risk. Unlike other revenue options presented in this report, this approach does not create a recurring funding source and is not sustainable.

Appendix 2: Revenue Tool

Updated Revenue Tool - 9.09.2025							
#	Revenue Concept	Potential Rate	Current Rate	Current Revenue	Estimated Revenue	Estimated Additional Revenue	
1	Technology Fees	0.0%	0.0%	$ -	$ -	$ -	
2	Body Worn Camera	$0.90	0.0%	$ -	$ 1,500	$ 1,500	
3	Franchise Fee - Solid Waste	0.0%	0.0%	$ -	$ -	$ -	
4.1	Gambling Tax - Social Card	9.0%	7.5%	$ 580,000	$ 696,001	$ 116,001	*Gradual Increase to 10.5%
4.2	Gambling Tax - Punch/Pull Tabs	6.0%	4.0%	$ 40,000	$ 60,000	$ 20,000	
5.1	Utility Tax - Water	6.0%	6.0%	$ 1,300,000	$ 1,300,000	$ -	
5.2	Utility Tax - Solid Waste	6.0%	6.0%	$ 485,000	$ 485,000	$ -	
5.3	Utility Tax - Sewer	6.0%	6.0%	$ 1,500,000	$ 1,500,000	$ -	
5.4	Utility Tax - Stormwater	6.0%	6.0%	$ 300,000	$ 300,000	$ -	
5.5	Utility Tax - Cable	0.0%	0.0%	$ -	$ -	$ -	
6.1	B&O - Retail	1.0%	1.0%	$ 2,312,100	$ 2,312,100	$ -	
6.2	B&O - Warehouse	0.0%	0.0%	$ -	$ -	$ -	
6.3	B&O - Manufacturing	0.0%	0.0%	$ -	$ -	$ -	
7	Lodging Tax	30.0%	30.0%	$ 188,000	$ 188,000	$ -	
8	Sales Tax - HB2015	0.0%	0.0%	$ -	$ -	$ -	
9	Internal Budget Review	Yes	N/A	N/A	$ 959,630	$ 959,630	
						$ 1,097,131	

Annual Capital Funds	$ -

	Budget	Optimistic	Pessimistic	Probable	Updated Probable (WO/OB)	Updated Probable (W/OB)
Budget Gap - Labor	$ 5,700,000	$ 700,000	$ 4,250,000	$ 2,100,000	$ 3,767,075	$ 4,542,518
Budget Gap - Capital	$ -	$ -	$ -	$ -	$ -	$ -
Budget Gap - Total	$ 5,700,000	$ 700,000	$ 4,250,000	$ 2,100,000	$ 3,767,075	$ 4,542,518
Est. New Revenues	$ 1,097,131	$ 1,097,131	$ 1,097,131	$ 1,097,131	$ 1,097,131	$ 1,097,131
Difference	$ (4,602,869)	$ 397,131	$ (3,152,869)	$ (1,002,869)	$ (2,669,944)	$ (3,445,387)
Potential Actions	Reduce services		Reduce services	Reduce services	Reduce services	Reduce services